

APPROVED MINUTES

02.04.2026

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

February 4, 2026

The American Fork City Planning Commission met in a regular session on February 4th, 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:

Patrick O'Brien	Director of Development Services
Cody Opperman	Planner II
Annalisa Reed	Planner I
Melissa White	Development Project Coordinator
Carolyn Lloyd	Administrative Assistant

Others Present:

See attachment

REGULAR SESSION

Christine Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of January 21st, 2026, Planning Commission Regular Session.**

APPROVED MINUTES

02.04.2026

Chris Christiansen motioned to approve the Common Consent agenda.

Geoff Dupaix seconded the motion.

Voting was as follows:

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

The motion passed

Christine Anderson gave background. Over the past 18 months, the City has worked on a comprehensive rewrite of the development code, general plan, and zoning map. This process has included multiple public engagement events, community interviews, and outreach activities to gather input on transportation, recreation, housing, downtown revitalization, infrastructure, land use, and open space. Hundreds of public comments have been collected and incorporated into the draft documents, along with updates required to meet state regulations.

The primary goal of the rewrite is to create a more user-friendly, organized, and accessible code for residents, property owners, and developers, while reducing redundancy. The draft presented reflects all feedback received to date. Every property owner was notified to encourage transparency and participation. The meeting serves as an opportunity for additional public input, which will be documented, reviewed by staff and the Planning Commission, and forwarded to City Council. As these are legislative items, public feedback is essential in shaping policies and future development standards for the City.

PUBLIC HEARING

- a. **Public hearing on an amendment and recodification of Title 15 and 17 of the American Fork Municipal Code. The amendment looks to recodify and identify the existing conditions, the planning and visioning process, zoning, preferred development objectives, preferred development scenario, and implementation strategies within the municipal code.**

Public Hearing Open

Cory Aitchison expressed concern regarding changes to the definition and zoning treatment of sexually oriented businesses. He stated discomfort with using zoning regulations to effectively eliminate a specific type of business rather than adopting a direct ban. He emphasized concerns about government overreach in regulating morality and noted that applying zoning in this manner could set a precedent for restricting other types of businesses in the future. He recommended removing the zoning language specific to sexually oriented businesses and instead pursuing a direct prohibition, if that is the City's intent.

Justin Warner, expressed opposition to the proposed zoning change from R1-9000 to R1-7500, stating that the blanket change would significantly impact established neighborhoods, particularly in the northeast quadrant of the City near American Fork High School. He noted that the reduced lot size could result in increased housing density, traffic, and safety concerns. The speaker questioned the necessity of the change and requested documentation demonstrating changing conditions that would justify the amendment. He also stated that City communications may have been misleading regarding the extent of the impact. He recommended additional public hearings and suggested maintaining the R1-9000 zoning if sufficient justification for the change cannot be provided.

Rob McNeil expressed concern regarding the proposed elimination of the Inner Block Cottage Development code. He stated that this provision is important for enabling development of difficult infill parcels that might otherwise remain undeveloped and create nuisance or safety

APPROVED MINUTES

02.04.2026

concerns. He recommended retaining the existing code or replacing it with a similar provision to allow continued development of challenging parcels within the City.

Dr. Joseph Little expressed opposition to the proposed zoning change along the north side of 100 North from 100 East to Center Street from commercial to R-4. He stated that the properties in this area have historically been zoned and used for commercial purposes for several decades and that the proposed change would make existing properties unusable for their current functions. He noted that the physical characteristics of the parcels and buildings limit their ability to be redeveloped for residential use. He added that all affected property owners in the area oppose the proposed zoning change and recommended that the existing commercial zoning be maintained.

Garrett Price expressed general support for modernization and improved organization of the development code but raised concern about proposed changes that could negatively impact economic activity, particularly within industrial zones. He specifically opposed the proposed 36-foot height limitation for industrial buildings, stating it is arbitrary and could restrict storage capacity, business operations, and job creation. He noted that industrial buildings have historically been uniform in height without formal limits and already undergo site plan review. He recommended reconsidering the height restriction to better support economic development and employment opportunities within the City.

