



AMERICAN FORK CITY COUNCIL
APRIL 9, 2024
PUBLIC HEARING, REGULAR SESSION AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, April 9, 2024, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on the Skidmore Annexation, consisting of 7.65 acres and located at 1500 South 100 East.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council 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.)

1. Approval of the March 19, 2024, work session minutes.
2. Approval of the March 26, 2024, city council minutes.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$261,407.50 and issue a Notice of Acceptance for the 860 Place Plat B construction of public improvements located at 400 South 860 East.
4. Acceptance of an easement from CostULess Flooring along the property located at 64 North 900 West.
5. Ratification of city payments (March 20, 2024, to April 2, 2024) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on approval of the 2024 Arbor Day Proclamation.
2. Review and action on a resolution to accept/deny the YD3 Annexation petition to annex, consisting of 0.20 acres at 125 South 1160 West.
3. Review and action on an ordinance approving a Zone Change, known as Horan Home, located at 620 South 800 West. On approximately 3.57 acres, the property proposes to change from the PR 3.0 zone to the RA-1 zone.
4. Review and action on a resolution revising the FY 2024 Fee Schedule.

5. Review and action on a resolution adopting the American Fork City Municipal Wastewater Planning Program for 2024.
6. Adjournment.

Dated this 4th day of April 2024.

/s/Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024

Department Public Works Director Approval Terilyn Lurker

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$261,407.50 and issue a Notice of Acceptance for the 860 Place Plat B construction of public improvements located at 400 South 860 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the 860 Place Plat B public improvements located at 400 South 860 East. To authorize the issuance of documents and/or payments to release the

Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

Note: With passage of the Common Consent Agenda items, the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

860 Place Plat B Final bond release 4-9-24 (PDF)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for 860 PLACE PLAT B. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvement Completion Assurance or to issue an authorized City check as appropriate for the type of guarantee provided, pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. Upon issuance of this Notice of Acceptance, the Improvement Warranty Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvement Completion Assurance funds will be held as the Improvement Warranty pursuant to the City Performance Guarantee ordinance.

Amount Released: \$261,407.50

PASSED THIS 9 DAY OF APRIL 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)



BOND RELEASE REQUEST

Development Name: 860 Place Plat B

Development Address: 400 S 860 E

Partial Release

Final Release

10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only
					Complete? Yes/No
All Items to enter Warranty Period				261,407.50	Y
Total				261,407.50	

Bond Type: Cash Deposit Escrow Account Letter of Credit Surety Bond

Please send check/bank letter to:

Name: Kelly Palmer

Bank (if applicable): Alta Bank

Address: 113 S Main St.

City: Alpine State: Utah ZIP: 84004

Phone: Email: kelly.palmer@altabank.com

Signature: Date: 3/27/2024

Inspector Use Only	
Inspector Signature: <u></u>	Date: <u>3/27/24</u>

3-28-24

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

Name of Development: 860 Place Plat B

Date		Date		Date		Date		Date		Date		Date		Date		Date		Balance
3/28/2024																		
Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance	
SWPPP																		
Install and Maintain SWPPP	1	LS	\$4,000.00	\$4,000.00	1	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
SEWER																		
8" PVC Sewer Line	1084	LF	\$52.50	\$56,910.00	1084	\$56,910.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
8" Sewer Manhole Precast	10	Each	\$3,250.00	\$32,500.00	10	\$32,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
4" Sewer Lateral	45	Each	\$813.96	\$36,623.70	45	\$36,623.70		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
CULINARY WATER																		
8" DI Culinary Water (including bends, bedding, backfill)	1243	LF	\$33.38	\$41,491.34	1243	\$41,491.34		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
8" Gate Valve	10	Each	\$1,395.09	\$13,950.90	10	\$13,950.90		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
8" Tee	5	Each	\$664.42	\$3,322.10	5	\$3,322.10		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
Fire Hydrant Assembly	3	Each	\$4,770.90	\$14,310.90	3	\$14,310.90		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
1" Water Service Lateral	48	Each	\$968.72	\$46,498.56	48	\$46,498.56		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
CONSTRUCTION MANAGEMENT/MISC.																		
As Builts Mylar & Disks	1	LS	\$3,500.00	\$3,500.00	1	\$3,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
Testing, Cleaning, Inspections	1	LS	\$6,500.00	\$6,500.00	1	\$6,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
Subdivision Monument	2	Each	\$900.00	\$1,800.00	2	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	
				\$261,407.50		\$261,407.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00 Available for	

