

APPROVED MINUTES
04.22.2026

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

April 22, 2026

The American Fork City Planning Commission met in a regular session on April 22st, 2026 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

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

Commissioners Absent: David Bird, Geoff Dupaix

Staff Present:

Cody Opperman	Planner II
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant

Others Present: John Klemas, Katie Klemas, Elizabeth Phelon, Chris Haertel, Linda Bethers, Cinda Hill, Betty Tarran, Mark Zaritsky, Keith Smith, Russ Ballantyne, Lorraine Price, Lynne Burnett, Stephaine Herrera

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

PUBLIC COMMENT

John Klemas addressed the commissioners and explained that he lives in the Mira Vista township and about 2 decades ago he feels there was great injustice done at the complex which was originally approved for four buildings, A, B, C and D. He explained that there were a few self-serving individuals who stood in front of the bulldozers and stopped construction, and as a result, one of the 4 approved buildings was never completed. He continued that he is here today to support the new helpful and courteous developer as he does not feel that there is a problem with

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traffic or parking as several of the other residents have complained about. He concluded that he would hate to see a few self-serving people stop or delay construction of the additional building as people coming in would be a great influx to their community, both civilly and financially.

Linda Bethers Read a letter from Jerry Grover who is a resident of the community as well as a licensed geologist and engineer. SEE ATTACHED LETTER

Cinda Hill handed out a copy of the letter to the commissioners and then spoke about her views on the lack of transparency from the Mira Vista HOA board to the rest of their community. She is concerned with traffic safety and not having enough parking, as well as the broken promises from the original owners, before they sold off the remainder of the property to someone else without the current residents being included in that vote. She feels that was done in violation of the Utah State Law.

Mark Zaritsky wanted to mention that those who are self-serving people are in the eyes of the beholder. As far as he can tell, they as residents have not been given enough information as to how the parking is going to be handled during and after construction. He is concerned that if he and his wife lose their current parking spot during construction or after the new building is completed, it is going to make their lives much harder as his wife has been disabled for many years and uses a wheelchair. His understanding is the land designated for their parking is part of the common areas and owned by the residents, and their current stall was assigned when they bought their condominium, and if they lose that spot now it may be in violation of the fair housing act.

Lorraine Price is concerned with the reduction in the size of parking spots as well as the developer building a large building on a small lot that really should be on a lot that is 3-acres. She is also concerned that adding more traffic through their small parking lot could be a problem.

Linda Butters asked to speak on behalf of herself, as her last public comment was to read a letter from a different owner. She stated that she saved for 40 years in order to be able to afford her own place. Now she is concerned that because the new building will be 3 stories instead of 2 stories like the other buildings, she will no longer have a view.

Cinda Hill asked to speak again on behalf of another resident and the concern with the 32-page easement agreement that will add a financial burden to the current residents as well as the weight bearing test done influencing the current utilities.

COMMON CONSENT AGENDA

1. Minutes of the March 18th, 2026, Planning Commission Regular Session.

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Rodney Martin motioned to approve the Common Consent agenda.

Claire Oldham seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Commercial Site Plan, known as Mira Vista Phase 4, located at 530 S 1040 E, American Fork City. The Commercial Site Plan consists of approximately 1.05 acres and is in the R3-7500 Zone.**

Cody Opperman reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan to develop a Condominium Planned Community. The project looks to develop 20 condos in a three-story building. This is phase 4 of a multiple part planned community and will be the final phase of the project. The conditions of approval include completing a post entitlement review of the Mira Vista Phase 4 commercial site plan to ensure all conditions from the DRC approval and the fire marshal's comments have been resolved before the site plan is recorded as well as verifying that the Mira Vista Phase 4 project has valid utility and ingress/egress easements across the common areas, including confirming that any HOA-granted easements are legally valid and sufficient for the proposed access and utility needs.

Rodney Martin asked if the proposal for this new building is similar to the existing buildings.

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Cody Opperman informed that the main difference is that the new building will be 36 feet tall overall, which is 3 stories while the other buildings are 2 stories, but the actual building will look similar to the existing buildings.

