



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Planning Commission will hold a Public Hearing on November 4, 2026, in the City Hall, located at 31 N. Church Street, commencing at 6:30 PM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings and public meetings on adoption or modification of land use regulation.**
 - Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Performance Guarantee, of the American Fork City Municipal Code. Amending Section 17.9, the Code Text Amendment clarifies improvements, public or private, required to be included in the performance guarantee that applicants provide to the City and clarifies expiration requirements.
 - Description: The Code Text Amendment clarifies that performance guarantees need to be in place for the duration of the project without an expiration or that if they do have an expiration, a renewal will be required to ensure that a performance guarantee is in place until the project is completed and City Council has accepted the infrastructure and released the performance guarantee. It also requires the improvement warranty to be in place until the durability period for the project is completed, the applicant has completed all punch list items, and all public infrastructure has been inspected by City Staff and meets all City standards. If the improvement warranty has an expiration, a renewal shall be required until the above-mentioned items are complete. Further, it quantifies the

contingency amount required for performance guarantees. Private infrastructure that is required to meet various qualifying criteria as outlined in Utah State code shall be included in the performance guarantee.

- Public hearing, review, and recommendation on the proposed update to the American Fork City Storm Water Management Plan (SWMP) for the 2026–2031 permit cycle.
 - Description: The updated plan outlines the City's policies, procedures, and responsibilities for managing stormwater runoff, preventing water pollution, maintaining stormwater infrastructure, and complying with the Utah Pollutant Discharge Elimination System (UPDES) Municipal Separate Storm Sewer System (MS4) Permit requirements.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.