10% Durability - retained at ICG release \$26,140.75

ICG Amount **\$287,548.25**

Street Lights **\$0.00**

Fees **\$70.00**

\$261,407.50 will be release 4-9-24 for final.

\$26,140.75 Durability F

ADD landscaping, trees, irrigation system

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

AMERICAN FORK PUBLIC WORKS FEE SCHEDULE

860 Place Plat B

		Quantity	Fees	
Development Fees		10-3470-500		
Performance Guarantee Administration Fee	Per Year		\$50.00	\$ -
Engineering Development Review Fees	<i>NOTE: DEVELOPER WILL BE BILLED AT TIME OF LAND DISTURBANCE PERMIT ISSUANCE FOR ACTUAL COST OF DEVELOPMENT REVIEW LESS PREVIOUS PAYMENTS.</i>			
Subdivision - Conventional	10 lots or less			\$ -
	11 lots or more			\$ -
Subdivision - Multi Family	10 lots or less			\$ -
	11 lots or more			\$ -
Commercial	Less than 2 acres			\$ -
	2 to 5 acres			\$ -
	Over 5 acres			\$ -
Independent Soils Review	Cost of Consultant			\$ -
Water Rights Review (underground water rights)			\$2,500.00	\$ -
			Subtotal	\$ -
Inspection Fees		10-3470-650		
Development (Site) Inspection Fee	Per Hour (above/beyond allocated hours)		\$60.00	\$ -
Minimum Commercial Site Inspection				
	Less than 1 acre (base)		\$500.00	\$ -
	Over 1 acre (each acre after base, calculated in whole acre increments)	Per acre (0 < 0.35 round down and 0.36 < 1 round up)	\$300.00	\$ -
Minimum Subdivision Site Inspection				
	Up to 2 lots		\$500.00	\$ -
	Per Lot over 2		\$200.00	\$ -
			Subtotal	\$ -
Other Permits		10-3200-260		
Right-Of-Way Excavation Permit	Base		\$150.00	\$ -
Asphalt Cut	Per Cut (See Ordinance 2013-08-27)		\$100.00	\$ -
	Each cut includes 100 sq. ft. Rate per each additional 100 sq. ft.		\$20.00	\$ -
			Subtotal	\$ -
Water Related Fees - Other		50-3710-600		
Hydraulic model certification	Cost of Consultant		\$500.00	\$ -
			Subtotal	\$ -
Storm Drain Related Fees - Other		50-3750-500		
Land Disturbance Permit				
	Permit Review		\$70.00	\$ -
	Six (6) Months		\$240.00	\$ -
	Twelve (12) Months		\$480.00	\$ -
			Subtotal	\$ -
Recording Fees		10-3470-500		
Plat (Base)			\$30.00	1
Plus Per Lot			\$1.00	40
			Subtotal	\$ 70.00
			Total	\$ 70.00
Street Lights		10-4410-276		
Street Lights	(Average Price \$5,000 - Project Specific)		\$5,000.00	\$ -
Other Performance Guarantees		10-2315-000		
Street Trees	1 tree per lot @ \$300 each		\$300.00	\$ -

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Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

Name of Development: 860 Place Plat B

Date

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1
Landscaping						
	Street Trees		Tree	\$300.00	\$0.00	

