



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session
June 3, 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 June 3, 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. Public Comments

- a. Up to a 20-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. 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 May 6, 2026, Planning Commission minutes

4. 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 a proposed Land Use Map Amendment, known as 13:059:0130 & 13:059:0131 - LUMA, located at approximately 375 S 860 E, American Fork City. Consisting of 1.96 acres, the property proposes to change from the Planned Community land use designation to the Design Commercial land use designation.
- b. Public hearing, review, and recommendation on a proposed Zone Change, known as 13:059:0130 & 13:059:0131 – Zone Change, located at approximately 375 S 860 E, American Fork City. Consisting of 1.96 acres, the property proposes to change from the PC and GC-2 Zones to the GC-1 Zone.
- c. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Dixie Well (943 S 900 W) – LUMA, located at approximately 943 S 900 W, American Fork City. Consisting of 0.78 acres, the property proposes to change from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.
- d. Public hearing, review, and recommendation on a proposed Zone Change, known as Dixie Well (943 S 900 W) – Zone Change, located at approximately 943 S 900 W, American Fork City. Consisting of 0.78 acres, the property proposes to change from the PR-3.0 Zone to the PF Zone.

- e. Public hearing, review, and recommendation on a proposed Zone Change, known as American Fork Hotel, located at approximately 714 S 600 E, American Fork City. Consisting of 3.13 acres, the property proposes to change from the PI-1 Zone to the GC-2 Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 28th day of May 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 June 3, 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 a proposed Land Use Map Amendment, known as 13:059:0130 & 13:059:0131 - LUMA, located at approximately 375 S 860 E, American Fork City. Consisting of 1.96 acres, the property proposes to change from the Planned Community land use designation to the Design Commercial land use designation.
 - Description: The proposed Land Use Map Amendment promotes economic opportunity and economic development on the east side of American Fork City.
- Public hearing, review, and recommendation on a proposed Zone Change, known as 13:059:0130 & 13:059:0131 – Zone Change, located at approximately 375 S 860 E, American Fork City. Consisting of 1.96 acres, the property proposes to change from the PC and GC-2 Zones to the GC-1 Zone.
 - Description: The proposed Zone Change promotes economic opportunity and economic development on the east side of American Fork City.
- Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Dixie Well (943 S 900 W) – LUMA, located at approximately 943 S 900 W,

American Fork City. Consisting of 0.78 acres, the property proposes to change from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.

- Description: The property in question will have a city culinary well drilled on the property. This will change the property's use from vacant to public facilities. This allows for proper property security and access with the proposed land use map amendment. It conforms with the American Fork City Development Code and City property management policies.
- Public hearing, review, and recommendation on a proposed Zone Change, known as Dixie Well (943 S 900 W) – Zone Change, located at approximately 943 S 900 W, American Fork City. Consisting of 0.78 acres, the property proposes to change from the PR-3.0 Zone to the PF Zone.
 - Description: The property in question will have a city culinary well drilled on the property. This will change the property's use from vacant to public facilities. This allows for proper property security and access with the proposed zone change. It conforms with the American Fork City Development Code and City property management policies.
- Public hearing, review, and recommendation on a proposed Zone Change, known as American Fork Hotel, located at approximately 714 S 600 E, American Fork City. Consisting of 3.13 acres, the property proposes to change from the PI-1 Zone to the GC-2 Zone.
 - Description: The current PI-1 Zone does not permit a hotel as hotels are not identified on the permitted uses listed within the PI-1 Zone. The applicant is requesting to change the zone to the GC-2 zone as the GC-2 zone allows for hotels as a permitted use.

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

05.06.2026

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

May 6, 2026

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

Commissioners Present: Claire Oldham, David Bird, Chris Christiansen, Rod Martin, Geoff Dupaix

Commissioners Absent: Christine Anderson

Commissioner Late: Harold Dudley

Staff Present:

Cody Opperman	Planner II
City Engineer	
Carolyn Lloyd	Administrative Assistant II

Others Present:

Derek Rindlisbacher
Cedar Jordan
Scott Williamson
Carol Bell
Tom Lemke

REGULAR SESSION

Chris Christiansen led the “Pledge of Allegiance”

Roll Call

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

Open Comments:

No Comments

UNAPPROVED MINUTES

05.06.2026

Closed Comments

COMMON CONSENT AGENDA

- a. Minutes of the April 15, 2026, Planning Commission Work Session.
- b. Minutes of the April 22, 2026, Planning Commission.

Claire Oldham motioned to approve the Common Consent agenda.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Rod Martin	AYE
Geoff Dupaix	AYE

The motion passed

Harold Dudley arrived 6:33

PUBLIC HEARING

- a. Public hearing, review and recommendation on a proposed Annexation Agreement, known as 620 South Annexation, located at approximately 6695 West 7300 North, American Fork City. On approximately 6.869 acres, the property will be annexed into American Fork City and be given the Residential (R1-20,000) zoning designation.

UNAPPROVED MINUTES

05.06.2026

Cody Opperman presented the proposed annexation located near 620 South as part of a land exchange agreement between American Fork City and UDOT related to the Pony Express Connector/Vineyard Connector project. The annexation agreement designates the property as low-density and very low-density residential land use. Cody explained the proposed future zoning of R1-20,000 to accommodate anticipated uses including a temporary fire station and future public park facilities, with the possibility of a future Public Facilities zoning designation. The property is currently within Utah County jurisdiction and has no existing city zoning. Cody reviewed the aerial map, land use map, and proposed annexation plat map and answered questions from the Commission.

Public Hearing Open

Carol Bell inquired about her property on 300 North regarding zoning.

Public Hearing Closed

Rod Martin moved to recommend approval to the City Council of the Residential (R1-20,000) zoning designation, pursuant to AFCC Section 17.4.201, for the property proposed for annexation.

Claire Oldham seconded the motion.