Christine Anderson asked staff if the parking lot is going to be restriped and if that will reduce the size of the parking stalls as was brought up in the public comment.

Cody Opperman explained that the parking stalls will meet the current code standard of being 9 feet wide which is the standard across all of American Fork City, and the project would require 12 new stalls, but they are providing 32 stalls. He noted that the ADA requirement is only 8 feet, and due to comments made by the Fire Marshall, there will be a minor change made to the parking lot.

Christine Anderson asked about the public easement

Ben Hunter informed the commissioners that while there are easements that are identified as public utility easements, he cannot speak to the big agreement that the HOA had or if there is a state requirement that required more signatures than were provided. To his knowledge, it is just a public utility easement that allows all public utilities to have access to that area.

Harold Dudley asked if there were any concerns during the city's review, and Clair Oldham asked if legal had done a review.

Cody Opperman explained that while the legal department does not typically review these types of projects, the city review was completed, and all code requirements are being met.

Claire Oldham asked if there are more handicapped parking stalls required in a 55 and older community.

Cody Opperman explained that there is not a requirement to have additional ADA stalls in a 55 and over community, and this plan meets the requirements for ADA stalls.

The applicant Chris Haertel explained that he bought this portion of the property when the previous owner decided to sell the property due to a lawsuit. As part of the agreement, the HOA required this to be a separate community with its own separate HOA. He explained that the current residents' parking spaces will not change.

Christine Anderson asked about the changes the residents are concerned about with parking.

Chris Haertel explained there is one parking spot reduction because the Fire Marshall required that spot be removed for fire hose access.

Claire Oldham asked what the height difference would be with this new building.

Chris Haertel informed the commissioners that the height will be about 10 feet higher than the other buildings, and the units will be larger than the units in the other buildings.

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Christine Anderson asked about the outcome of the lawsuit.

Chris Haertel explained that it was settled with the HOA, and he feels that they gave more than would have been required in order to try and come to an agreement that was fair to the existing residents. He noted that the original documents were amended around 10 different times during the settlement process, and ultimately after negotiations and concessions, it was outlined that they have Ingress/Egress utilities, the whole bit.

Rodney Martin asked for confirmation that this new building was required to have a completely separate HOA.

Chris Haertel informed the commissioners that having a separate HOA was one of the requirements in the settlement agreement.

Stephaine Herrera, who is one of the partners on this project, spoke to the size of the new building and noted that the new building will actually have less units than the other buildings, as they are going to provide units with more space, at an affordable cost.

Christine Anderson acknowledged that while change can be hard, she likes to see these kinds of projects that have smaller units mixed in with larger units so people can upsize or downsize while staying in the same areas. She remembers when she could see the Stadium of Fire from her property long before all of the development happened.

Rodney Martin agreed that change can be hard, but this lot was very clearly supposed to be 4 buildings to begin with, and it seems people have gotten used to having this be a vacant lot and would like it to stay that way. He added that unless you own the land, you don't get to decide what is done with it.

Chris Christiansen added that he agrees that over time people get comfortable with open spaces, but it seems clear that the building area is not a shared space or common area; it is separate. He informed the public that he was the first to build in his neighborhood, and as people came in and developed the other properties, he lost his views of the sunset over the lake. Unfortunately, that is just part of development. Chris thanked the developer for addressing the parking concerns for the current residents as that seemed to be a large factor of concern.

Chris Christiansen moved to approve of the proposed Commercial Site Plan, located at approximately 530 S 1040 E, American Fork City, in the R3-7500 Zone, as the Commercial Site Plan meets the requirements of Section 17.4.301 and Section 17.6.101, subject to any conditions found in the staff report.

Claire Oldham seconded the motion

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

- b. Review and action on an application for a Commercial Site Plan, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Commercial Site Plan will be for approximately 1.43 acres and will be in the Planned Industrial (PI-1) Zone.**

Cody Opperman reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan to develop an office/warehouse development located at 205 W Frontage Road. The project looks to provide 4,000 s.f. of office space and 16,000 s.f. of warehouse space for the area for a total of 20,000 s.f. for the building. Within the building, the applicant is proposing a 17-unit office/warehouse environment where each unit is a little over 1,000 s.f. There is a condition of approval that allows the Planning Commission to reduce the width of the street frontage, and there is a post entitlement review from the DRC that they will be required to complete.

