



AMERICAN FORK CITY AMENDED PLANNING COMMISSION AGENDA

**Regular Session
August 5, 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
Chris Christiansen, Vice Chair
Geoff Dupaix
Rod Martin**

**David Bird
Harold Dudley
Claire Oldham**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 5, 2026, at the American Fork City Hall, 31 North Church Street commencing at 6:30 PM. The amended 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 July 8, 2026, Planning Commission minutes

4. Action Items (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)

- a. Review and action on a proposed Request for Consideration for a project known as Lone Automotive located at 105 S 700 E Unit E. The applicants for this project request to operate an Auto Dealership in the GC-1 General Commercial Zoning.
- b. Review and recommendation on a proposed Request for Consideration for a project known as American Fork Hotel located at 714 S 600 E. The applicants for this project request consideration of an adjustment in parking to decrease the number of required parking stalls, as outlined in Section 17.5.133(D) of the American Fork Municipal Code.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 30th day of July 2026

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

July 8th, 2026

The American Fork City Planning Commission met in a regular session on July 8th, 2026 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Rodney Martin, Geoff Dupaix

Commissioners Absent: Claire Oldham, David Bird, Harold Dudley

Staff Present:

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

Others Present: Liz Phelon, Kevin Mulvey

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

PUBLIC COMMENT

COMMON CONSENT AGENDA

- 1. Minutes of the June 3rd, 2026, Planning Commission Regular Session.**

Geoff Dupaix motioned to approve the Common Consent agenda.

Rodney Martin seconded the motion.

UNAPPROVED MINUTES

07.08.2026

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

Christine Anderson introduced Justin Peng who is the new American Fork City planner.

PUBLIC HEARINGS

- a. Public hearing on a proposed Code Text Amendment, known as Floodplain Management, of the American Fork City Municipal Code. Amending Section 15.16, the Code Text Amendment plans to amend the code related to Floodplain Management.**

Ben Hunter reviewed the background information for Public Hearing Item letter a: The staff has initiated for a Code Text Amendment to amend Section 15.16 of the American Fork City Municipal Code. The proposed amendment seeks to amend the municipal code to ensure compliance with updated and revised FEMA regulations and maps which went effective June 23, 2026. The amendment adds definitions, adds requirements for floodplain permit applications and floodplain administrator duties, provides variance standards, adds sections about substantial damages, updates roadway and finished floor elevation requirements and adds coastal flood zones around Utah Lake into ordinance which are newly identified in the updated FEMA flood maps. It also creates stop work order authority for noncompliant violators of this ordinance.

Public Hearing Opened

No Comments

Public Hearing Closed

UNAPPROVED MINUTES

07.08.2026

- b. Public hearing on a proposed Code Text Amendment, known as Easements, of the American Fork City Municipal Code. Amending Section 15.01.110, the Code Text Amendment plans to clarify the required conveyance documents for easements.**

Ben Hunter reviewed the background information for Public Hearing Item letter b: The staff has initiated for a Code Text Amendment to amend Section 15.01.110 of the American Fork City Municipal Code. The proposed amendment looks to establish what document type must be used to convey easements, requiring conveyance on a plat when a plat is required, and a graphical exhibit tied to the Utah County Surveyor's monument system when a plat is not required.

Public Hearing Opened

No Comments

Public Hearing Closed

- c. Public hearing on a proposed Code Text Amendment, known as AF014-Natural Gas Regulator Station, of the American Fork City Municipal Code. Amending Section 17.4.601 PF Public Facilities Zone, the Code Text Amendment proposes Natural Gas Regulator Stations as a Conditional Use within the zone.**

Cody Opperman reviewed the background information for Public Hearing Item letter c: The applicant has applied for a Code Text Amendment to amend Section 17.4.601 PF Public Facilities Zone of the American Fork City Municipal Code. The proposed amendment looks to provide Natural Gas Regulator Stations as a conditional use within the PF Zone.

Two options are presented to the Planning Commission, and later on to the City Council, for their determination. Option "A" provides a Code Text Amendment where "natural gas facilities" are identified within the permitted uses of the PF Zone. Option "B" provides a Code Text Amendment where "natural gas regulator stations" are a conditional use.

Kevin Mulvey is the applicant on behalf of Questar Gas who spoke on the need to add another regulator station in the city due to the large amount of growth in the specific area. The location where they plan to build the new facility is not currently allowed due to the zoning and code requirements. They have received an easement from Rocky Mountain Power who owns the

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property, and while they would have liked to have this project done before the winter, they are held up until the city can decide if this can be allowed as a permitted or conditional use in this zone.

