

APPROVED MINUTES
07.08.2026

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

July 8th, 2026

The American Fork City Planning Commission met in a regular session on July 8th, 2026 at the American Fork City Hall, 31 North Church Street, commencing at 6:30 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Rodney Martin, Geoff Dupaix

Commissioners Absent: Claire Oldham, David Bird, Harold Dudley

Staff Present:

Cody Opperman	Senior Planner
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant

Others Present: Liz Phelon, Kevin Mulvey

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

PUBLIC COMMENT

COMMON CONSENT AGENDA

- 1. Minutes of the June 3rd, 2026, Planning Commission Regular Session.**

Geoff Dupaix motioned to approve the Common Consent agenda.

Rodney Martin seconded the motion.

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Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

Christine Anderson introduced Justin Peng who is the new American Fork City planner.

PUBLIC HEARINGS

- a. Public hearing on a proposed Code Text Amendment, known as Floodplain Management, of the American Fork City Municipal Code. Amending Section 15.16, the Code Text Amendment plans to amend the code related to Floodplain Management.**

Ben Hunter reviewed the background information for Public Hearing Item letter a: The staff has initiated for a Code Text Amendment to amend Section 15.16 of the American Fork City Municipal Code. The proposed amendment seeks to amend the municipal code to ensure compliance with updated and revised FEMA regulations and maps which went effective June 23, 2026. The amendment adds definitions, adds requirements for floodplain permit applications and floodplain administrator duties, provides variance standards, adds sections about substantial damages, updates roadway and finished floor elevation requirements and adds coastal flood zones around Utah Lake into ordinance which are newly identified in the updated FEMA flood maps. It also creates stop work order authority for noncompliant violators of this ordinance.

Public Hearing Opened

No Comments

Public Hearing Closed

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- b. Public hearing 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 clarify the required conveyance documents for easements.**

Ben Hunter reviewed the background information for Public Hearing Item letter b: 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 establish what document type must be used to convey easements, requiring conveyance on a plat when a plat is required, and a graphical exhibit tied to the Utah County Surveyor's monument system when a plat is not required.

Public Hearing Opened

No Comments

Public Hearing Closed

- c. Public hearing on a proposed Code Text Amendment, known as AF014-Natural Gas Regulator Station, of the American Fork City Municipal Code. Amending Section 17.4.601 PF Public Facilities Zone, the Code Text Amendment proposes Natural Gas Regulator Stations as a Conditional Use within the zone.**

Cody Opperman reviewed the background information for Public Hearing Item letter c: The applicant has applied for a Code Text Amendment to amend Section 17.4.601 PF Public Facilities Zone of the American Fork City Municipal Code. The proposed amendment looks to provide Natural Gas Regulator Stations as a conditional use within the PF Zone.

Two options are presented to the Planning Commission, and later on to the City Council, for their determination. Option "A" provides a Code Text Amendment where "natural gas facilities" are identified within the permitted uses of the PF Zone. Option "B" provides a Code Text Amendment where "natural gas regulator stations" are a conditional use.

Kevin Mulvey is the applicant on behalf of Questar Gas who spoke on the need to add another regulator station in the city due to the large amount of growth in the specific area. The location where they plan to build the new facility is not currently allowed due to the zoning and code requirements. They have received an easement from Rocky Mountain Power who owns the

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property, and while they would have liked to have this project done before the winter, they are held up until the city can decide if this can be allowed as a permitted or conditional use in this zone.

Public Hearing Opened

No Comments

Public Hearing Closed

- d. Public hearing on a proposed Code Text Amendment, known as "N" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.214, the Code Text Amendment plans to provide a definition to Natural Gas Regulator Stations.**

Cody Opperman reviewed the background information for Public Hearing Item letter d: Staff has initiated a Code Text Amendment to amend Section 17.12.214 "N" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide a definition for Natural Gas Regulator Stations.

Public Hearing Opened

No Comments

Public Hearing Closed

ACTION ITEMS

- a. Review and recommendation on a proposed Code Text Amendment, known as Floodplain Management, of the American Fork City Municipal Code. Amending Section 15.16, the Code Text Amendment plans to amend the code related to Floodplain Management.**

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The staff has initiated for a Code Text Amendment to amend Section 15.16 of the American Fork City Municipal Code. The proposed amendment seeks to amend the municipal code to ensure compliance with updated and revised FEMA regulations and maps which went effective June 23, 2026. The amendment adds definitions, adds requirements for floodplain permit applications and floodplain administrator duties, provides variance standards, adds sections about substantial damages, updates roadway and finished floor elevation requirements and adds coastal flood zones around Utah Lake into ordinance which are newly identified in the updated FEMA flood maps. It also creates stop work order authority for noncompliant violators of this ordinance.