Micheal Peterson expressed concern regarding proposed changes to the RA-1 zoning, stating that current and proposed maps should be clearer and drawn to scale to better understand the impacts. He opposed the broad reduction of RA-1 zoning, noting that many one-acre properties contribute positively to the community and that eliminating a large percentage of these areas is unnecessary. He recommended additional public input and a longer review process to avoid unintended consequences. The speaker also raised concerns about proposed cemetery changes and suggested a broader community discussion regarding the long-term size, design, and future needs of the City cemetery.

Steve Price, stated that industrial building heights are determined by standard pallet dimensions and logistics requirements rather than design preferences. He explained that modern industrial facilities typically require clear heights ranging from 18 to 40 feet, with 40-foot buildings becoming the current industry standard. He noted that surrounding communities and recent developments in the region are constructing 40-foot industrial buildings and emphasized that allowing similar heights is necessary for the City to remain competitive in attracting industrial development.

APPROVED MINUTES

02.04.2026

Amber Abel expressed concern about proposed changes to the zoning of their property, emphasizing that they purchased their home for its agricultural zoning, which has been vital for family and educational purposes. She highlighted the importance of maintaining agricultural land for programs such as the American Fork FFA, which have had significant positive impacts on students, including their own child. She requested that their property not be rezoned to civic or other classifications, stating there is no justification for including it in such changes. She also encouraged the city to intentionally preserve community character in planning, drawing on her experience in Ireland where rural areas near cities maintained a strong sense of community. She emphasized that thoughtful planning could support both livable neighborhoods and local businesses, such as small farms, helping American Fork remain a desirable place to live while maintaining its integrity and unique identity.

Toye Edmondson expressed concern regarding proposed changes to side yard and corner lot setbacks in the code. They noted that their plans for a home addition could be significantly impacted and emphasized that such changes could broadly affect corner lots and other properties throughout the City.

Carol Bell expressed concern about the proposed rezoning of her property on 300 North to professional office, noting that the area currently consists of residential homes. She stated that such a change could negatively impact homeowners who have invested in their properties over many years. She also raised concerns about proposed new roads by the hospital, suggesting that alternative routes should be considered to avoid directing traffic onto 300 North and impacting existing homes.

Kendall Pearson expressed opposition to rezoning areas from R1-9000 to R1-7500, emphasizing that such areas, including the sheep fields, are integral to the character and identity of the community. He supported higher-density development near public transportation and freeways but urged the City to preserve low-density neighborhoods and maintain the character of established residential areas farther from major corridors.

Reid Shelley expressed concern regarding proposed changes to RA-1 zoning. He noted that when their property was annexed into the City, it was agreed that existing animal rights and the RA-1 designation would be preserved. Reed stated that increased setbacks on narrower lots could significantly limit building options and impact the character of the area. He emphasized the

APPROVED MINUTES

02.04.2026

importance of maintaining the charm, quality of life, and open-space features that make the neighborhood unique, while recognizing the City's interest in development.

Ryan Naylor representing developers and architects, expressed concern that proposed height restrictions in industrial zones are too limiting. He noted that current and planned projects with clear heights of 32–36 feet would not be feasible under the proposed limits, and that existing businesses seeking expansion could be forced to relocate to less restrictive industrial areas outside the City.

Michael Jordan expressed concern about the proposed widening of 200 South. He noted that the street passes by Greenwood Elementary School, where parents currently park on both sides of the road, creating safety hazards for students. He emphasized that existing conditions, combined with limited crossing supervision, make it unclear how proposed improvements would safely accommodate school traffic during drop-off and pick-up times.

Shannon Magleby expressed interest in clarifying regulations regarding accessory dwelling units (mother-in-law apartments). She noted that their half-acre property has sufficient space in the front yard but were informed by the City that such units are not permitted in that location. She requested that the City consider allowing mother-in-law apartments or provide guidance on the regulations.

Ted Frandsen expressed concern regarding the proposed zoning of his family's 100-acre property along Boat Harbor Road. He noted that approximately 19.5 acres are designated as Shoreline Protection, which he believes extends too far inland compared with surrounding development. He also raised concerns about the northern portion of the property proposed as PR (Planned Residential) zone, stating that the new code lacks clear definitions for PR zoning and recommending alignment with the existing PR-3 designation of adjacent properties.