Voting was as follows:

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

Geoff Dupaix

ABSTAIN

The motion passed

ACTION ITEM

- a. Review and action on an application for a Site Plan, known as High Pointe Apartments, located at 620 S 740 E, American Fork City. The Site Plan consists of 3.46 acres and is in the PC Planned Community Zone.**

Cody Opperman presented the proposed commercial site plan for an apartment and townhome development located near 620 South and 700 East along the city boundary. The project includes approximately 160 dwelling units and is part of the Lake City Row Development Agreement area, which is designated for high-density mixed-use residential development. Cody explained that the proposed development includes structured podium parking with four stories of residential units above, as well as townhomes fronting the southern and eastern roadways. Cody recommended approval with conditions, including updates to the landscaping plan to meet minimum tree requirements and revisions to site measurements and plan details. Cody indicated that the application complies with Sections 17.4.40, 17.7.507, and 17.6.101 of the city code. Cody reviewed the aerial map, land use map, zoning map, and overall site plan with the Commission.

Geoff Dupaix asked about the occupancy rate for the surrounding area, noting the question was not specific to the proposed development but to the general area overall.

Cody Opperman indicated that he was unaware of the occupancy rate.

David Bird asked for clarification regarding the parking arrangement for the proposed development, specifically how parking would be accommodated for approximately 150 residential units and the total number of parking stalls.

Cody Opperman explained that the parking requirements for the development are governed by the Lake City Row Development Agreement, which requires 1.8 parking stalls per dwelling unit. He stated that the proposed site plan meets that requirement and complies with both the Development Agreement and applicable city code standards for parking.

UNAPPROVED MINUTES

05.06.2026

Rod Martin indicated that the occupancy in our area is 2.9318% which would indicate 96 to 97% occupancy, signifying a tight rental market and that our occupancy is well above the national average.

Cedar Jordan with Bach homes presented the proposed project to the Commission and invited questions from the Commissioners regarding the development.

Claire Oldham inquired whether the proposed units would be rental units or if some of the townhomes were intended to be owner-occupied.

Cedar Jordan indicated that the units are all rentals.

Chris Christiansen and Cody Opperman discussed the project landscaping plan and noted that one required tree was currently missing from the plans. Cody stated that he was confident the issue would be corrected as part of the final plan revisions.

David Bird inquired whether the development includes a common area or clubhouse sufficient to serve the number of proposed units.

Cedar Jordan stated that the development would not include a clubhouse, but would provide amenities throughout the site, including a gym, common areas, green space, and a dog park. Cedar also indicated that they will be building the 740 East roadway.

Geoff Dupaix and Cody Opperman discussed the nearby public amenities and whether Easton Park, located north of the development, is a public park. Cody confirmed that Easton Park is public and noted that the dog park is in the northwest section of the area.

Rod Martin moved to approve the proposed Commercial Site Plan, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone, as the Commercial Site Plan meets the requirements of Section 17.4.407, 17.7.507, and 17.6.101, subject to any conditions found in the staff report.

Harold seconded the motion

Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Harold Dudley	AYE
Rod Martin	AYE
Geoff Dupaix	AYE

UNAPPROVED MINUTES

05.06.2026

The motion passed

Other Business

Planning Commission dinner will be scheduled for June 25th 2026.

The Commission discussed noticing requirements for the May 21st 2026 meeting and emphasized that the public should be invited to attend the public hearing and open house. The Commission also discussed cancellation of the May 20th Planning Commission meeting scheduled for 6:00 p.m.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
David Bird	AYE
Harold Dudley	AYE
Rod Martin	AYE
Geoff Dupaix	AYE

The motion passed

UNAPPROVED MINUTES

05.06.2026

Meeting adjourned at 6:58 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 a proposed Land Use Map Amendment, known as 13:059:0130 and 13:059:0131 - LUMA, located at approximately 375 S 860 W, American Fork City. Consisting of 1.96 acres, the property proposes to change from the Planned Community land use designation to the Design Commercial land use designation.

BACKGROUND INFORMATION		
Location:	375 S 860 E	
Parcel ID:	13:059:0130; 13:059:0131	
Project Type:	Land Use Map Amendment	
Applicants:	Staff	
Existing Land Use:	Planned Community	
Proposed Land Use:	Design Commercial	
Surrounding Land Use:	North	Design Commercial
	South	Planned Community
	East	Design Commercial; Planned Community
	West	Planned Community
Existing Zoning:	PC; GC-2	
Proposed Zoning:	GC-1	
Surrounding Zoning:	North	GC-2
	South	PC
	East	GC-2; GC-1
	West	PC

Background

The proposed Land Use Map Amendment and Zone Change promote economic opportunity and economic development on the east side of American Fork City. With the proposed General Plan Amendments, the proposed GC-1 zone has a multitude of uses that could be provided on the site. Any uses identified in the [GC-1 Zoning Regulations](#) and in the [CC-1 Zoning regulations](#) could

be permitted in the area. With development on this corner, it would bring 400 South and 860 East further into compliance with the City's Transportation Master Plan by expanding the roadways to fit the City's Minor Collector classifications.

400 South and 860 East are both classified as Minor Collector Streets, and any development of the properties will need to provide enough right-of-way width of 72' plus any additional width for bike lanes, turn lanes, and a future traffic signal that is required in the area.

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

1. The Land Use Map Amendment, MEETS the requirements of Section 17.11 Amendments.

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.

Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 375 S 860 E, American Fork City, from the Planned Community land use designation to the Design Commercial land use designation.

Denial

I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 375 S 860 E, American Fork City, from the Planned Community land use designation to the Design Commercial land use designation.

Table

I move to table action for the proposed Land Use Map Amendment, located at approximately 375 S 860 E, American Fork City, from the Planned Community land use designation to the Design Commercial land use designation], and instruct staff/developer to.....



