



AMERICAN FORK CITY

AMENDED PLANNING COMMISSION

AGENDA

Regular Session
December 3, 2025
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	David Bird
Chris Christiansen, Vice Chair	Harold Dudley
Geoff Dupaix	Claire Oldham
Rod Martin	

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 3, 2025, 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. 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 October 22, 2025, 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 Code Text Amendment, known as Sidewalks – Cleaning By Property Owner of the American Fork City Municipal Code. Amending Section 12.12.030, the Code Text Amendment plans to clarify and strengthen existing language to detail that the owner or occupant of a property is responsible for maintaining the entire frontage of the property, including front, side, and rear.
- b. Public hearing, 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 add clarity to existing references to "Public Utility Easements" and the accompanying easement requirements.

4. Other Business

- a. Upcoming Projects

5. Adjournment

Dated this 25th day of November 2025

Patrick O'Brien - Development Services Director

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

UNAPPROVED MINUTES

10.22.2025

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
October 22, 2025

The American Fork City Planning Commission met in a regular session on October 22nd, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Rodney Martin, Harold Dudley, Claire Oldham, Geoff Dupaix, David Bird

Commissioners Absent: Chris Christiansen

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner
JJ Hsu	Engineer
Angie McKee	Administrative Assistant I
Carolyn Lloyd	Administrative Assistant II
Katy Wiese	Administrative Assistant

Others Present:

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

1. Minutes of the October 8th, 2025 Planning Commission Regular Session.

Geoff Dupaix motioned to approve the Common Consent agenda.

Claire Oldham seconded the motion.

UNAPPROVED MINUTES

10.22.2025

Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

PUBLIC HEARING

- a. **Public hearing, review, and recommendation on a proposed Land Use Map Amendment for properties located at approximately 5300 W E 1100 S, American Fork City. On approximately 30.52 acres, the properties propose to change from the Design Industrial Land Use Designation to the Residential Medium Density Land Use Designation.**

Cody Opperman indicated that this City-initiated land use map amendment is the second half of a previous combined proposal, seeking a Residential Medium designation for property located north of 1100 North and west of 100 West (Go Harbor Road). This change aligns with past discussions to prevent further encroachment of Design Industrial/Planned Industrial uses and matches the Residential Medium density already assigned to a neighboring property. While this amendment focuses on land use and involves no conditions of approval, the property is currently

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10.22.2025

unincorporated and will require a future annexation process to receive a corresponding residential medium zoning designation. The materials provided include an aerial photo, legal descriptions, and information on compatibility with the general plan.

Christine Anderson opened Public hearing – no public comment

Christine Anderson closed Public hearing

Geoff Dupaix moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5300 W 1100 S, American Fork City, from the Design Industrial land use designation to the Residential Medium Density land use designation, subject to any conditions found in the staff report.

Rod Martin seconded the motion.

Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Other Business

Cody Opperman brought up the Work Session November 19th 4:00 pm for general plan and code rewrite.

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Christine Anderson requested the opportunity for the commission to review the general plan and code rewrite together before participating in the work session with the council. She suggested this discussion could happen after one of the commission's regular meetings.

Geoff Dupaix will not be able to attend on the 19th.

Adjournment

David Bird motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Voting was as follows:

Geoff Dupaix	AYE
Christine Anderson	AYE
Claire Oldham	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Meeting adjourned at 6:39 PM

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

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Sidewalks – Cleaning By Property Owner of the American Fork City Municipal Code.

Amending Section 12.12.030, the Code Text Amendment plans to clarify and strengthen existing language to detail that the owner or occupant of a property is responsible for maintaining the entire frontage of the property, including front, side, and rear.

Background

The staff has initiated for a Code Text Amendment to amend Section 12.12.030 of the American Fork City Municipal Code. The proposed amendment looks to update and clarify language to indicate that the owner or occupant of a property is responsible for maintaining the frontage of said property, including front, side, and rear.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 12.12.030, titled Sidewalks – Cleaning By Property Owner, relating to frontage maintenance and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 12.12.030, titled Sidewalks – Cleaning By Property Owner, relating to frontage maintenance.

Table

I move to table action for the proposed Code Text Amendment, amending Section 12.12.030, titled Sidewalks – Cleaning By Property Owner, relating to frontage maintenance and instruct staff to.....

Sec 12.12.030 Sidewalks - Cleaning By Property Owner

It is unlawful for any occupant, or ~~the~~ owner of ~~any~~ property abutting on any street within the ~~platted portion of the~~ city, to neglect or fail to clean and keep ~~clean clear~~ of all weeds, ice, snow, or rubbish, ~~the sidewalks in front of his premises. all sidewalks adjacent to~~ such property, including those located along the front, side, and rear boundaries of the property thereof.

It is unlawful for any occupant or owner of property abutting on any street within the city to neglect or fail to clean and keep clear of all weeds, ice, snow, or rubbish, all sidewalks adjacent to such property, including those located along the front, side, and rear boundaries of the property.

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(Prior code, § 21-11)



Planning Commission Staff Report
Meeting Date: December 3, 2025

Agenda Topic

Public hearing, 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 add clarity to existing references to "Public Utility Easements" and the accompanying easement requirements.

Background

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 add clarifying language regarding Public Utility Easements and Municipal Easements, and better define the requirements associated with each.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, relating to Public Utility Easement requirements and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, relating to Public Utility Easement requirements.

Table

I move to table action for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, relating to Public Utility Easement requirements and instruct staff/developer to.....

Sec 15.01.110 Easements

Public Utility Easements of not less than five feet of all rear lot and parcel of record lines shall be required. Public Utility Easements on lot lines adjacent to the public right of way shall be required and shall be no less than ten feet unless otherwise determined appropriate by the City Engineer. Easements that are twenty feet wide may be required where deemed necessary by City Engineer or Planning Commission for the purpose of storm drains, sewer lines, water mains, canals, public utilities, etc.

Sewer, water, pressurized irrigation, or storm drainage lines which are deeper than five feet to flowline shall be placed in a minimum of a twenty-five-foot wide easement. Where said utility lines are deeper than twelve feet or greater than twelve inches in diameter, the pipe shall be placed in a thirty-foot-wide easement or greater as determined by the City Engineer.

Where reduced building setbacks are allowed by other sections of the American Fork City Municipal Code, Applicant shall provide accommodations for utilities through easements and/or connections to adjacent properties as approved by the utility providers and the City Engineer.

Where an existing improved site is proposed by the Applicant to be retrofitted, remodeled or redeveloped, Applicant shall provide easements as required by this section. In areas where existing improvements and conditions prohibit the Applicant from complying with all easement requirements, Applicant shall provide alternative easements to meet the intent of this section for City Engineer's review. City Engineer may approve alternative locations for easements as deemed appropriate and necessary by City Engineer.

Sec 15.01.110 Easements

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(Ord. No. 2007-07-31, § 1.3, 7-10-2007; Ord. No. 2011-06-17, § 1, 6-28-2011)