Amy Neil, provided feedback on proposed R1-7500 zoning south of Main Street. She emphasized the need for clear avenues for public input and noted that feedback should reflect the support of multiple residents. She expressed concern that uniform setback requirements may not account for existing buildings, making home expansions inefficient. She also suggested that livestock regulations, particularly for chicken coops, should allow for reasonable use without being overly restrictive.

APPROVED MINUTES

02.04.2026

Mark Robinson expressed support for taller industrial buildings and opposed the proposed 36-foot height restriction. He noted that industrial parks are typically isolated, and building height is not visually impactful, cautioning that restrictive height limits could reduce development opportunities and economic potential for the City.

Wendy Heater expressed concern regarding proposed changes to accessory dwelling unit (ADU) regulations. She described personal experience as a caregiver for a disabled adult family member and emphasized that ADUs provide safety, independence, and cost-effective housing solutions for medically dependent relatives. She stated that further restrictions on ADUs would negatively impact families like hers and encouraged the City to consider loosening regulations to align with practices in neighboring communities.

Bo Bahoravitch emphasized the importance of safety in planning and development, noting concerns about pedestrian accidents and traffic impacts. They encouraged the City to involve the fire and police departments in planning, ensure rules are enforceable, and address issues such as excessive lighting from commercial buildings. While acknowledging the challenges of growth, the speaker appreciated the City's transparency in the process.

Stewart Harman, representing five companies (Bach Homes and associated companies) with property in the City, expressed concern that none of the affected property owners received notice of the proposed changes. He criticized the approach as overly broad and lacking precision, citing a specific property in the Spring Creek area that was annexed nearly 20 years ago and is currently zoned TOD (Transit-Oriented Development) but is proposed to be rezoned RA-5. He questioned the consistency of the rezoning with planned transit station locations and encouraged submission of written comments to staff for consideration.

Christine Wilkinson expressed concern about a proposed three-story building on the corner of 3rd North and County Boulevard. She noted that the area includes Dan Peterson and Perry Elementary Schools, and that existing bus and vehicle traffic is already significant. She stated that a three-story building would exacerbate traffic, create safety concerns for students, and negatively impact neighborhood character. She suggested that one-story development would be more appropriate and noted that neighbors had not received notice of the proposed development.

APPROVED MINUTES

02.04.2026

Trent Barben, expressed opposition to the proposed R1-7500 zoning for his property at 560 E 620 North, located on a cul-de-sac near American Fork High School. He noted that the circle currently consists entirely of duplexes and that the proposed zoning would prevent updates or improvements to the properties. He requested that the area be returned to its original R-2 designation, citing no need for increased density or traffic.

Cody Jarrett, representing their family trust, expressed support for exploring a live-work pilot program for their parcel at the end of East Quality Drive, located between the industrial park and the Lake City Row development. They noted a need for small-scale retail to serve nearby townhomes and suggested allowing small business owners to operate on the ground floor with residences above, citing examples from other cities.

JD Deveraux expressed objection to the proposed rezoning of their RA-1 property near the north end of the cemetery to PF (Public Facility). He stated that the rezoning would severely limit property use, prevent additions or farming, and could result in loss of existing animal rights. He emphasized that the change could create hardship for current property owners and urged the City to reconsider the proposal.

William Handley, expressed concern about safety on 200 South, noting that the road is narrow and visibility is limited during early morning hours. He suggested adding a centerline or reflective markings to improve safety for commuters while infrastructure improvements are planned for the area.

Tony Blanco expressed concern about traffic congestion and infrastructure issues in the southern part of the City, particularly around 500 East and 1100 South, the roundabout near the freeway, and surrounding streets during peak travel times. He urged the City to carefully evaluate the impact of proposed development on residents, prioritize citizen safety and quality of life, and ensure new projects are visually compatible and thoughtfully planned rather than serving only developers or contractors.