Agenda Topic

Public hearing, review, and recommendation on a proposed Zone Change, known as 13:059:0130 and 13:059:0131 – Zone Change, located at approximately 375 S 860 W, American Fork City. Consisting of 1.96 acres, the property proposes to change from the PC and GC-2 Zones to the GC-1 Zone.

BACKGROUND INFORMATION		
Location:	375 S 860 E	
Parcel ID:	13:059:0130; 13:059:0131	
Project Type:	Zone Change	
Applicants:	Staff	
Existing Land Use:	Planned Community	
Proposed Land Use:	Design Commercial	
Surrounding Land Use:	North	Design Commercial
	South	Planned Community
	East	Design Commercial; Planned Community
	West	Planned Community
Existing Zoning:	PC; GC-2	
Proposed Zoning:	GC-1	
Surrounding Zoning:	North	GC-2
	South	PC
	East	GC-2; GC-1
	West	PC

Background

The proposed Land Use Map Amendment and Zone Change promote economic opportunity and economic development on the east side of American Fork City. With the proposed General Plan Amendments, the proposed GC-1 zone has a multitude of uses that could be provided on the site. Any uses identified in the [GC-1 Zoning Regulations](#) and in the [CC-1 Zoning regulations](#) could

be permitted in the area. With development on this corner, it would bring 400 South and 860 East further into compliance with the City's Transportation Master Plan by expanding the roadways to fit the City's Minor Collector classifications.

400 South and 860 East are both classified as Minor Collector Streets, and any development of the properties will need to provide enough right-of-way width of 72' plus any additional width for bike lanes, turn lanes, and a future traffic signal that is required in the area.

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

1. The Zone Change, MEETS the requirements of Section 17.11 Amendments.

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.

Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Zone Change, located at approximately 375 S 860 E, American Fork City, from the PC and GC-2 Zones to the GC-1 Zone.

Denial

I move to recommend denial for the proposed Zone Change, located at approximately 375 S 860 E, American Fork City, from the PC and GC-2 Zones to the GC-1 Zone.

Table

I move to table action for the proposed Zone Change, located at approximately 375 S 860 E, American Fork City, from the PC and GC-2 Zones to the GC-1 Zone, and instruct staff/developer to.....

Legal Descriptions

Parcel ID: 13:059:0130

COM S 0 DEG 15' 27" E 180.23 FT & W 138.97 FT FROM THE E 1/4 COR. SEC. 24, T5S, R1E, SLB&M.; S 0 DEG 50' 0" E 231.43 FT; N 89 DEG 45' 34" W 239.23 FT; N 230.4 FT; E 235.87 FT TO THE POB. AREA 1.258 AC.

Acres = 1.258

Parcel ID: 13:059:0131

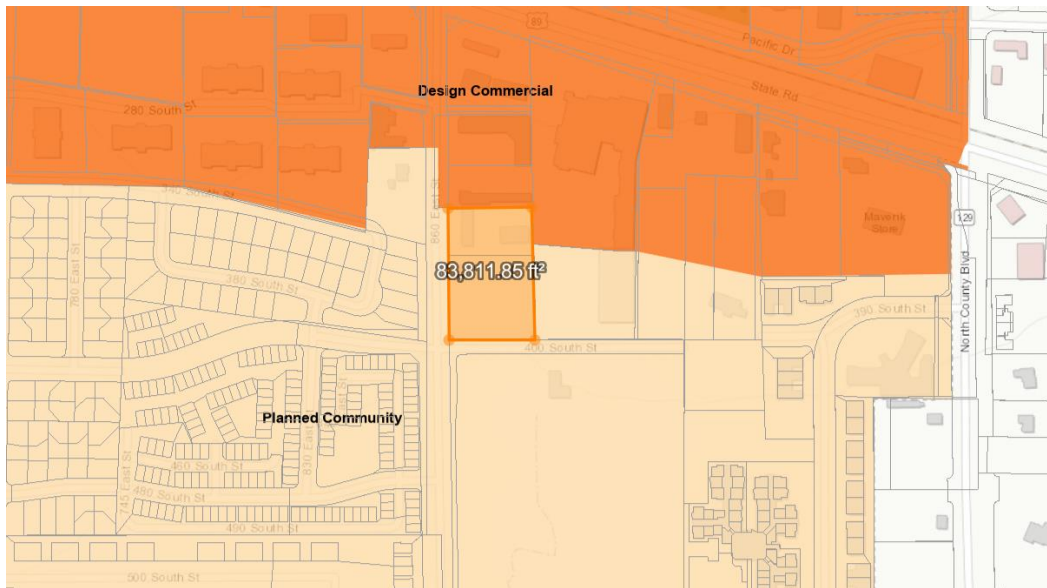
COM S 0 DEG 15' 27" E 49.02 FT & W 140.29 FT FROM THE E 1/4 COR. SEC. 24, T5S, R1E, SLB&M.; S 0 DEG 50' 0" E 131.23 FT; W 235.87 FT; N 130.3 FT; N 89 DEG 46' 33" E 233.96 FT TO THE POB. AREA 0.705 AC.

Acres = 0.705

Compatibility Statement

The proposed Land Use Map Amendment and Zone Change promote economic opportunity and economic development on the east side of American Fork City. With the proposed General Plan Amendments, the proposed GC-1 zone has a multitude of uses that could be provided on the site. Any uses identified in the [GC-1 Zoning Regulations](#) and in the [CC-1 Zoning regulations](#) could be permitted in the area. With development on this corner, it would bring 400 South and 860 East further into compliance with the City's Transportation Master Plan by expanding the roadways to fit the City's Minor Collector classifications.