Chris Christiansen asked about the reduction.

Cody Opperman explained that if the Planning Commissioners approve the commercial site plan that is before them tonight, there would be a required variance to reduce the street frontage that also requires planning commission approval per the city code.

Harold Dudley asked if this was a UDOT road.

Ben Hunter explained that UDOT has given the frontage road space to the city, but the actual road and sidewalk will be maintained by them. He added that UDOT generally doesn't have an interest specifically in the frontage road, but on the county parcel map, it may all show UDOT

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right of way. He noted that where they may have structures specific to the freeway, that is theirs to maintain. Other than that, everything else along the frontage road is city frontage, not UDOT.

Harold Dudley clarified that from the property line to the back, there is quite a bit of space for landscaping.

Ben Hunter confirmed that there would be enough space for landscaping and sidewalk requirements and are actually widening the sidewalk on the west side of the property because the city's master plan shows a side path along there.

Rodney Martin informed that he had driven past the property earlier in the day, and he thinks it looks great and fine for this development.

The applicant Keith Smith spoke to being excited about the project even though it is a tough piece of land to develop. He just saw a rendering of the project, and it looks really cool. He agreed as mentioned that the property is constrained on all sides and what they are building is really the only thing that would work.

Christine Anderson noted that she thinks it is quite incredible that the applicant is able to use this odd shaped property for something, and she thinks it will be an improvement.

Rodney Martin asked about drainage.

Ben Hunter explained that the applicant really had to do some work to get the drainage to meet the code, as some of the piping came from the other side of I-15, so it was a group effort to take on the challenge, but the city and UDOT have reviewed the proposal and approved the plan.

Rodney Martin moved to approve the proposed Commercial Site Plan, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, , as the Commercial Site Plan meets the requirements of Section 174.502, 17.7.701 and Section 17.6.101, and all of this is subject to conditions found in the staff report

Harold Dudley seconded the motion

Voting was as follows:

Christine Anderson

AYE

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Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

- c. Review and action on a proposed Request for Consideration for a project known as Lone Automotive. The applicants for this project request to operate an Auto Dealership in the GC-1 Zoning.**

Cody Opperman reviewed the background information for Action Item letter c: The applicant has initiated a Request for Consideration to permit an auto dealership in the GC-1 Zoning located at 105 S 700 E Unit E. The applicant currently operates a car wrapping business out of the location and would like to sell cars as well. Auto Dealerships are not a permitted use in the GC-1 Zoning. The GC-1 Zoning has a provision in Section 17.4.402 (B)(12) that states the zone may permit “Other uses similar to the foregoing uses which are interpreted by the planning commission to be in harmony with the intent of the zone.

Claire Oldham asked if they were to approve this request for consideration if it will continue to be used as a car dealership even if this tenant leaves.

Cody Opperman explained that if they approve the car dealership, this specific unit could always be a car dealership.

The commissioners discussed that while there are only a few parking places for each unit in this building, they feel that the other tenants will keep the car dealership from taking over the whole parking lot.

Rodney Martin mentioned that due to the letter from the applicant stating that the showroom will be indoors only, he feels okay with them allowing a dealership use.

Chris Christiansen voiced his concerns as he feels like the space is very small, and he is concerned with allowing this use for possible future tenants, because they can’t limit future use to only indoor sales if a different dealership comes in.

Harold Dudley added that when he thinks of car dealerships, he thinks of State Street in Orem where cars for sale seem to have taken over, and because this space is so small,, it seems somewhat concerning to approve a car dealership at this location.

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Christine Anderson asked how many parking spaces there are for this building.

Cody Opperman explained that there are 38 stalls divided between all of the units in the building that were built as an office warehouse use. He continued that the parking standard is going to be 4 stalls for every 1000 square feet of office space and then 1 stall for every 1000 feet of warehouse space.