\$0.00

ICG Amount **\$0.00**

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

Amount Requested
\$0.00

Balance
\$0.00

\$0.00

\$0.00 Available for

Name of Development: 860 Place Plat B

Date: 3/28/2024

Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	New Balance
SITE PREPARATION							
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
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SWPPP							
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Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
SEWER								
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
8" PVC Sewer Line	1084	LF	\$ 52.50	\$ 56,910.00	1084	\$56,910.00	\$0.00	
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
5' Sewer Manhole Precast	10	Each	\$ 3,250.00	\$ 32,500.00	10	\$32,500.00	\$0.00	
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
4" Sewer Lateral	45	Each	\$ 813.86	\$ 36,623.70	45	\$36,623.70	\$0.00	
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
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CULINARY WATER								
8" DI Culinary Water (including bends, bedding, backfill)	1243	LF	\$ 33.38	\$ 41,491.34	1243	\$41,491.34	\$0.00	
8" Gate Valve	10	Each	\$ 1,395.09	\$ 13,950.90	10	\$13,950.90	\$0.00	
8" Tee	5	Each	\$ 664.42	\$ 3,322.10	5	\$ 3,322.10	\$0.00	
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	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Fire Hydrant Assembly	3	Each	\$ 4,770.30	\$ 14,310.90	3	\$14,310.90	\$0.00	
1" Water Service Lateral	48	Each	\$ 968.72	\$ 46,498.56	48	\$46,498.56	\$0.00	
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PRESSURIZED IRRIGATION								
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	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
STREETS								
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

10% Durability - retained at ICG release

ICG Amount

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

#N/A		#N/A	#N/A
#N/A			
#N/A			

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

10% Durability - retained at ICG release

ICG Amount

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

#N/A		#N/A	#N/A
#N/A			
#N/A			

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

10% Durability - retained at ICG release

ICG Amount

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

Date: 1/0/1900

Total	Balance from Release #3	Release #4	Amount Requested	New Balance
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 56,910.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 32,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 36,623.70	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

\$ 41,491.34	\$ -	0	\$ -	\$0.00
\$ 13,950.90	\$ -	0	\$ -	\$0.00
\$ 3,322.10	\$ -	0	\$ -	\$0.00

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

\$ 14,310.90	\$ -	0	\$ -	\$0.00
\$ 46,498.56	\$ -	0	\$ -	\$0.00

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 3,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 6,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 1,800.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

#N/A		#N/A	#N/A
#N/A			
#N/A			

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

10% Durability - retained at ICG release

ICG Amount

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 56,910.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 32,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 36,623.70	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 3,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 6,500.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
\$ 1,800.00	\$ -	0	\$ -	\$0.00
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

#N/A		#N/A	#N/A
#N/A			
#N/A			

Name of Development: 860 Place Plat B

	Description of Item	Quantity	Unit	Unit Price
SITE PREPARATION				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
SWPPP				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
EARTHWORK				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
GROUNDWATER				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
SEWER				
	#N/A	#N/A	#N/A	#N/A
8" PVC Sewer Line	#N/A	1084	LF	\$ 52.50
	#N/A	#N/A	#N/A	#N/A
5' Sewer Manhole Precast	#N/A	10	Each	\$ 3,250.00
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
4" Sewer Lateral	#N/A	45	Each	\$ 813.86
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
STREETS				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
STORM DRAINAGE				
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
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	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
CONSTRUCTION MANAGEMENT/MISC.				
As Builts Mylar & Disks		1	LS	\$ 3,500.00
	#N/A	#N/A	#N/A	#N/A
Testing, Cleaning, Inspections		1	LS	\$ 6,500.00
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
Subdivision Monument		2	Each	\$ 900.00
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A
	#N/A	#N/A	#N/A	#N/A

10% Durability - retained at ICG release

ICG Amount

Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

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\$ 41,491.34	\$ -	0	\$ -	\$0.00
\$ 13,950.90	\$ -	0	\$ -	\$0.00
\$ 3,322.10	\$ -	0	\$ -	\$0.00

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

\$ 14,310.90	\$ -	0	\$ -	\$0.00
\$ 46,498.56	\$ -	0	\$ -	\$0.00

#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A

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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A
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#N/A	#N/A	#N/A	#N/A	#N/A
\$ 6,500.00	\$ -	0	\$ -	\$0.00
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Attachment: 860 Place Plat B Final bond release 4-9-24 (Final Bond Release)

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#N/A			



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Acceptance of an easement from CostULess Flooring along the property located at 64 N 900 W , American Fork, Utah 84003.