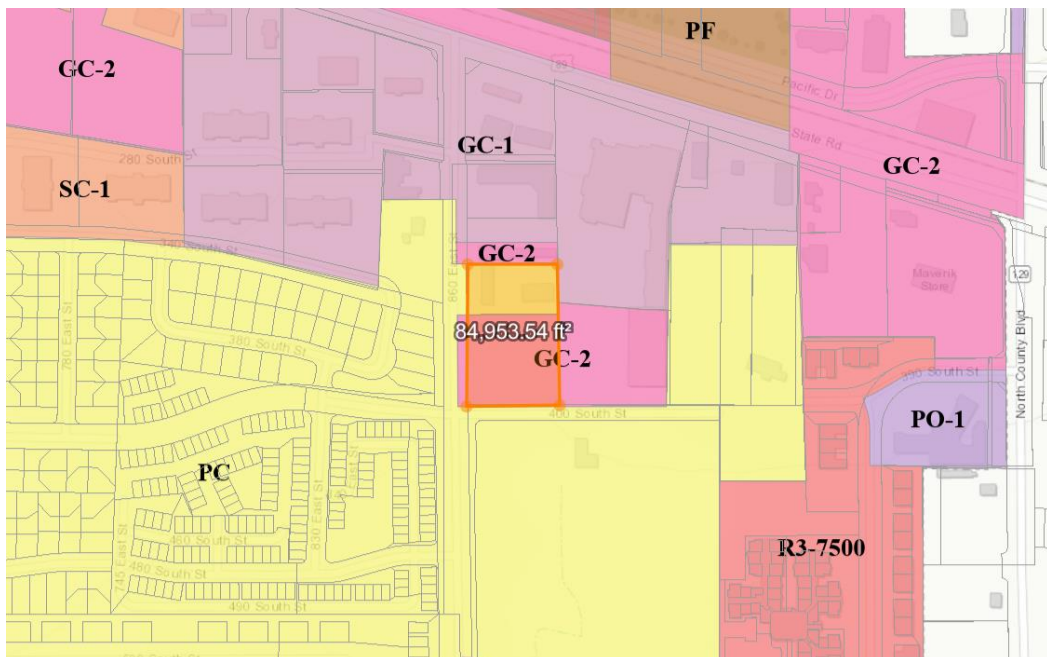
General Plan – Land Use



Current Land Use Designation: Planned Community

Proposed Land Use Designation: Design Commercial

General Plan – Zoning



Current Zoning Designation: Planned Commercial (GC-2) Zone and Planned Community (PC) Zone

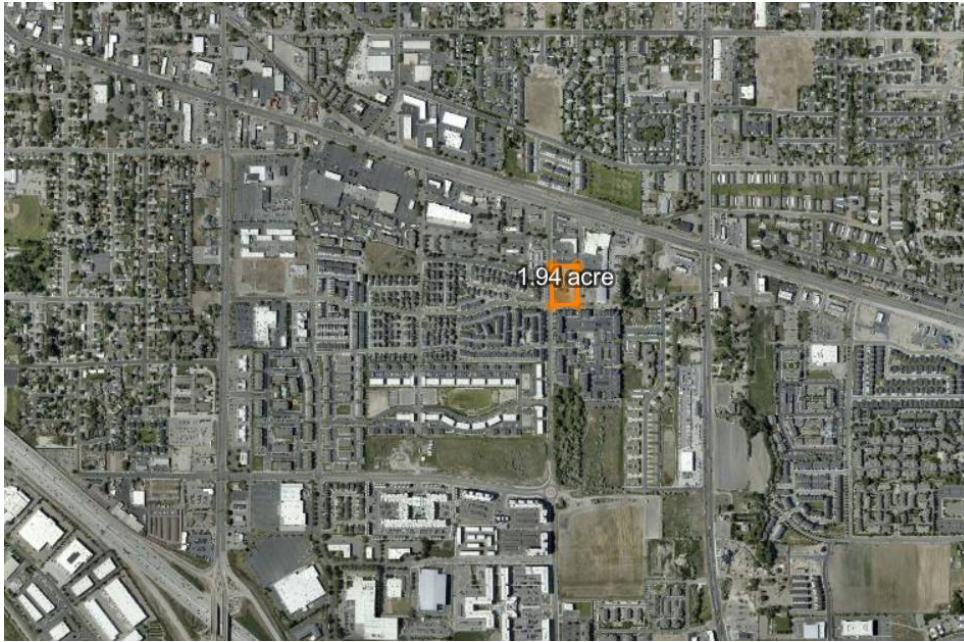
Proposed Zoning Designation: General Commercial (GC-1) Zone

Existing Conditions



One lot is currently vacant and one lot hosts two metal garage structures on the site. With the current 400 S and 860 E, there is a need for expansion in accordance with the City's Transportation Master Plan. Surrounding the property are a mix of residential uses and commercial uses. Residential Uses are apartments, detached single family homes, and attached single family homes. Commercial uses are service commercial, professional office and retail.

Vicinity Map



The property is located south of State Street near the border of American Fork and Pleasant Grove.



Agenda Topic

Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Dixie Well (943 S 900 W), located at approximately 943 S 900 W, American Fork City. Consisting of 0.78 acres, the property proposes to change from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.

BACKGROUND INFORMATION		
Location:	943 S 900 W	
Parcel ID:	34:727:0100	
Project Type:	Land Use Map Amendment	
Applicants:	Staff	
Existing Land Use:	Residential Very Low Density	
Proposed Land Use:	Institutional Lands, Schools and Public Facilities	
Surrounding Land Use:	North	Residential Very Low Density
	South	Residential Very Low Density
	East	Residential Very Low Density
	West	Residential Very Low Density
Existing Zoning:	PR-3.0	
Proposed Zoning:	PF	
Surrounding Zoning:	North	TOD
	South	PR-3.0
	East	PR-3.0
	West	PR-3.0

Background

The property in question will have a city culinary well drilled on the property. This will change the property’s use from vacant to public facilities. This allows for proper property security and

access with the proposed zone change. It conforms with the American Fork City Development Code and City property management policies.

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.

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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

1. The Land Use Map Amendment, MEETS the requirements of Section 17.11 Amendments.

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.



Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 943 S 900 W, American Fork City, from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.

