



Purpose and Legal Context

This document provides a comprehensive, plain-language summary of the proposed updates to the American Fork City General Plan and the concurrent comprehensive rewrite of the Municipal Code. It is intended to satisfy public information and transparency objectives under applicable provisions of Utah State Code (including Title 10, Chapter 9a), which require clear disclosure of the scope, intent, and anticipated effects of land use and regulatory amendments prior to adoption.

The summary outlines what is changing, why the changes are proposed, and how the changes may affect residents, property owners, businesses, and future development in American Fork City.

Overview of the Proposed Amendments

The City is undertaking two coordinated actions:

- General Plan Update (2026 Draft) – A policy-level update that establishes long-term goals, land use vision, infrastructure priorities, housing strategies, transportation planning, and community values.
- Municipal Code Comprehensive Rewrite – A structural and substantive modernization of the City's regulatory code to align with the updated General Plan, improve clarity, ensure internal consistency, and comply with current state law.

Together, these documents are intended to create a more predictable, transparent, and legally defensible planning and development framework.

General Plan Update – Summary of Key Effects

1. Land Use and Development Pattern

The updated General Plan refines land use designations to:

1. Support balanced growth between residential, commercial, employment, and mixed-use areas.
2. Encourage higher-quality design and compatibility between adjacent land uses.
3. Promote mixed-use and neighborhood-serving commercial areas in appropriate locations.



4. Preserve established neighborhoods while allowing context-sensitive infill and redevelopment.

Effect: Property owners may see clearer guidance on what types of development are anticipated in specific areas of the city. The Plan itself does not rezone property but guides future zoning and development decisions.

2. Housing Policy

The General Plan expands housing policy to:

1. Address housing affordability and choice across income levels.
2. Encourage a diversity of housing types, including single-family, townhomes, apartments, and senior housing.
3. Support housing near employment, transit, and services.
4. Align with state-mandated housing element requirements.

Effect: Future zoning and development standards may allow a broader range of housing options in certain areas, subject to subsequent zoning code amendments.

3. Transportation and Mobility

Transportation policies emphasize:

1. A connected street network that supports vehicles, pedestrians, and bicycles.
2. Improved east-west and north-south connectivity.
3. Coordination with regional transportation agencies.
4. Safer streets and access management along major corridors.

Effect: New development and redevelopment projects may be required to improve connectivity, provide pedestrian facilities, or mitigate traffic impacts consistent with updated standards.

4. Economic Development

The Plan refines economic development goals by:

1. Supporting employment-generating uses.



2. Encouraging redevelopment of underutilized commercial and industrial areas.
3. Strengthening the City's tax base while maintaining community character.

Effect: Long-term land use decisions will prioritize job creation and sustainable fiscal outcomes.

5. Public Facilities, Utilities, and Infrastructure

The General Plan:

1. Coordinates land use with water, sewer, stormwater, parks, and public safety facilities.
2. Emphasizes efficient service delivery and long-term capital planning.

Effect: Development approvals will continue to require adequate infrastructure capacity, guided by updated planning assumptions.

6. Parks, Trails, and Open Space

Updates reinforce:

1. Preservation and expansion of parks, trails, and open space.
2. Connectivity between neighborhoods and recreational amenities.

Effect: New development may be required to contribute to parks, trails, or open space consistent with adopted standards.

Municipal Code Rewrite – Summary of Key Effects

1. Code Organization and Structure

The Municipal Code rewrite:

Reorganizes chapters for logical flow and usability.

Separates administrative procedures from development standards.

Uses consistent terminology and definitions.



Effect: The code will be easier to interpret and administer, reducing ambiguity and disputes.

2. Alignment with State Law

The revised code:

1. Updates provisions to comply with current Utah State Code, including land use, housing, and procedural requirements.
2. Removes outdated or conflicting language.

Effect: Improved legal defensibility and reduced risk of code challenges.

3. Zoning and Development Regulations

Key changes include:

1. Clearer zoning district purposes and standards.
2. Improved use tables specifying permitted, conditional, and prohibited uses.
3. Updated bulk, height, setback, and design standards aligned with the General Plan.

Effect: Applicants and property owners will have clearer expectations regarding development rights and limitations.

4. Administrative and Review Procedures

The rewrite standardizes:

1. Application requirements and review processes.
2. Roles of staff, Planning Commission, and City Council.
3. Public notice and hearing procedures.

Effect: More predictable and transparent development review timelines and decisions.

5. Nonconformities and Existing Uses

Updated provisions address:



1. Treatment of legal nonconforming uses and structures.
2. Expansion, alteration, and reconstruction standards.

Effect: Existing properties retain lawful status while clarifying limitations on future changes.

6. Enforcement and Compliance

The revised code modernizes:

1. Enforcement authority and procedures.
2. Remedies and penalties consistent with state law.

Effect: Improved consistency and fairness in code enforcement.

Relationship Between the General Plan and Municipal Code

The General Plan establishes policy direction, while the Municipal Code provides implementing regulations. Adoption of the General Plan **does not itself** change zoning or development rights but informs future decisions. The Municipal Code rewrite ensures regulations are consistent with adopted policies.

Anticipated Community Impacts

Residents: Greater clarity on neighborhood preservation, future growth patterns, and infrastructure planning.

Property Owners: More predictable rules and clearer long-term expectations.

Developers and Businesses: Improved regulatory clarity and alignment with economic development goals.

City Administration: More efficient code administration and reduced legal risk.

Public Process and Adoption

Both the General Plan update and Municipal Code amendments are subject to:



Public notice and review

Planning Commission hearings

City Council consideration and adoption

Public input is a required and integral component of the process.

Conclusion

The proposed General Plan update and Municipal Code rewrite represent a comprehensive modernization of American Fork City's planning and regulatory framework. The changes are intended to guide growth responsibly, improve housing and economic opportunities, enhance infrastructure coordination, and ensure compliance with Utah State Code while maintaining the character and quality of life valued by the community.