AMERICAN FORK CITY

AMENDED PLANNING COMMISSION AGENDA

Regular Session

June 21, 2023

Wednesday 6:00 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

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 21, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **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 June 07, 2023, Planning Commission minutes

3. **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 Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.
    b. Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.
    c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have the authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)

a. Review and action on an application for a Final Plat, known as Meadowbrook Phase 2 Final, located at approximately 560 S 800 W, American Fork City, UT 84003. The Final Plat will be for approximately 6.21 acres and will be in the Transit Oriented Development zone.
b. Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat "G", located at 1046 East 1100 N, American Fork City, UT 84003. The Final Plat will be for approximately 0.41 acres and will be in the R1-9000 zone.
c. Review and action on an application for a Commercial Site Plan, known as Lakeshore Landing Amenities, located at approximately 900 W 695 S, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.22 acres and will be in the Planned Residential zone.

Other Business

1. Upcoming Projects

Adjournment

Dated this 8th day of June, 2023

Patrick O'Brien

Development Services Director

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