Public Hearing Opened

No Comments

Public Hearing Closed

- d. Public hearing on a proposed Code Text Amendment, known as "N" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.214, the Code Text Amendment plans to provide a definition to Natural Gas Regulator Stations.**

Cody Opperman reviewed the background information for Public Hearing Item letter d: Staff has initiated a Code Text Amendment to amend Section 17.12.214 "N" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide a definition for Natural Gas Regulator Stations.

Public Hearing Opened

No Comments

Public Hearing Closed

ACTION ITEMS

- a. Review and recommendation on a proposed Code Text Amendment, known as Floodplain Management, of the American Fork City Municipal Code. Amending Section 15.16, the Code Text Amendment plans to amend the code related to Floodplain Management.**

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The staff has initiated for a Code Text Amendment to amend Section 15.16 of the American Fork City Municipal Code. The proposed amendment seeks to amend the municipal code to ensure compliance with updated and revised FEMA regulations and maps which went effective June 23, 2026. The amendment adds definitions, adds requirements for floodplain permit applications and floodplain administrator duties, provides variance standards, adds sections about substantial damages, updates roadway and finished floor elevation requirements and adds coastal flood zones around Utah Lake into ordinance which are newly identified in the updated FEMA flood maps. It also creates stop work order authority for noncompliant violators of this ordinance.

Geoff Dupaix moved to recommend approval for the proposed Code Text Amendment, amending Section 15.16, titled Floodplain Management, related to amending the municipal code to ensure compliance with updated and revised FEMA maps and regulations, and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- b. Review and recommendation on a proposed Code Text Amendment, known as Easements, of the American Fork City Municipal Code. Amending Section 15.01.110, the Code Text Amendment plans to clarify the required conveyance documents for easements.**

The staff has initiated for a Code Text Amendment to amend Section 15.01.110 of the American Fork City Municipal Code. The proposed amendment looks to establish what document type must be used to convey easements, requiring conveyance on a plat when a plat is required, and a

UNAPPROVED MINUTES

07.08.2026

graphical exhibit tied to the Utah County Surveyor's monument system when a plat is not required.

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, related to clarifying the required conveyance documents for easements, and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- c. Review and recommendation on a proposed Code Text Amendment, known as AF014-Natural Gas Regulator Station, of the American Fork City Municipal Code. Amending Section 17.4.601 PF Public Facilities Zone, the Code Text Amendment proposes Natural Gas Regulator Stations as a Conditional Use within the zone.**

Cody Opperman reviewed the background information for Action Item letter c: The applicant has applied for a Code Text Amendment to amend Section 17.4.601 PF Public Facilities Zone of the American Fork City Municipal Code. The proposed amendment looks to provide Natural Gas Regulator Stations as a conditional use within the PF Zone.

Two options are presented to the Planning Commission, and later on to the City Council, for their determination. Option "A" provides a Code Text Amendment where "natural gas facilities" are identified within the permitted uses of the PF Zone. Option "B" provides a Code Text Amendment where "natural gas regulator stations" are a conditional use.

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Geoff Dupaix asked for more clarification as to why staff are requesting this change to be part of a code change instead of allowing this use in the specific zone.

Cody Opperman explained that having the regulator station requirements written into the code will shorten the approval process to get these utilities up and running in the areas they are needed to accommodate the growth throughout the city.

Christine Anderson spoke to her opinion that the verbiage 'Natural Gas Facilities' is pretty broad in definition, and if this is permitted, she feels it should be labeled as a 'Natural Gas Regulator Station' to protect the zones.

Geoff Dupaix added that he thinks it is important that the enclosures of these types of facilities also be defined in the code as safety to the public depends on how these areas are fenced in.

Cody Opperman explained that the enclosures are addressed in subsection A with requirements such as a masonry type wall if the project is within 150 feet of a residential zone but will allow chain link fence with slats in other areas.

Kevin Mulvey, the applicant, spoke to being willing to comply with the city and staffs recommendations on any fencing and landscaping requirements as they are a public facility, and they want to be good neighbors.

Chris Christiansen agreed that the term 'Natural Gas Facilities' is too broad but feels that it could be a permitted use in the PF zone if the verbiage is changed to 'Natural Gas Regulator Station'. He also believes there should be written stipulations on how to mitigate fencing and different things if this is going to be an allowed use in other zones throughout the city.

Geoff Dupaix noted concerns from a legal standard that calling out in code giving special treatment to one specific entity could be an issue in the future.