SUMMARY RECOMMENDATION Staff recommends approval of the Acceptance of an Easement at 64 N 900 W, American Fork, Utah 84003.

BACKGROUND CostULess Flooring is dedicating a PUE located along the property located at 64 N 900 W to the City of American Fork:

A 10.00 FOOT PUBLIC UTILITY EASEMENT AROUND THE PERIMETER OF LOT 3, FINCH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NUMBER 12330, THE SIDELINES OF SIAD EASEMENT ARE 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT THAT IS 5.00 FEET PERPENDICULARLY NORTH OF THE SOUTH LINE OF SAID LOT 3 AND 5.00 FEET PERPENDICULARLY SOUTHWESTERLY FROM THE EASTERLY LINE OF SAID LOT 3, SAID POINT BEING NORTH 32°11'02" WEST 9.05 FEET ALONG SAID EASTERLY LINE AND SOUTH 57°48'58" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE 5.00 FEET NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY FROM THE PERIMETER LOT LINES OF SAID LOT 3 THE FOLLOWING SIX COURSES: 1) WEST 38.29 FEET, 2) SOUTH 45°00'00" WEST 71.68 FEET, 3) NORTH 45°00'00" WEST 137.19 FEET TO A POINT OF CURVATURE, 4) NORTHWESTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°05'43" A DISTANCE OF 31.75 FEET, CHORD BEARS NORTH 49°32'51" WEST 31.72 FEET, 5) SOUTH 89°30'00" EAST 168.95 FEET, 6) SOUTH 32°11'02" EAST 77.30 FEET TO THE POINT OF TERMINUS WHICH IS ALSO THE AFORE MENTIONED POINT OF BEGINNING.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to accept the easement at 64 N 900 W, American Fork, Utah 84003.

SUPPORTING DOCUMENTS

Example Easement Exhibit_AF RAG Property (PDF)

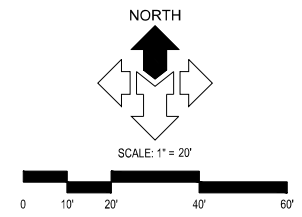
04.03.2024 Easement Exhibit_Carpet Diem - AF RAG Property (1) (PDF)

04.03.2024 Easement Description_Carpet Diem - AF RAG Property (1) (PDF)

Updated exhibit for Carpet Diem PUE (PDF)

American Fork City Engineering
 03/20/2023
 jmartinez
 Approved for Construction

Note to Owner and Contractor:
 American Fork City Engineering stamp of approval is intended as a plan review process benchmark notation. Nothing in this approval shall be construed as a waiver from compliance with any City building code ordinance. All construction must be in full compliance with City code regardless of the status of construction items shown.



GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.
 ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
 ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
 FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
 MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
 CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.
 CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
 ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
 UTILITY PROVIDERS:
 WATER: AMERICAN FORK CITY
 SEWER: AMERICAN FORK CITY
 NATURAL GAS: DOMINION ENERGY
 ELECTRICAL POWER: POWER PROVIDER
 TELEPHONE: CENTURY LINK

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 1. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER APWA PLAN NO. 552.
 2. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
 3. 1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
 4. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
 5. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS, CLEANOUTS AT 75-FOOT MAXIMUM SPACING WITH A CLEANOUT AT A MAXIMUM OF 5' FROM THE FOUNDATION. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS. MUST CONFORM TO ASTM D3034.
 6. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.