Rod Matani, lifelong resident of American Fork, expressed concern about the loss of wetlands and natural habitats in the southern part of the City. He noted that development has contributed to the disappearance of monarch butterflies and milkweed, reducing opportunities for local children to experience and learn from these natural resources. He emphasized the importance of preserving remaining open spaces and wildlife habitats.

APPROVED MINUTES

02.04.2026

Gregg Lybbert expressed concern about rezoning RA properties to higher-density zones in the southern part of the City. He emphasized that many residents purchased land with the intention of maintaining open space for family life and natural enjoyment, and he urged the City to consider the impact of development on existing residents' quality of life and ability to preserve their property and lifestyle.

Public Hearing Closed

- b. Public hearing on an update to the American Fork General Plan to update all sections to establish an updated vision for growth and development in the City.**

Public Hearing Open

Gary Gibb expressed two main concerns regarding the proposed general plan. First, he noted that 1340 North, in the northern portion of the City, runs in front of Legacy Elementary and remains unmaintained despite its prior designation as a neighborhood collector. He requested that the street be improved and properly maintained. Second, he emphasized the need to support the arts in American Fork, suggesting the creation of dedicated performing arts spaces downtown as part of revitalization efforts, rather than allowing arts programs to be displaced by other uses.

Amber Lamph expressed concern about the treatment of farmland and agricultural green spaces in the proposed plan. She noted that her family's farm in the southwest corner of American Fork, one of the last long-standing farms in the area, was incorrectly labeled as vacant despite being actively farmed. She emphasized the importance of preserving working farms and green spaces, highlighted the city's registered century-old farm designation, and requested that wetlands near Spring Creek and other agricultural areas be properly recognized and protected in planning decisions.

APPROVED MINUTES

02.04.2026

Rob McNeil expressed concern about the City not allowing detached accessory dwelling units (ADUs). He emphasized that housing prices, particularly for townhomes, are increasingly unaffordable for local residents, including young adults who want to remain in American Fork. He suggested that permitting detached ADUs on existing properties with extra land could provide attainable housing options for family members or others in need.

Jennifer Green Delliskave, representing the Jess Green Descendants Trust, opposed the proposed downzoning of their property near 200 South and Mill Pond Road. She stated that the rezoning would substantially reduce the property's value, raised concerns of illegal spot zoning, and recounted prior rezoning requests, Planning Commission and City Council actions, and legal guidance from the state ombudsman regarding land conveyance. She suggested that the proposed zoning appears intended to allow the City to acquire the property at a reduced cost and indicated that legal representation would follow.

Jess Green, co-trustee of the Jess Green Descendants Trust and lifelong descendant of one of American Fork's original settlers, reiterated opposition to the proposed downzoning of property near 200 South and Mill Pond Road. He expressed concern that the City's actions—downzoning, transportation planning, and prior conditional rezoning decisions—could depress property values and constitute improper use of land use authority. He indicated his intent to file a formal complaint with the Utah State Auditor alleging violations of state land use and exaction laws if the City does not respect existing zoning and property rights, and noted that legal representation will submit the complaint.

Jared Green, lifelong resident of American Fork and son of Jess Green, spoke in opposition to the proposed downzoning of the family property near 200 South and Mill Pond Road. He emphasized the historical and personal significance of the land, expressing concern that City actions could devalue the property and requested that the City reconsider its approach.

Shawn Delliskave representing the Green Family Trust, spoke in opposition to the proposed downzoning of family property near 200 South and Mill Pond Road. He referenced prior findings by the Utah Property Rights Ombudsman regarding unlawful rezoning conditions and expressed concern about a continued pattern of City overreach. He requested a legislative audit and state oversight of American Fork City's land use practices, emphasizing the need for transparency and adherence to state property rights laws, and urged the Commission to pause and reconsider the proposal.