Christine Anderson added that because the code rewrite has not yet been completed, some of the stipulations discussed can be addressed in the updated code.

Rodney Martin added that he agrees with the comments from the other commissioners and doesn't want to create future problems.

Chris Christiansen moved to recommend approval for Option "A" changing Natural Gas Facilities to Natural Gas Regulator Stations, of the proposed Code Text Amendment, amending Section 17.4.601, titled PF Public Facilities Zone, relating to Natural Gas Regulator Stations and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

UNAPPROVED MINUTES

07.08.2026

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- d. Review and recommendation on a proposed Code Text Amendment, known as "N" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.214, the Code Text Amendment plans to provide a definition to Natural Gas Regulator Stations.**

Cody Opperman reviewed the background information for Action Item letter d: Staff has initiated a Code Text Amendment to amend Section 17.12.214 "N" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide a definition for Natural Gas Regulator Stations.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 17.12.214, titled "N" Definitions, relating to Natural Gas Regulator Stations and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

UNAPPROVED MINUTES

07.08.2026

Other Business

Christine Anderson thanked staff for putting together the planning commission dinner. Cody Opperman gave a brief update on the progress of the code rewrite currently taking place.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

Meeting adjourned at 7:16 PM

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

Agenda Topic

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 Zone.

Background

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 in addition. Auto Dealerships are not a permitted use in the GC-1 Zone. 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.”

The Planning Commission had tabled this item on the April 22, 2026, as they wanted staff to reach out to the applicant to indicate the additional Development Review Process that would need to be completed if the Planning Commission granted the request of a Car Dealership at this suite. An email was sent to the applicant on April 29, 2026, regarding the process for a Commercial Site Plan Application. The applicant had indicated that they approve to go through the Development Review Process on July 20, 2026, if the Planning Commission chooses to approve the request for a Car Dealership at this suite. The following email has been attached to the packet.

The intent of the Zone is in Section 17.4.402(A):

“The intent in establishing the GC-1 General Commercial zone is to provide a place for wholesaling and retailing activities and services, along with the fabrication and processing of goods and material where no fumes, glare, dust, noise, smoke or vibration are emitted beyond the premises. While primacy is given to wholesaling and retailing activities, motels and vacation vehicle courts are also characteristic of the uses of this zone.”

The permitted uses in the zone are listed in Section 17.4.402(B):

B. Permitted and conditional uses. The following buildings, structures and use of land shall be permitted upon compliance with requirements set forth in this code.

1. Any use permitted in the CC-1 Central Commercial zone, except for residential uses, subject to the same conditions and standards.
2. Auction houses.

3. Manufacturing, compounding and processing when a part of and incidental to a permitted primary use provided no noise, fumes, glare, dust, smoke or vibration is emitted beyond the premises.
4. Plumbing shops, carpenter shops, hardware and retail lumber yards.
5. Pasturing of animals.
6. Recreational vehicle courts subject to the provisions of Section 17.6.103 of this code.
7. Reserved.
8. Welding and sheet metal shops.
9. Accessory buildings.
10. Tire recapping establishments.
11. Fences, walls and hedges, subject to conditions as set forth in Section 17.5.115.
12. Other uses similar to the foregoing uses which are interpreted by the planning commission to be in harmony with the intent of the zone.
13. Non-accessory signs-billboards when situated within one hundred feet of the right-of-way of Interstate Highway 15 and subject to the conditions set forth in Section 17.6.115 of this code.
14. Ancillary commercial structures subject to the conditions set forth under Section 17.6.105.
15. Reserved.
16. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
17. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
18. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
19. Body art establishments subject to the provisions of Section 17.6.116 of this code and the provisions of Ordinance 2009-08-30.

Potential Motions – Code Text Amendment

Approval

I move 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.

Denial

I move to deny 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.

Table

I move to table 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/developer to.....



Re: NOA - Lone Automotive - 4.22.2026 Planning Commission

From Melissa White <mwhite@americanfork.gov>

Date Mon 7/20/2026 12:11 PM

To Tristan Walker <tristanjw22@gmail.com>; Cody Opperman <copperman@americanfork.gov>

Cc Katelyn Wiese <kwiese@americanfork.gov>; Carolyn Lloyd <clloyd@americanfork.gov>

Bcc Patrick O'Brien <pobrien@americanfork.gov>

Hello Tristan,

Thank you for confirming that you would like to move forward with the steps and details outlined in Cody Opperman's email dated April 29, 2026.

Now that we have received your confirmation as requested in that email per the Planning Commission, I will place the Lone Automotive project on the next available Planning Commission agenda, which is scheduled for August 5, 2026.