Christine Anderson confirmed that means if there are 7 units in the building, each tenant would have 4 stalls so looking at this on the surface level she can't see how this will work in this zone, but because it's limited by the size of what it can be done with parking.

Claire Oldham asked if there are specific parking requirements for a car dealership.

Cody Opperman told her that car dealerships require 4 stalls for every service bay, one and ½ stalls for every 1000 square feet of warehouse space and three spaces per 1000 square feet across smaller areas for display, sales and administration.

Rodney Martin explained that he thinks this is a self-limiting issue, as the other tenants are not going to allow this unit to take over all of the parking, and the letter provided by the applicant states that the cars will be displayed indoors so the parking is not going to affect his business model.

Cody Opperman informed the commissioners that parking is specific to land use, and not the business model, as the business model could always change in the future.

Rodney Martin asked if they approve this tonight, will the applicant have to go through a commercial site plan application to address parking.

Cody Opperman corrected that it would be an amended site plan application, and while it could be a permitted use based on the decision tonight, it still may not be approved if they can't meet the additional parking requirements.

Harold Dudley asked if the project came back through as a site plan if the planning commission could put a stipulation at that time of no outdoor advertising.

Cody Opperman explained that there is nothing in the code that allows for that on a site plan.

Harold Dudley asked if the applicant was told this information when they came in to talk to staff.

Cody Opperman informed that it has been a while, and he is not sure what the exact conversation was.

Harold Dudley noted that he really wishes that staff would make it a priority to make sure people are told this information.

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Rodney Martin pointed out that they also say in the letter that the additional business will bring minimal additional traffic and utilize the same commercial space and parking associated with the existing business.

Christine Anderson spoke to the fact that while they have good intentions, she doesn't think they will be able to do anything with an approval due to the parking requirements, Cody explained.

Claire Oldham moved to approve the proposed Lone Automotive Request for Consideration relating to permitting the use of Auto Dealership located at 105 S 700 E Unit E in the GC-1 Zoning.

Rodney Martin seconded the motion

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	NAY
Claire Oldham	AYE
Harold Dudley	NAY
Rodney Martin	AYE

The motion Failed 3 to 2

Christine Anderson explained that she voted AYE because she wants to give them a chance, but she doesn't believe they are going to be able to have the dealership because they are required to have all of those parking spaces.

Harold Dudley would like to see the applicants work with staff and see if there is a way they can work through the parking issues before coming back to the commission for approval.

Ben Hunter informed the commissioners that while this property is owned by one person and the units are rentals at this time, the building is condominiumized which means the owner could sell each unit separately in the future.

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Rodney Martin moved to table the action for the proposed Lone Automotive Request for Consideration relating to permitting the use of Auto Dealership located at 105 S 700 E Unit E in the GC-1 Zoning and instruct staff and the developer to explore the proposed commercial site plan that would be coming after this and see if it even fits at all for that and make sure that the owner is involved in that site plan process.

Harold Dudley seconded the motion

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

- d. Review and action on an application for a Commercial Site Plan, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Commercial Site Plan consists of 5 acres and is in the I-1 Industrial Zone.**

Cody Opperman reviewed the background information for Action Item letter d: The applicant has applied for a Commercial Site Plan to develop an Industrial building. The project looks to develop an office-warehouse and outdoor storage of Climb Concrete. The southern portion of the lot near Utah Lake is not being developed. Conditions of approval include updated reports that have been done, but it has been some time ago.

Ben Hunter confirmed that while there are some conditions that have been outlined, he believes the project will be fine working through those.

Harold Dudley moved to approve for the proposed Commercial Site Plan, located at located at approximately 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

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Claire Oldham seconded the motion

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

Other Business

The commissioners and staff talked about the upcoming dates for the open house and future meetings concerning the code rewrite.

Adjournment

Chris Christiansen motioned to adjourn the meeting.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Claire Oldham	AYE
Harold Dudley	AYE
Rodney Martin	AYE

The motion passed

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Meeting adjourned at 8:32 PM

A handwritten signature in black ink, appearing to be 'Ang', written in a cursive style.

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