Denial

I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 943 S 900 W, American Fork City, from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation.

Table

I move to table action for the proposed Land Use Map Amendment, located at approximately 943 S 900 W, American Fork City, from the Residential Very-Low Density land use designation to the Institutional Lands, Schools and Public Facilities land use designation, and instruct staff/developer to.....



Agenda Topic

Public hearing, review, and recommendation on a proposed Zone Change, known as Dixie Well (943 S 900 W), located at approximately 943 S 900 W, American Fork City. Consisting of 0.78 acres, the property proposes to change from the PR-3.0 Zone to the PF Zone.

BACKGROUND INFORMATION		
Location:	943 S 900 W	
Parcel ID:	34:727:0100	
Project Type:	Zone Change	
Applicants:	Staff	
Existing Land Use:	Residential Very Low Density	
Proposed Land Use:	Institutional Lands, Schools and Public Facilities	
Surrounding Land Use:	North	Residential Very Low Density
	South	Residential Very Low Density
	East	Residential Very Low Density
	West	Residential Very Low Density
Existing Zoning:	PR-3.0	
Proposed Zoning:	PF	
Surrounding Zoning:	North	TOD
	South	PR-3.0
	East	PR-3.0
	West	PR-3.0

Background

The property in question will have a city culinary well drilled on the property. This will change the property’s use from vacant to public facilities. This allows for proper property security and access with the proposed zone change. It conforms with the American Fork City Development Code and City property management policies.

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.
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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

1. The Zone Change, MEETS the requirements of Section 17.11 Amendments.

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.

Potential Motions – Land Use Map Amendment

Approval

I move to recommend approval for the proposed Zone Change, located at approximately 943 S 900 W, American Fork City, from the PR-3.0 Zone to the PF Zone.

Denial

I move to recommend denial for the proposed Zone Change, located at approximately 943 S 900 W, American Fork City, from the PR-3.0 Zone to the PF Zone.

Table

I move to table action for the proposed Zone Change, located at approximately 943 S 900 W, American Fork City, from the PR-3.0 Zone to the PF Zone, and instruct staff/developer to.....

Legal Description of Property and Size

34:727:0100 – American Fork City

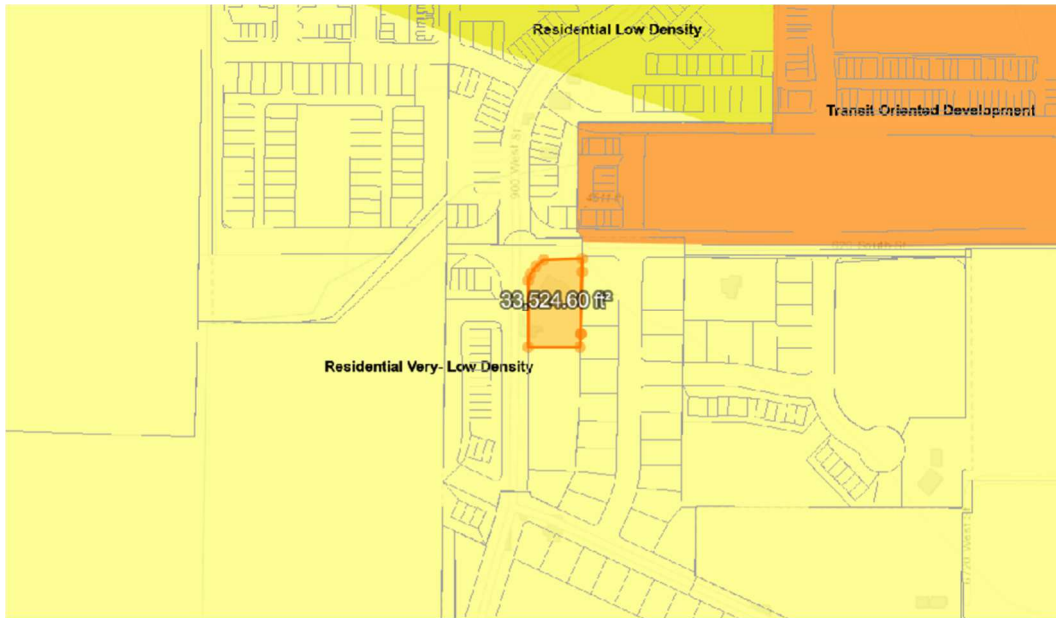
LOT 100, PLAT A, AF PD SOUTH SUB. AREA 0.778 AC.

Compatibility Statement

34:727:0100 – American Fork City

The property in question will have a city culinary well drilled on the property. This will change the property's use from vacant to public facilities. This allows for proper property security and access with the proposed zone change. It conforms with the American Fork City Development Code and City property management policies.