I will send you the meeting packet once it has been prepared. In the meantime, you are also welcome to keep an eye on the City's website here for meeting information and updates:

<https://americanfork.gov/AgendaCenter>

Please let us know if you have any questions in the meantime, we are happy to help.

Thank you,



Melissa White
Development Project Coordinator
Development Services

P:

801-854-5932 Ext. 5932

275 East 200 North, American Fork, UT 84003

Please note that new office hours are now 7:00 AM to 5:30 PM.



From: Tristan Walker <tristanjw22@gmail.com>

Sent: Monday, July 20, 2026 11:56 AM

To: Cody Opperman <copperman@americanfork.gov>

Cc: Melissa White <mwhite@americanfork.gov>

Subject: Re: NOA - Lone Automotive - 4.22.2026 Planning Commission

I approve, lets move forward

On Mon, Jul 20, 2026 at 11:53 AM Cody Opperman <copperman@americanfork.gov> wrote:

Hey Tristan,

Before the Planning Commission makes a determination, they requested that staff send out that previous email to show you the process of what it will take to get a Car Dealership at this location. Additionally, due to the requirements of code, there is a possibility that the Commercial Site Plan may not be approved due to site constraints.

We are just awaiting confirmation from you to see if you would like to continue through that process before we get your request back on to the Planning Commission for their determination. Would you like to continue through the Development Review process for a Commercial Site Plan, due to a change of use at this location, if the Planning Commission approves a Car Dealership use at this location?

We have been awaiting your confirmation to proceed forward.

Thank you,



CODY OPPERMAN | SENIOR PLANNER
DEVELOPMENT SERVICES

P

(801)763-3060 EXT: 5934
275 E. 200 N., AMERICAN FORK, UT 84003

OFFICE HOURS
MONDAY – THURSDAY: 7 AM – 5:30 PM
FRIDAY – SUNDAY: CLOSED

 [Book time to meet with me](#)

From: Tristan Walker <tristanjw22@gmail.com>
Sent: Monday, July 20, 2026 11:37 AM
To: Cody Opperman <copperman@americanfork.gov>
Cc: Melissa White <mwhite@americanfork.gov>
Subject: Re: NOA - Lone Automotive - 4.22.2026 Planning Commission

ok, sounds like we are still waiting for approval?

On Mon, Jul 20, 2026 at 11:27 AM Cody Opperman <copperman@americanfork.gov> wrote:

Hey Tristan,

Thanks for your email. Please refer to my previous email that is attached to this email thread. We were just awaiting confirmation if you would like to proceed through the Development Review Process by means of a Commercial Site Plan Application if the Planning Commission approves of the use in this suite.

Thank you,

**CODY OPPERMAN | SENIOR PLANNER**
DEVELOPMENT SERVICES**P****(801)763-3060 EXT: 5934**
275 E. 200 N., AMERICAN FORK, UT 84003**OFFICE HOURS****MONDAY – THURSDAY: 7 AM – 5:30 PM****FRIDAY – SUNDAY: CLOSED** [Book time to meet with me](#)

From: Tristan Walker <tristanjw22@gmail.com>
Sent: Saturday, July 18, 2026 6:14 PM
To: Cody Opperman <copperman@americanfork.gov>
Cc: Melissa White <mwhite@americanfork.gov>
Subject: Re: NOA - Lone Automotive - 4.22.2026 Planning Commission

Hey! What do I need to do to get this moving?

Tristan Walker

On Wed, Apr 29, 2026 at 1:35 PM Cody Opperman <copperman@americanfork.gov> wrote:
Hey Tristan,

Thanks for your patience as I provide some further information in regard to your Lone Automotive Car Dealership Request of Consideration. The Planning Commission had tabled the item as they wanted staff to let you know about what comes after the determination of Planning Commission if they choose to approve to have a car dealership at this location.

If the Planning Commission chooses to approve a car dealership at this location, you and/or the property owner would need to submit a Concept Plan Meeting Application to discuss the car dealership. Within the Concept Plan Meeting, it will be discussed whether your proposed project needs to go through an Amended Commercial Site Plan Application, or a full Commercial Site Plan Application. Each application can be found online [here](#).