Public Hearing Closed

- c. **Public hearing on an amendment and update to the American Fork Municipal Zoning Map. The update looks to update zone classifications, and the zoning of properties in line with the proposed land use updates identified in the American Fork General Plan, and zoning designations within the proposed American Fork Municipal Code. As the proposed land use ordinance adoption or modification is ministerial in nature, as described in Subsections (6)(a) and (b) of UCA 10-20-205, a Class A notice under Section 63G-30-102 is required to be provided and displayed for at least 10 calendar days before the day of the public hearing. The Proposal is being noticed in accordance with the Class A noticing requirements as outlined in the Utah State Code 63G-30-102.**

Public Hearing Open

Steve Phelon, property owner, spoke regarding the proposed shoreline protection zoning on his 26-acre property. He described prior land contributions for roads, trails, and state approvals for development, and expressed concern that 20 acres of his property are now proposed for shoreline protection. He emphasized that prior agreements and approvals supported development, and urged the City to reconsider the zoning designation.

Jim Olson, resident of 150 West, expressed strong opposition to the proposed rezoning of approximately 23 acres of farm and ranch land north of the cemetery from RA-1 to Public

APPROVED MINUTES

02.04.2026

Facilities. He stated that the change is unfair, could devalue private property, and allows the City to potentially acquire the land, which he feels has not been handled fairly in past situations.

Elizabeth Phelon, lifelong American Fork resident, spoke regarding her family's property and I-1 zoning. She emphasized that her family has maintained and protected green space and shoreline on the property, and criticized the city for failing to properly protect these areas previously. She encouraged city officials to visit properties in question before making zoning changes to ensure informed decisions.

Pharis Blackhurst spoke regarding his business and farm south of the freeway. He expressed concern over the city planning roads and infrastructure on property outside city limits and emphasized the impact of development on wildlife and existing traffic congestion. He noted that increased density approvals without sufficient infrastructure create safety and access challenges.

Brian Johnson, a resident at 624 West 330 South, expressed concern about traffic safety on the road leading into the Fed Farms development, noting drivers often travel at high speeds. He highlighted that both upzoning and downzoning can negatively impact property owners, potentially incentivizing sales, increasing density, and raising property taxes. He encouraged the city to preserve existing low-density areas west of the freeway.

Glenda Ferran emphasized that road conditions should be carefully considered when rezoning, noting that existing streets are poorly maintained and congested, such as 300 West during rush hour. She urged the city to ensure roads can safely accommodate higher-density development before approving zoning changes.

Janeen Ledkins expressed concern that the proposed rezoning conflicts with the stated purpose of American Fork's zoning ordinances, which aim to promote health, safety, morals, and general welfare. She highlighted issues with high-density development, including safety risks for children, inadequate parking, and traffic congestion, and urged the city to reconsider zoning changes to reflect the community's needs and values. She also expressed concern about city finances, taxation, and transparency. She questioned the costs and benefits of high-density development and developer incentives, including tax breaks and property acquisitions by the city. She emphasized the need to prioritize maintaining existing roads and infrastructure before new projects, and requested clearer public access to city budget information, audits, crime

APPROVED MINUTES

02.04.2026

statistics, and other expenditures. She suggested open houses or community meetings to inform residents and increase transparency.

Jill Barney expressed concern about the impact of high-density housing on traffic and community character. Drawing from her experience in Orem, she noted that apartment developments often generate more vehicles than zoning assumes, leading to congestion that affects surrounding streets, businesses, and daily life. She urged American Fork to carefully consider high-density zoning to preserve the city's culture and feel.

Steven Christiansen expressed concern that the proposed changes to zoning and development are rapidly altering the character of American Fork. He noted that public engagement on the process could have been more widely shared earlier, potentially increasing participation. He felt the city is shifting from a close-knit, small-community feel toward a more urbanized, transient population, and indicated that this may lead long-term residents, including themselves, to relocate.

Paul Christianson, a lifelong resident of 200 West, raised concerns regarding the city's infrastructure relative to proposed high-density development. He noted longstanding traffic and emergency access issues, including limited routes for fire trucks and ambulances, and questioned the city's lack of progress on previously proposed bridges and road improvements. He emphasized that before approving additional high-density housing or zoning changes, the city should prioritize completing essential infrastructure to ensure safety and accessibility.

Curtis Graham emphasized the historical significance of the area north and south of Main Street, highlighting homes dating from the 1860s–1900s with architectural and cultural value. He expressed concern that new high-density development could threaten these historic properties and the sense of community, citing examples of neglect in existing multi-unit housing. As a resident and ecclesiastical leader, he urged the council to prioritize preservation of American Fork's historic legacy and maintain the character and stewardship of the city for future generations.