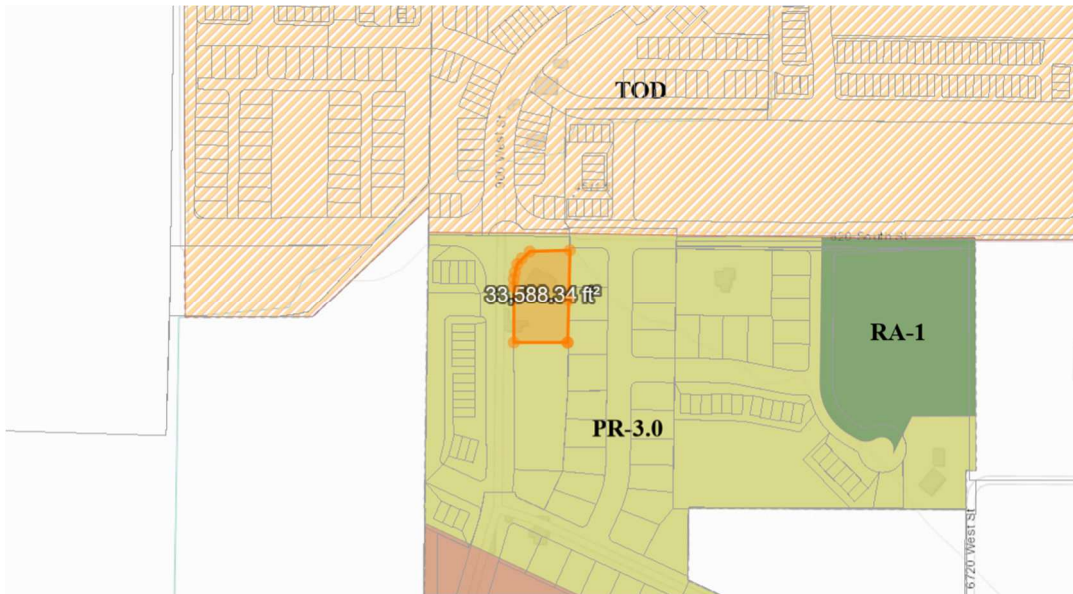
General Plan – Land Use



Current Land Use Designation: Residential Very-Low Density

Proposed Land Use Designation: Institutional Lands, Schools and Public Facilities

General Plan – Zoning



Current Zoning Designation: Planed Residential (PR-3.0)

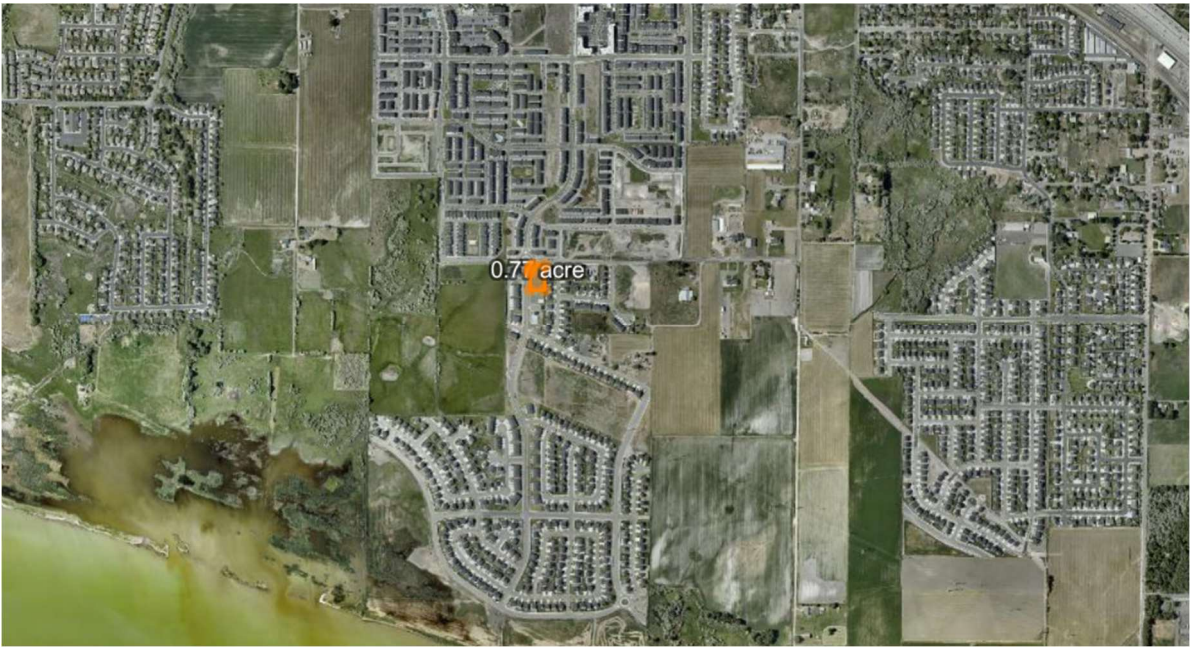
Proposed Zoning Designation: Public Facilities (PF)

Existing Conditions



The lot is currently vacant surrounded by Planned Unit Developments. The lot itself is owned by American Fork City for a future well site. This piece of land has no density associated with it due to a Transfer of Development Rights in the past.

Vicinity Map



The property is located south of 620 South at the edge of the TOD zone of the City. It is on the south-west side of the City near Utah Lake.



Agenda Topic

Public hearing, review, and recommendation on a proposed Zone Change, known as American Fork Hotel, located at approximately 714 S 600 E, American Fork City. Consisting of 3.13 acres, the property proposes to change from the PI-1 Zone to the GC-2 Zone.

BACKGROUND INFORMATION		
Location:	714 S 600 E	
Parcel ID:	57:023:0008; 57:023:0050	
Project Type:	Zone Change	
Applicants:	TGC Group	
Existing Land Use:	Design Commercial	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Major Transportation Facilities
Existing Zoning:	PI-1	
Proposed Zoning:	GC-2	
Surrounding Zoning:	North	GC-2; PI-1
	South	PI-1
	East	PI-1
	West	PF

Background

The applicant has provided a Zone Change proposal for the properties from the PI-1 Zone to the GC-2 Zone. The current PI-1 Zone does not permit a hotel as hotels are not identified on the permitted uses listed within the PI-1 Zone. The applicant is requesting to change the zone to the GC-2 zone as the GC-2 zone allows for hotels as a permitted use. This property has been vacant

for several years since its subdivision. Most of the area is built out with commercial businesses with Planned Industrial uses and Planned Commercial Uses.

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.