- Fees in regard to each application are as follows:

- Concept Plan Meeting: Free for the 30-minute meeting
- Amended Commercial Site Plan: \$500 for the application plus hourly review fees from each department and third-party reviewer doing a review on your application
- Full Commercial Site Plan: \$500 for the application plus hourly review fees from each department and third-party reviewer doing a review on your application

The submittal documents for the Amended Commercial Site Plan or full Commercial Site Plan Application will need to be provided as well. The Concept Plan Meeting is to determine what submittal documents you will need for your application submittal as well. Each submittal document that needs to be provided for your review will need to be gathered by you and/or the property owner and/or authorized representative. These are documents that will need to be

drawn/provided by professional engineers, architects, landscape architects, etc. Each professional that you hire will have their own set of fees as well, so there will be more additional costs than the City's application fee and review fees.

As you are going through the either the Amended Commercial Site Plan or full Commercial Site Plan, there may be the possibility the application may not be approved due to the site constraints of the property and trying to meet applicable City regulations. The application will need to identify the overall site layout of the property and as the property has been approved as an office/warehouse, there are new parking standards that would need to be provided for your car dealership use. Additionally, we would need to verify the parking for the rest of the units as well as the parking area for the site is shared by all the suites.

- Off-street parking standards for motor vehicle sales and service are as follows:
 - o Three spaces per one thousand square feet of gross floor area used for display, sales and administration
 - o One and one-half spaces per one thousand square feet of area used for warehouse of parts and materials
 - o Four spaces per service

If your application calls for changes to the site, there are potential construction costs associated with the changes to the site. You, or the property owner, would need to make sure that the changes are reflected to your approved Site Plan Application prior to any business license or car dealership is being put in place.

If you want to continue forward with an Amended Commercial Site Plan or Full Commercial Site Plan, the application may take a few months to complete. The City process for an Amended Commercial Site Plan is as follows:

- Acceptance into review once all submittal documents are provided into one submission
- City has a 2-week review process for the project, after a two-week review comments may be sent to adjust plan sets
- You will need to adjust your plan set in association with the comments that the City has provided to meet Municipal Code requirements
- You will resubmit your plan sets once you have adjusted comments associated with your review
- Any resubmittals of the project will take a two-week review from the City
- Once the application is ready to be approved, it will go to the DRC Board for determination
- Engineering Development Checklist Items will need to be completed in parallel with the Amended Commercial Site Plan Application
- Once you have been fully approved for your project you may proceed forward with permits that are in association with the changes that you have made

The City process for a full Commercial Site Plan is as follows:

- Acceptance into review once all submittal documents are provided into one submission
- City has a 2-week review process for the project, after a two-week review comments may be sent to adjust plan sets
- You will need to adjust your plan set in association with the comments that the City has provided to meet Municipal Code requirements
- You will resubmit your plan sets once you have adjusted comments associated with your review
- Any resubmittals of the project will take a two-week review from the City

- Once the application is ready to be approved, it will go to the DRC Board for their recommendation
- After the DRC Board recommendation, it will be placed on the closest Planning Commission agenda for their determination (PC meets twice a month on the first and third Wednesdays of the month)
- Engineering Development Checklist Items will need to be completed in parallel with the full Commercial Site Plan Application
- Once you have been fully approved for your project you may proceed forward with permits that are in association with the changes that you have made

Is the Amended Commercial Site Plan or full Commercial Site Plan Application something that you wish to proceed with if the Planning Commission approves of your Request for Consideration for Lone Automotive Car Dealership?

Let me know if you have further questions, I'm happy to help in any way I can.

Thank you,

 A close up of
a sign
Description
automatically
generated

CODY OPPERMAN | PLANNER II
DEVELOPMENT SERVICES

P

(801)763-3060 EXT: 5934
275 E. 200 N., AMERICAN FORK, UT 84003

OFFICE HOURS

MONDAY – THURSDAY: 7 AM – 5:30 PM

FRIDAY – SUNDAY: CLOSED

 Book time to meet with me

From: Tristan Walker <tristanjw22@gmail.com>
Sent: Thursday, April 23, 2026 3:35 PM
To: Cody Opperman <copperman@americanfork.gov>
Cc: Melissa White <mwhite@americanfork.gov>
Subject: Re: NOA - Lone Automotive - 4.22.2026 Planning Commission

Perfect thank you!

Tristan Walker

On Thu, Apr 23, 2026 at 3:26 PM Cody Opperman <copperman@americanfork.gov> wrote:
Hey Tristan,

Attached is the Notice of Action summarizing the decision of the Planning Commission Meeting on 04.22.2026 for your Commercial Site Plan. Let us know if you have questions, we are happy to help in any way we can. In the meantime, staff will send out another email to you indicating what process and requirements will need to be done if the Planning Commission approves your land use for a car dealership. The item has been tabled, so no decision has been made for your request at this time.