Rod Martin noted that the state legislature is currently in session and urged careful consideration of the demands being placed on cities.

APPROVED MINUTES

02.04.2026

Wes Hancock, resident of 200 South and 100 West, expressed concern about poor street maintenance in his neighborhood. He noted that while major streets like 200 South have been rebuilt, many smaller streets remain in disrepair, and street sweeping is inadequate despite city resources for land acquisition.

Matt Bishop, business owner on 1500 South in the RA-1 area, expressed concerns regarding storm drain fees and ongoing street maintenance. He noted that he and a few others still maintain livestock in the area, emphasizing the value of animals for community enjoyment and requested protections for animal rights in future zoning. David Bunker confirmed that he would be grandfathered in to continue keeping his animals under the proposed zoning changes. He also raised traffic concerns related to the train and roundabout on 330 South, suggesting the city be more proactive in creating alternative routes rather than relying on residents.

Diana Long emphasized the importance of residents regularly attending meetings to ensure that the city's zoning and density decisions remain aligned with community preferences.

Christine – sign up and get the emails with agendas

Ryan Hardman, owner of 742 North 100 East, expressed concern about the proposed connector road between First East and Second East, noting that increased traffic could create unsafe conditions. He cited previous accidents in the area, including a fatality, and stated that repeated city attempts to acquire portions of property for the project have caused him and neighbors to feel harassed. He emphasized the need for honesty and transparency from city representatives when working with property owners.

Sarah Hardman expressed concern over the proposed connector road, noting that the projected cost—around \$3 million for a single block—would be excessive given the city's existing road conditions. She emphasized that improving current roads, many of which are in poor condition, should take priority over constructing a new connector, especially for a project that she believes is unnecessary for local residents.

Brian Brown, a property owner north of the cemetery, urged the Planning Commission and city leadership to consider citizens' concerns. He stated that the proposed changes would remove

APPROVED MINUTES

02.04.2026

property rights from residents while favoring developers and the City, and requested that the city prioritize the community's voice in zoning decisions.

Troy Wise, an eight-year resident of American Fork, expressed concern over the city's rapid growth, noting that it has reduced open spaces for recreation and increased stress. He emphasized preserving the character of the city, including allowing residents to maintain personal freedoms such as keeping chickens, and encouraged the Planning Commission to reconsider regulations that may unnecessarily restrict property owners.

Chase Maxfield suggested that the city consider improved transportation options, including proper biking facilities, pathways, and accommodations for e-bikes, as alternatives to car traffic, to enhance mobility and accessibility.

Kirk Magleby suggested increasing transparency by providing residents with comparisons of American Fork's city operations, efficiency, and management relative to neighboring or similar cities, such as Linden, Cedar Hills, Vineyard, Pleasant Grove, and New Utah City. He noted a perception that the city lacks clarity on its growth direction and expressed interest in easily accessible benchmarks to evaluate city performance.

Public Hearing Closed

ACTION ITEMS

a. Discussion and election of the Chairperson for the American Fork City Planning Commission.

Christine Anderson expressed willingness to continue serving as chair but emphasized openness to supporting another member in that role. They noted the importance of keeping leadership

APPROVED MINUTES

02.04.2026

discussions flexible and ensuring that suggesting a change in chairmanship is never perceived as an insult.

Rod Martin made a motion to appoint Christine Anderson to continue serving as Chairperson for the American Fork City Planning Commission.

Claire Oldham 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

b. Discussion and election of the Vice Chairperson for the American Fork City Planning Commission.

Rod Martin made a motion to appoint Chris Christiansen to continue serving as Vice Chairperson for the American Fork City Planning Commission.

Harold Dudley seconded the motion

APPROVED MINUTES

02.04.2026

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

Other Business

Adjournment

Geoff Dupaix 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

APPROVED MINUTES

02.04.2026

Geoff Dupaix

AYE

The motion passed

Meeting adjourned at 8:51 PM

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

SEE ADDITIONAL COMMENTS ATTACHED