

APPROVED MINUTES

1.21.2026

AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION

January 21, 2026

The American Fork City Planning Commission met in a regular session on January 21st, 2026 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Claire Oldham, David Bird, Chris Christiansen, Harold Dudley, Rod Martin, Geoff Dupaix

Commissioners Absent:

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Kelvin Smith	Assistant City Engineer
Angie McKee	Administrative Assistant

Others Present: Leslie Knecht, Roger Knecht, LeGrande Woolstenhulme

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the December 17th, 2025 Planning Commission Regular Session.**

David Bird motioned to approve the Common Consent agenda.

Clair Oldham seconded the motion.

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Voting was as follows:

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

The motion passed

PUBLIC HEARING

- a. Public hearing, review, and recommendation on an application for a Zone Change, known as Scott Zone Change, located at 672 W 750 N, American Fork City. The Zone Change will be on approximately 2.54 acres and is in the RA-1 Residential Agriculture Zone and will change to the R1-9000 Residential Zone.**

Cody Opperman reviewed the background information for Public Hearing Item letter a: The applicant has applied for a proposed Zone Change. The project looks to change the zone to a residential zone that permits a subdivision into smaller lots. The applicant is looking to do a 3-lot subdivision in the future, and while the lots will be a little bit larger than the 9000 square foot requirement, this change will still work well with the city's general plan.

Christine Anderson asked if there would be a fence requirement between the subdivision and the bike path along the creek, and Cody Opperman informed that there would be a fence requirement to separate the subdivision from the public space.

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LeGrande Woolstenhulme introduced himself as the representative of the property owners and explained that 2 of the lots will be approximately one-half acre, while the lot with the existing home would be approximately an acre and a half.

Public Hearing Open

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Zone Change, located at 672 W 750 N, American Fork City, from the RA-1 Residential Agriculture Zone, to the R1-9000 Residential Zone, subject to any conditions found in the staff report.

Rodney Martin seconded the motion

Voting was as follows:

Christine Anderson	AYE
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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Other Business

The commissioners discussed having April 22nd, 2026, as the date for some training, and May 7th 2026 for a Planning Commission dinner. Christine reminded the commissioners that the next meeting will be a very large meeting due to the code re-write being on the agenda. The commissioners had some discussion on whether there should be a term limit for the Planning Commissioners or the Planning Commission Chair as there are some changes currently included in the code re-write.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
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 7:24 PM

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