Thank you,



CODY OPPERMAN | PLANNER II
DEVELOPMENT SERVICES

P

(801)763-3060 **EXT: 5934**
275 E. 200 N., AMERICAN FORK, UT 84003

OFFICE HOURS

MONDAY – THURSDAY: 7 AM – 5:30 PM

FRIDAY – SUNDAY: CLOSED



Book time to meet with me

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Tristan Walker

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Tristan Walker

Letter of Harmony with the GC-1 General Commercial Zone

Tristan Walker
Lone Automotive
105 S 700 E, Unit E
American Fork, Utah 84003

Dear Planning Commission,

I am requesting approval for the use of Lone Automotive within the GC-1 General Commercial Zone at 105 S 700 E, Unit E in American Fork.

Lone Automotive will operate as a small automotive dealership focused on the retail sale of vehicles through an indoor showroom format. The business will primarily function as a showroom and office environment where customers visit by appointment to view vehicles and complete purchase transactions.

Vehicles offered for sale will be stored primarily indoors within the showroom area of the building rather than displayed outdoors. The dealership will operate as a low-volume boutique showroom with typically no more than approximately two to four vehicles available for sale at any given time.

The space will include a storefront entrance, office areas for sales and administrative work, and an indoor vehicle storage and display area. This format functions similarly to other retail businesses within the GC-1 zone where products are displayed and sold from within the building.

Lone Automotive will not perform mechanical repair, manufacturing, or operations that produce fumes, glare, dust, noise, smoke, or vibration beyond the premises. The use of the property will consist primarily of office operations, customer appointments, and retail vehicle sales.

This business will operate alongside my existing company, Lone Wraps, which currently occupies the same suite and operates as an automotive vinyl wrap and graphics shop. Lone Wraps has successfully operated at this location and serves a similar automotive customer base. The addition of Lone Automotive will involve minimal additional traffic and will utilize the same commercial space and parking associated with the existing business.

Because the operation functions primarily as a retail showroom and office environment within an existing commercial building, the proposed use is consistent with the intent of the GC-1 General Commercial Zone, which is designed to accommodate retail and service-oriented businesses.

For these reasons, I believe the proposed use is in harmony with the intent of the GC-1 zone and will integrate appropriately within the surrounding commercial area.

Thank you for your time and consideration.