McNEIL ENGINEERING
 Economic and Sustainable Design. Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.255.7700 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS



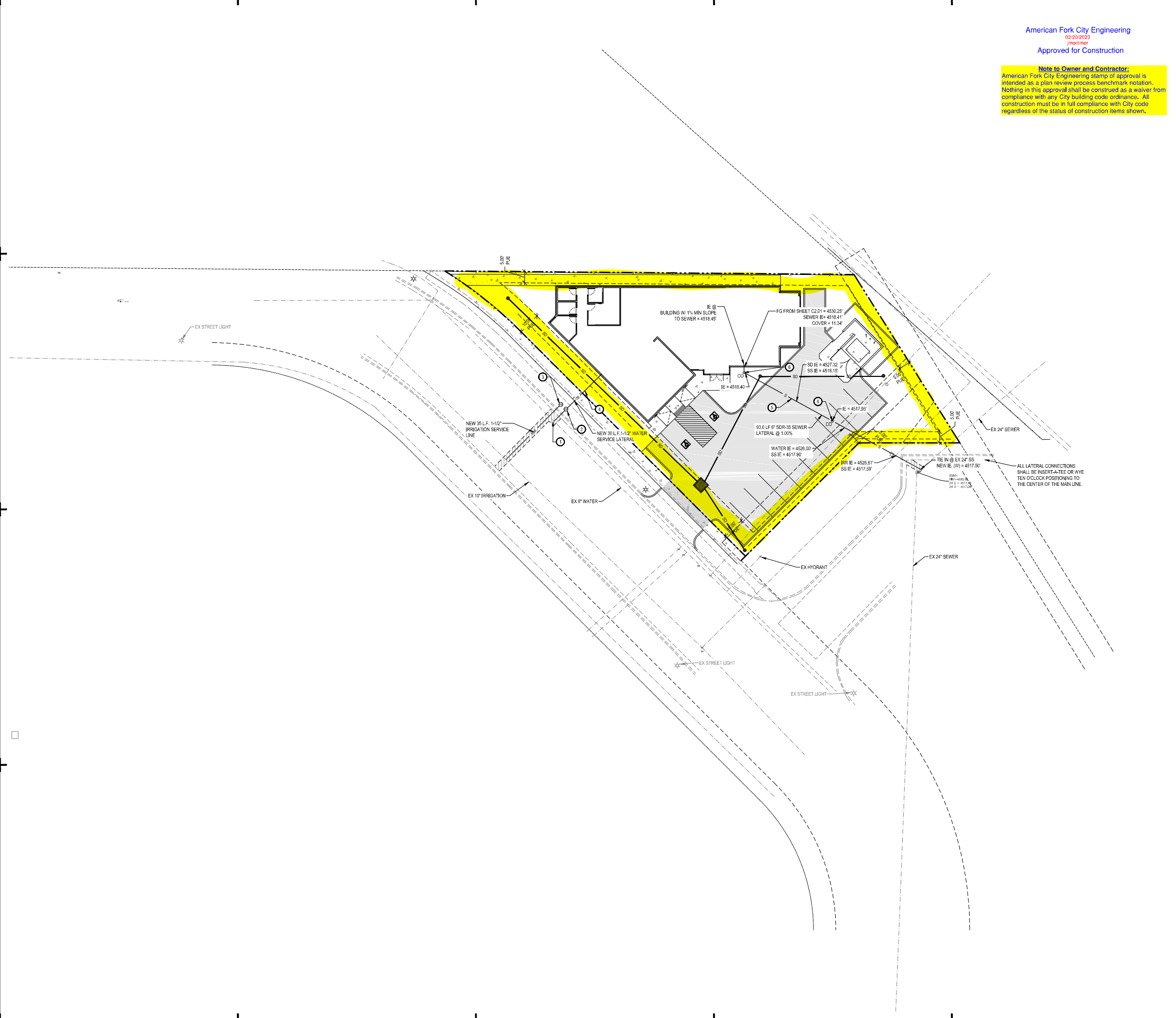
CARPET DIEM
 64 N 900 W
 AMERICAN FORK, UTAH 84003
 SW QUARTER OF SECTION 15

REV	DATE	DESCRIPTION

PROJECT NO: 21299
 DRAWN BY: DJC