Geoff Dupaix moved to recommend approval for the proposed Code Text Amendment, amending Section 15.16, titled Floodplain Management, related to amending the municipal code to ensure compliance with updated and revised FEMA maps and regulations, and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- b. 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 clarify the required conveyance documents for easements.**

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 establish what document type must be used to convey easements, requiring conveyance on a plat when a plat is required, and a

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graphical exhibit tied to the Utah County Surveyor's monument system when a plat is not required.

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 15.01.110, titled Easements, related to clarifying the required conveyance documents for easements, and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- c. Review and recommendation on a proposed Code Text Amendment, known as AF014-Natural Gas Regulator Station, of the American Fork City Municipal Code. Amending Section 17.4.601 PF Public Facilities Zone, the Code Text Amendment proposes Natural Gas Regulator Stations as a Conditional Use within the zone.**

Cody Opperman reviewed the background information for Action Item letter c: The applicant has applied for a Code Text Amendment to amend Section 17.4.601 PF Public Facilities Zone of the American Fork City Municipal Code. The proposed amendment looks to provide Natural Gas Regulator Stations as a conditional use within the PF Zone.

Two options are presented to the Planning Commission, and later on to the City Council, for their determination. Option "A" provides a Code Text Amendment where "natural gas facilities" are identified within the permitted uses of the PF Zone. Option "B" provides a Code Text Amendment where "natural gas regulator stations" are a conditional use.

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Geoff Dupaix asked for more clarification as to why staff are requesting this change to be part of a code change instead of allowing this use in the specific zone.

Cody Opperman explained that having the regulator station requirements written into the code will shorten the approval process to get these utilities up and running in the areas they are needed to accommodate the growth throughout the city.

Christine Anderson spoke to her opinion that the verbiage 'Natural Gas Facilities' is pretty broad in definition, and if this is permitted, she feels it should be labeled as a 'Natural Gas Regulator Station' to protect the zones.

Geoff Dupaix added that he thinks it is important that the enclosures of these types of facilities also be defined in the code as safety to the public depends on how these areas are fenced in.

Cody Opperman explained that the enclosures are addressed in subsection A with requirements such as a masonry type wall if the project is within 150 feet of a residential zone but will allow chain link fence with slats in other areas.

Kevin Mulvey, the applicant, spoke to being willing to comply with the city and staffs recommendations on any fencing and landscaping requirements as they are a public facility, and they want to be good neighbors.

Chris Christiansen agreed that the term 'Natural Gas Facilities' is too broad but feels that it could be a permitted use in the PF zone if the verbiage is changed to 'Natural Gas Regulator Station'. He also believes there should be written stipulations on how to mitigate fencing and different things if this is going to be an allowed use in other zones throughout the city.

Geoff Dupaix noted concerns from a legal standard that calling out in code giving special treatment to one specific entity could be an issue in the future.

Christine Anderson added that because the code rewrite has not yet been completed, some of the stipulations discussed can be addressed in the updated code.

Rodney Martin added that he agrees with the comments from the other commissioners and doesn't want to create future problems.

Chris Christiansen moved to recommend approval for Option "A" changing Natural Gas Facilities to Natural Gas Regulator Stations, of the proposed Code Text Amendment, amending Section 17.4.601, titled PF Public Facilities Zone, relating to Natural Gas Regulator Stations and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

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Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

- d. Review and recommendation on a proposed Code Text Amendment, known as "N" Definitions, of the American Fork City Municipal Code. Amending Section 17.12.214, the Code Text Amendment plans to provide a definition to Natural Gas Regulator Stations.**

Cody Opperman reviewed the background information for Action Item letter d: Staff has initiated a Code Text Amendment to amend Section 17.12.214 "N" Definitions of the American Fork City Municipal Code. The proposed amendment looks to provide a definition for Natural Gas Regulator Stations.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 17.12.214, titled "N" Definitions, relating to Natural Gas Regulator Stations and providing an effective date for the ordinance.

Geoff Dupaix seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

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Other Business

Christine Anderson thanked staff for putting together the planning commission dinner. Cody Opperman gave a brief update on the progress of the code rewrite currently taking place.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Rodney Martin	AYE
Geoff Dupaix	AYE

The motion passed

Meeting adjourned at 7:16 PM

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