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**AMERICAN FORK CITY  
NOTICE OF PUBLIC HEARING  
&  
PLANNING COMMISSION REGULAR SESSION  
February 22nd, 2023  
7:00 p.m.**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 22<sup>nd</sup>, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

**REGULAR SESSION**

Pledge of Allegiance

Roll call

**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).

1. Approval of the February 8<sup>th</sup> 2023, Planning Commission minutes.

## PUBLIC HEARINGS

1. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.5.105 titled Area of Accessory Building, to amend language related to structure size, and to clarify language related to the approval procedure to be followed.
2. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code creating subsection 17.6.101 (E) of the American Fork City Municipal Code relating to expiration of site plan approvals.
3. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.4.608 Sec. 6 Part E titled Lot Plans, to amend language related to minimum densities in the Transit Oriented Development zone.
4. Public hearing and recommendation on a proposed Annexation Agreement for the Shelley and Aston properties, located in the area of 535 N 300 W, and 215 W 300 N, American Fork, UT, 84003

## ACTION ITEMS

1. Review and action on a Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.
2. Review and action on a Preliminary Plan for Axxess Accident Center, located in the area of 64 East 150 North, in the Central Commercial (CC-1) Zone.
3. Review and action on a Final Plat for Axxess Accident Center, located in the area of 64 East 150 North, in the Central Commercial (CC-1) Zone.
4. Review and action on a Site Plan for Axxess Accident Center, located in the area of 64 East 150 North, in the Central Commercial (CC-1) Zone.

5. Review and action on an Amended Final Plat for Standard Plumbing, located in the area of 552 East 620 South, in the Planned Commercial (GC-2) Zone.
6. Review and action on a Site Plan for Standard Plumbing, located in the area of 552 East 620 South, in the Planned Commercial (GC-2) Zone.
7. Review and action on a Site Plan application for a pylon sign for Deer Park, located at 70 East 1100 S, in the Planned Industrial (PI-1) Zone.
8. Review and action on an application for an accessory structure in excess of 1,000 square feet, located in the area of 145 West 640 North in the Residential (R1-9000) Zone.

#### OTHER BUSINESS

1. Upcoming Projects

#### ADJOURNMENT

Dated this 8<sup>th</sup> day of February, 2023

Patrick O'Brien

Development Services Director

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