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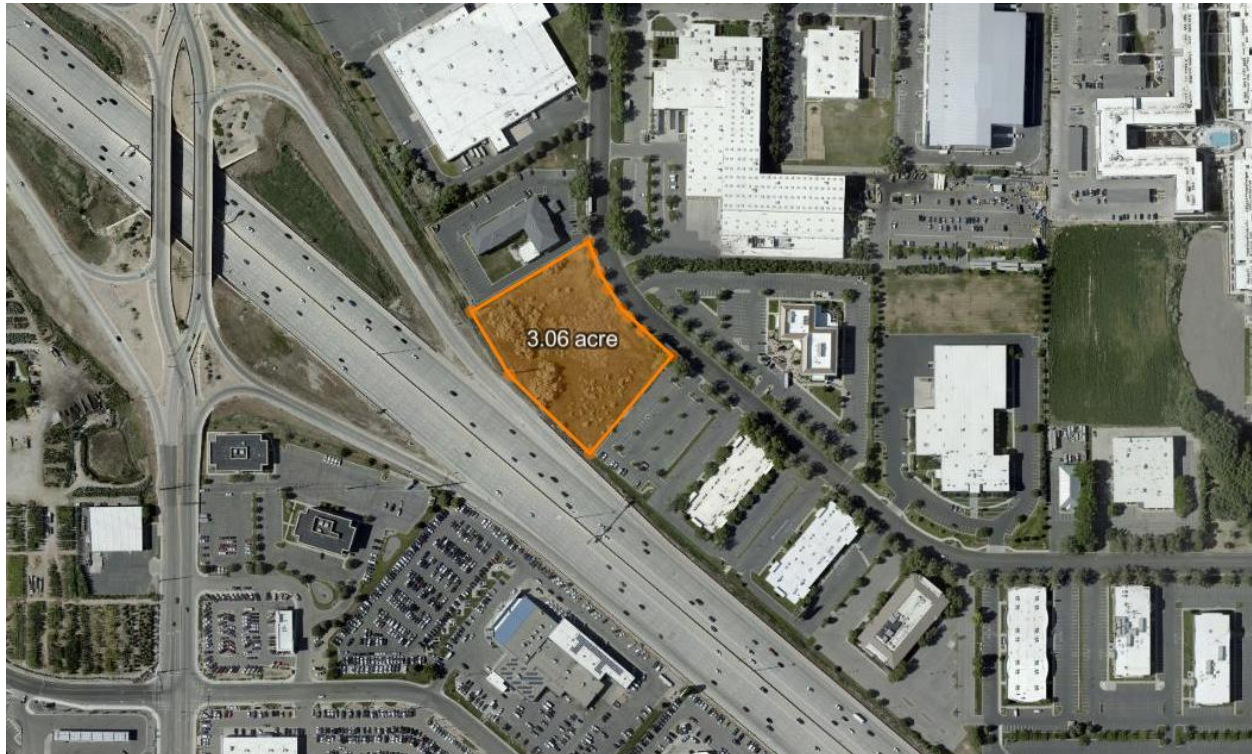
Project Conditions of Approval

1. N/A

Findings of Fact

1. The Zone Change MEETS the requirements of Section 17.11 Amendments.

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.

Potential Motions – Zone Change

Approval



I move to recommend approval for the proposed Zone Change, located at approximately 714 S 600 E, American Fork City, from the PI-1 Zone to the GC-2 Zone.

Denial

I move to recommend denial for the proposed Zone Change, located at approximately 714 S 600 E, American Fork City, from the PI-1 Zone to the GC-2 Zone.

Table

I move to table action for the proposed Zone Change, located at approximately 714 S 600 E, American Fork City, from the PI-1 Zone to the GC-2 Zone, and instruct staff/developer to.....

ZONE CHANGE REQUEST

Re: Application for Rezone from Industrial (M) to Commercial (C) Zoning

Applicant: TGC Group

Property Address: 714 S. 600 E., American Fork, Utah 84003

Parcel Number: 57:023:0008

Date: April 17, 2026

No comments

No comments

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 04/29/2026
Engineering Division Reviewed rburkhill 04/29/2026

Next Step:
Proceed to Planning Commission
06/03/2026

To the American Fork City Planning Commission and City Council:

I am the representative of the above-referenced property and respectfully submit this application requesting that the City of American Fork rezone the subject parcel from its current zoning (PI-1) to (GC-2). I believe this rezoning is both appropriate and consistent with the existing character of the surrounding area, and I welcome the opportunity to demonstrate why this change represents a natural and logical evolution of the property's use, and is consistent with the underlying land uses.

1. Compatibility with Adjacent Commercial Zoning

The subject property is immediately adjacent to commercially zoned parcels. This shared boundary creates a seamless opportunity for the subject parcel to be incorporated into the existing commercial corridor. Rezoning to commercial designation would align the property with its neighbors and infill a site along the interstate.

2. Highest and Best Use of the Property

The subject parcel's size, configuration, and access characteristics are better suited for commercial use than heavy industrial operations. The property's proximity to established commercial activity, consumer traffic patterns, and nearby transportation corridors makes it a natural extension of the retail and service environment already present along the adjacent commercial frontage.

3. No Adverse Impacts to the Surrounding Community

Rezoning this property to commercial use will not create negative impacts on the surrounding neighborhood. Commercial uses are generally less intensive than industrial operations in terms of truck traffic, noise, outdoor storage, and environmental risk. The transition to commercial zoning will enhance the aesthetic and functional continuity of the corridor, improve the property's visual appeal, and support complementary uses alongside the neighboring commercial parcels. In fact, the end use (hotel) is identical to its neighbor to the north.

Should you need anymore information or have any additional questions, please do not hesitate to reach out.