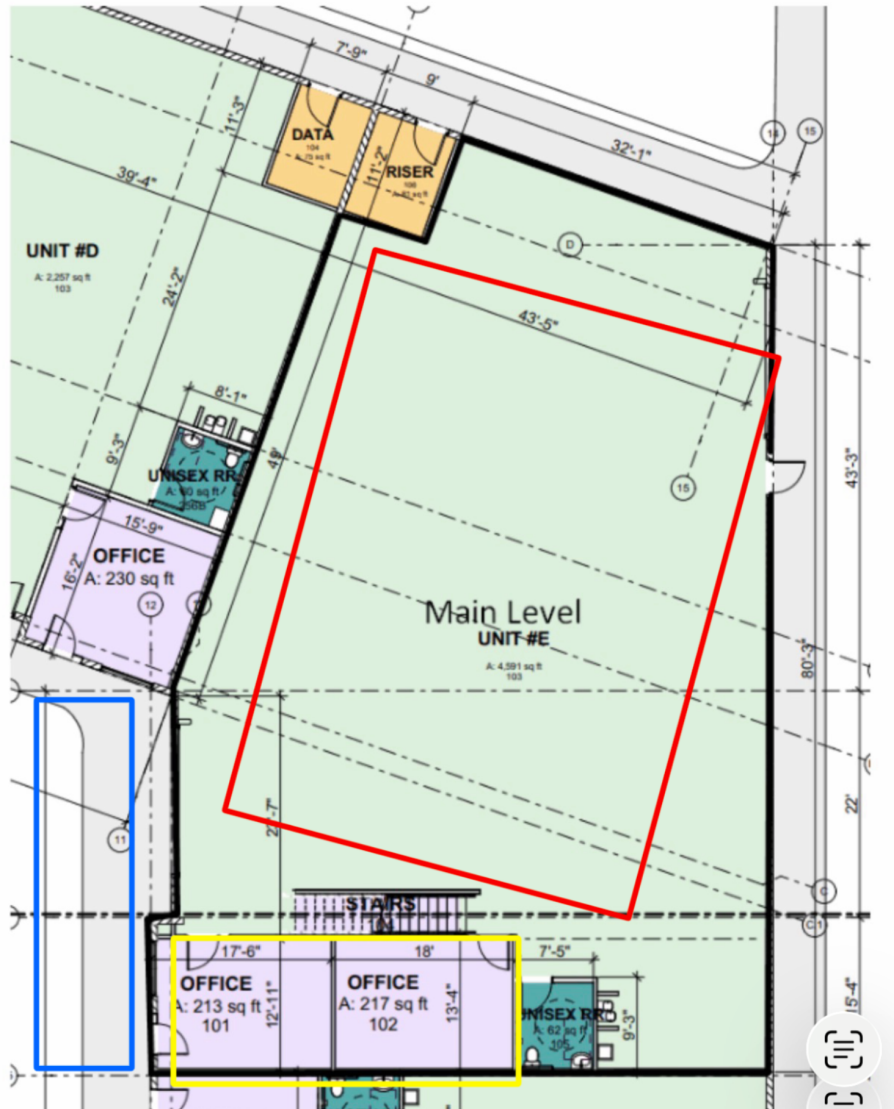
Sincerely,

Tristan Walker

Owner, Lone Automotive

Lone Automotive – Unit E Site Plan

Floor Plan



Legend

Blue – Customer entrance and storefront access to the business

Red – Indoor vehicle storage and showroom area where vehicles for sale will be kept inside the building

Yellow – Office space used for sales operations, paperwork, and customer meetings

Agenda Topic

Review and recommendation on a proposed Request for Consideration for a project known as American Fork Hotel located at 714 S 600 E. The applicants for this project request consideration of an adjustment in parking to decrease the number of required parking stalls, as outlined in Section 17.5.133(D) of the American Fork Municipal Code.

Background

The applicant has requested to come to the Planning Commission for a reduction in parking for their proposed hotel. In accordance with Section 17.5.133 Off-Street Parking, subsection "D", adjustments to the parking may be permitted by the City Council after the recommendation of the City Council.

The applicant has provided a Concept Plan and Parking Analysis of their total portfolio for their hotels, with their reduction request specific to their proposal for American Fork. The total number of rooms the applicant is proposing is 122 with a proposed parking stall requirement of 129 for the site. That equates to 1.06 stalls per room. The American Fork City parking requirement, in accordance with Section 17.5.133 (C)(6), Commercial Lodgings, is 1.25 stalls per room. That would equate to a parking stall requirement of 153.

If the request for consideration for reduced parking is approved, the applicant must submit a Traffic Impact Study (TIS) as part of their development application. The TIS must include documented evidence demonstrating that the proposed reduction in parking stalls will not result in vehicles parking off-site onto the public right-of-way.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed American Fork Hotel Request for Consideration relating to a reduction in parking stalls, located at 714 S 600 E in the GC-2 Zone, to 129 stalls to their 122 rooms.

Denial

I move to recommend denial for the proposed American Fork Hotel Request for Consideration relating to a reduction in parking stalls, located at 714 S 600 E in the GC-2 Zone.

Table

I move to table action for the proposed American Fork Hotel Request for Consideration relating to a reduction in parking stalls, located at 714 S 600 E in the GC-2 Zone, and instruct staff/developer to.....