 CHECKED BY: RJP
 DATE: 02/02/23

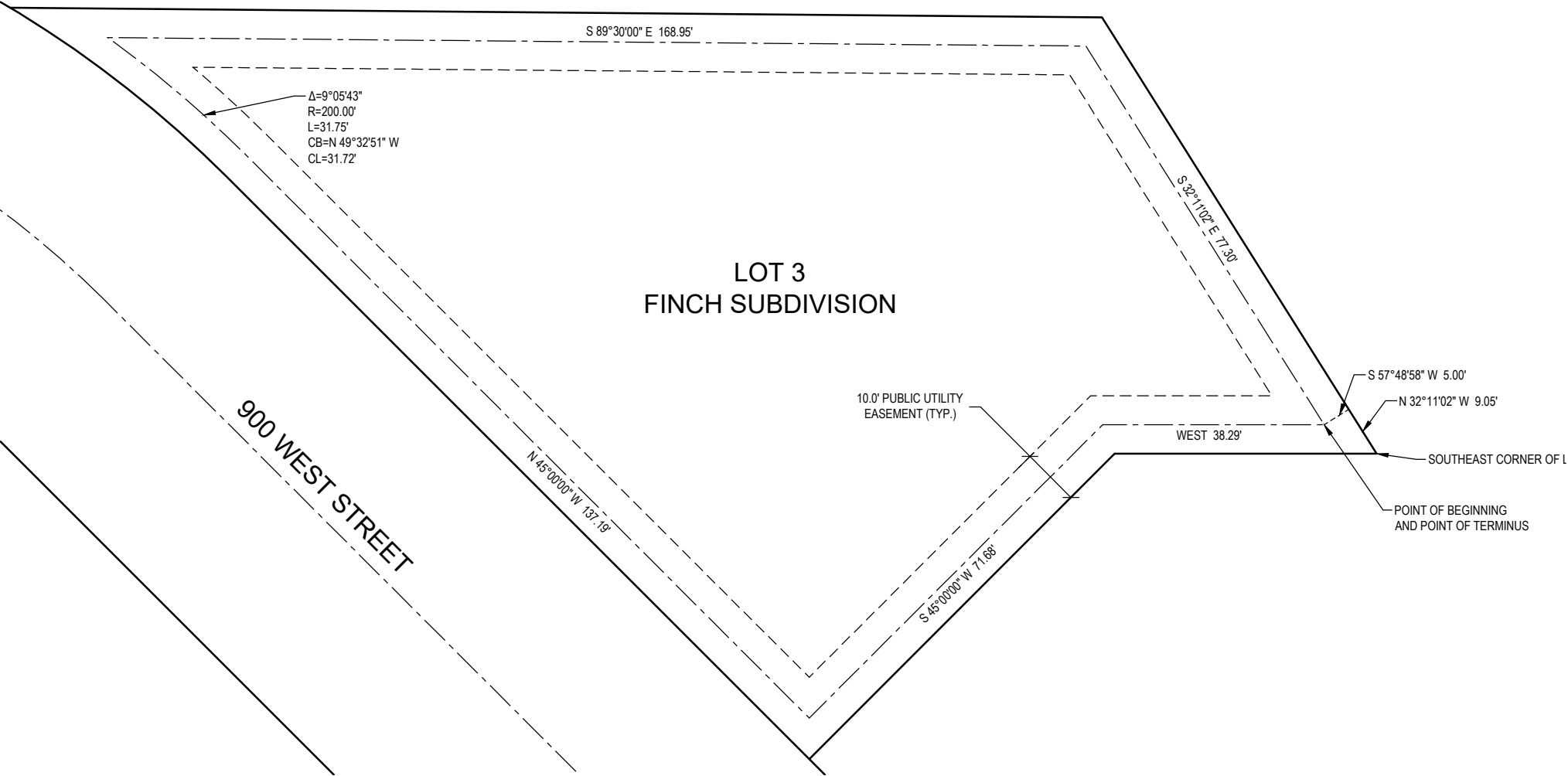
SITE UTILITY PLAN

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



S:\2021 Files\21299\Civil\Prod Draw\21299_Plan.dwg, Date: Feb. 02, 2023, 9:40am

Attachment: Example Easement Exhibit_AF RAG Property (PUE Dedication - Cost/less Flooring - 64 N 900 W)