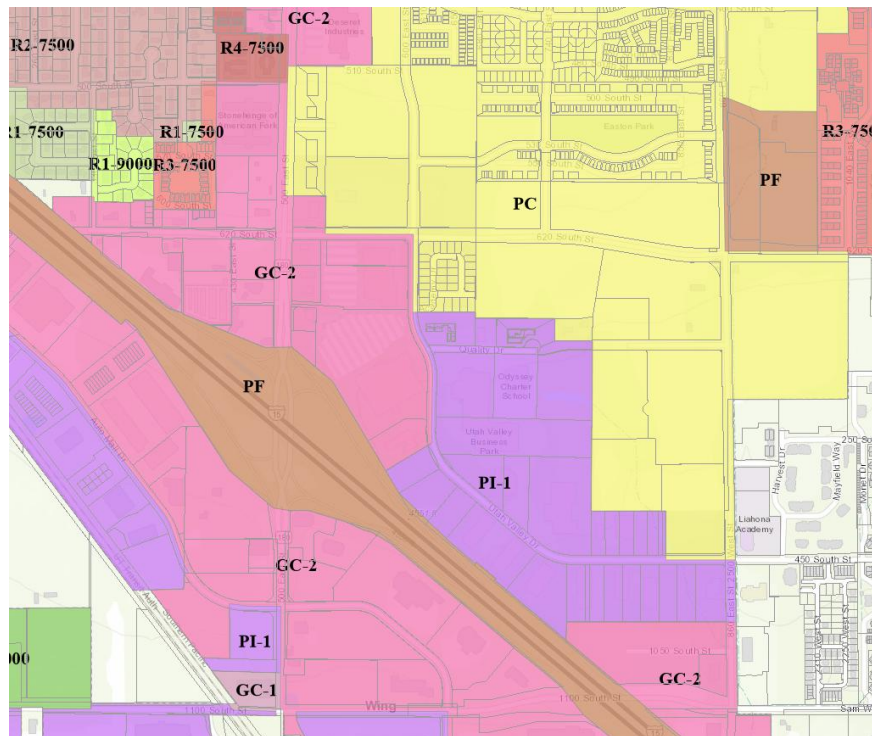
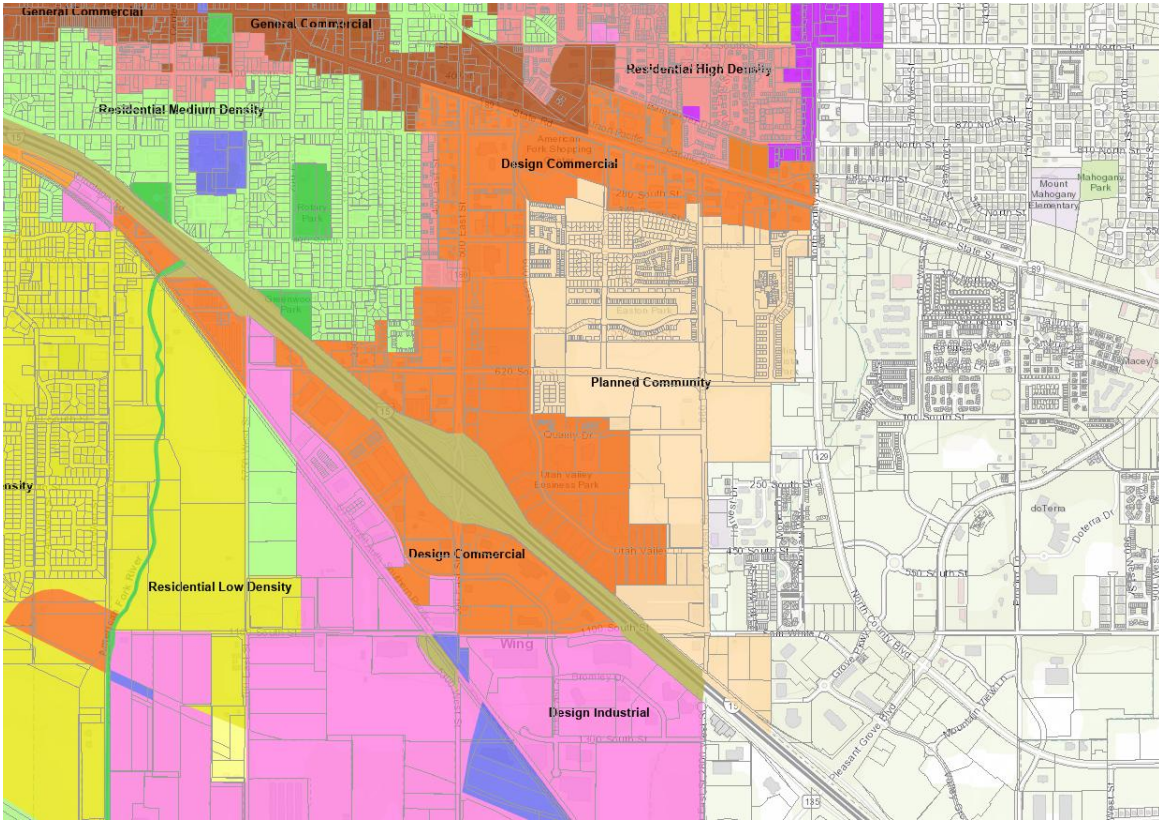
Respectfully submitted,

Blake Heiman
TGC Group
316-210-4661
Blake@tgcgroup.net

 American Fork City Development Review Committee	
No comments	Planning and Zoning Reviewed copperman 04/29/2026
No comments	Engineering Division Reviewed rburkhill 04/29/2026

Next Step:
 Proceed to Planning Commission
 06/03/2026

LAND USE AND ZONING MAPS



Next Step:
Proceed to Planning Commission
06/03/2026

No comments

No comments

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 04/29/2026
Engineering Division Reviewed rburnhill 04/29/2026

VICINITY MAP



Storm drain runs
through this lot.

Next Step:
Proceed to Planning Commission
06/03/2026

No comments

EXISTING CONDITIONS MAP No comments

 AMERICAN FORK	American Fork City Development Review Committee
	Planning and Zoning Reviewed copperman 04/29/2026
	Engineering Division Reviewed rburkhill 04/28/2026



Next Step:
Proceed to Planning Commission
06/03/2026

LEGAL DESCRIPTION

Lot 8 and Lot 9 of Utah Valley Business Park Plat G

No comments

No comments

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 04/29/2026
Engineering Division Reviewed rburkhill 04/29/2026