HOTEL
12,160 SF

LOT 8
1.709 AC
74,427 SF

SCHEDULE

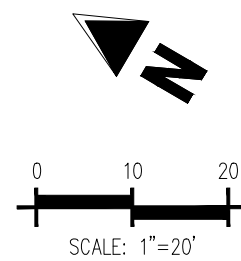
- 1 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2 TYPE "T".
SEE SHEET C5.1
- 2 24" REVERSE PLAN CURB AND GUTTER. SEE DETAIL 3/C5.0
- 3 TRANSITION BETWEEN COLLECTION AND REVERSE PAN CURB & GUTTER
- 4 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND
SPECIFICATIONS. CONCRETE TO BE 6" THICK IN DRIVE APPROACH AREAS. SEE SHEET
C5.1
- 5 ACCESSIBLE ASH RAMP PER APWA STANDARD PLAN NO. 236 AND SPECIFICATIONS.
SEE SHEET C5.2
- 6 PARKING AREA ASPHALT PAVEMENT. SEE DETAIL 1/C5.0 PER GEOTECHNICAL REPORT
- 7 HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 2/C5.0 PER GEOTECHNICAL REPORT
- 8 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
- 9 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING. SEE DETAIL 7/C5.0
- 10 *ACCESSIBLE PARKING* SIGN PER CITY ADA STANDARDS. SEE DETAILS 4-6/C5.0
- 11 DRIVE APPROACH PER PG CITY STANDARD DWG. #5. SEE SHEET C5.0
- 12 TAPER CURB TO THE INTO SIDEWALK
- 13 TRASH ENCLOSURE: 6" SPLIT FACE MCM WALL (STAINED EARTH-TONE IN COLOR) AND
GATED, 8" CONCRETE PAD AND APRON, 10" WIDE MIN WIDTH, #4 REBAR @ 18" O.C.
E.W.) ON 12" AGGREGATE BASE PER GEOTECHNICAL REPORT. SEE PLEASANT GROVE
NOTE 11.C/D.1. SEE DETAILS 840/C5.0
- 14 CONCRETE APRON, 6" CONCRETE OVER 6" AGGREGATE BASE, WITH ZURN TRENCH DRAIN
(COORDINATE WITH DRAINAGE PLAN)
- 15 REMOVE OR SAWCUT EXISTING CURB & GUTTER AND REMOVE EXISTING SIDEWALK TO
ACCOMMODATE DRIVE APPROACH
- 16 EXISTING CURB & GUTTER TO REMAIN. PROTECT IN PLACE
- 17 EXISTING SIDEWALK
- 18 CITY STREET LIGHT (TO BE INSTALLED BY CITY)
- 19 SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR DETAILS
- 20 BOLLARD. SEE DETAIL 13/C5.0

SITE LEGEND

- | | |
|--|---|
| | PROPERTY BOUNDARY LINE |
| | ADJACENT PROPERTY BOUNDARY LINE |
| | RIGHT OF WAY BOUNDARY LINE |
| | ROAD CENTERLINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | LANDSCAPE SETBACK LINE |
| | SIGHT TRIANGLE |
| | PROPOSED SAWNOT LINE |
| | PROPOSED SWALE FLOWLINE |
| | EXISTING TO REMAIN |
| | PROPOSED NEW |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED SPILL CURB AND GUTTER |
| | EXISTING CURB AND GUTTER |
| | EXISTING FENCE TO REMAIN |
| | PROPOSED FENCE |
| | PROPOSED FENCE |
| | ADA PATH OF TRAVEL |
| | PARKING COUNT |
| | EXISTING SIGN |
| | PROPOSED SIGN |
| | PROPOSED PIPE BOLLARD |
| | PROPOSED ADA PARKING SYMBOL |
| | PROPOSED WHEEL STOP |
| | PROPOSED DETECTABLE WARNING TRUNCATED DOMES |
| | PROPOSED PAD MOUNTED TRANSFORMER |
| | EXISTING LIGHT POLE |
| | PROPOSED SITE LIGHTING |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | EXISTING TREE |

PAVING LEGEND

-
- | | |
|--|----------------------------|
| | CONCRETE SIDEWALK |
| | STANDARD DUTY CONCRETE |
| | HEAVY DUTY CONCRETE |
| | STANDARD DUTY ASPHALT |
| | HEAVY DUTY ASPHALT |
| | EXISTING CONCRETE SIDEWALK |
| | EXISTING GRAVEL ROAD |



LO1 43 – SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	45,941	61.7%
BUILDING	12160	16.3%
LANDSCAPING	16326	21.9%
OPEN SPACE		####
TOTAL SITE	74,427 1.709 ACRES	

DATA TABLE	
NUMBER OF ROOMS	122
STANDARD STALLS	121
TOTAL ACCESSIBLE STALLS	6
VAN ACCESSIBLE STALLS	1
TOTAL STALLS	127

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

PROJECT BENCHMARK ELEVATION = XXXX.XX' (NAVD88)

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

1221 S Valley Grove Wy., Suite 140
Pleasant Grove, UT 84062
801.922.1332
GallowayUS.com

Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



AMERICAN FORK HOTEL

[illegible]

Project No: TGC3.20

Drawn By: DSM

Checked By: BAP

Date: 07/29/2026

SITE PLAN

C1.0

TGC Portfolio Parking Analysis

	Number of Rooms	Number of Parking Space	Ratio	
Total Portfolio	3,536	3,808	1.08	41 Hotels
Portfolio Average	101	108	1.07	
Woodspring Brand Totals	1,658	1,744	1.05	16 Hotels
Woodspring Brand Average	119	124	1.04	
American Fork Requirement	122	153	1.25	
American Fork Requested amendment	122	129	1.06	
Projected Parking Need	Number of Rooms	Estimated Occupancy	Employees on site	Estimated stalls needed on average
	122	75%	3.00	94.50