

APPROVED 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

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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.**

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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

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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.

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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

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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

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Meeting adjourned at 6:58 PM

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