Attachment: 04.03.2024 Easement Exhibit_Carpet Diem - AF RAG Property (1) (PUE Dedication -

A 10.00 FOOT PUBLIC UTILITY EASEMENT AROUND THE PERIMETER OF LOT 3, FINCH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NUMBER 12330, THE SIDELINES OF SIAD EASEMENT ARE 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT THAT IS 5.00 FEET PERPENDICULARLY NORTH OF THE SOUTH LINE OF SAID LOT 3 AND 5.00 FEET PERPENDICULARLY SOUTHWESTERLY FROM THE EASTERLY LINE OF SAID LOT 3, SAID POINT BEING NORTH 32°11'02" WEST 9.05 FEET ALONG SAID EASTERLY LINE AND SOUTH 57°48'58" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE 5.00 FEET NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY FROM THE PERIMETER LOT LINES OF SAID LOT 3 THE FOLLOWING SIX COURSES: 1) WEST 38.29 FEET, 2) SOUTH 45°00'00" WEST 71.68 FEET, 3) NORTH 45°00'00" WEST 137.19 FEET TO A POINT OF CURVATURE, 4) NORTHWESTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°05'43" A DISTANCE OF 31.75 FEET, CHORD BEARS NORTH 49°32'51" WEST 31.72 FEET, 5) SOUTH 89°30'00" EAST 168.95 FEET, 6) SOUTH 32°11'02" EAST 77.30 FEET TO THE POINT OF TERMINUS WHICH IS ALSO THE AFORE MENTIONED POINT OF BEGINNING.



W 80 NORTH ST

N 900 WEST ST

Attachment: Updated exhibit for Carpet Diem PUE (PUE Dedication - CostULess Flooring - 64 N 900



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on approval of the 2024 Arbor Day Proclamation.

SUMMARY RECOMMENDATION

Staff recommends approval of the Arbor Day 2024 Proclamation

BACKGROUND

Each year, American Fork City passes a proclamation setting aside a day as Arbor Day. This year, Arbor Day is on Friday, April 26th. A ceremony will be held on Thursday, April 25th, at 10:00 a.m. at Legacy Park.

BUDGET IMPACT

N/A

SUGGESTED MOTION

Move to adopt the Arbor Day 2024 Proclamation.

SUPPORTING DOCUMENTS

Arbor Day Official Proclamation 2024 (PDF)



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, _____, Mayor of the City of _____, do hereby proclaim _____ as **ARBOR DAY**
In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____,
Mayor _____

Attachment: Arbor Day Official Proclamation 2024 (Arbor Day Proclamation 2024)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution to accept/deny the YD3 Annexation petition to annex, consisting of 0.20 acres at 125 South 1160 West.

RECOMMENDATION

Staff is recommending approval of the YD3 Annexation petition to annex.

BACKGROUND

The applicant, Brian Bird, is petitioning for annexation into American Fork City for the property located at 125 South 1160 West. This property consists of 0.20 acres and will clean up a small portion of land that is owned by the applicant but was not included in the initial annexation. The notice of intent to annex was submitted to the city and required notices sent out by Utah County to property owners within 300 feet of the property. The petitioner submitted the Petition for Annexation and recordable map to the recorders office, and the city council now must accept or deny the YD3 Annexation as the next step in the process.

BUDGET IMPACT

N/A

SUGGESTED MOTION

ACCEPTANCE OF PETITION

Move to adopt the resolution accepting the petition to annex the YD3 Annexation, consisting of 0.20 acres at 125 South 1160 West.

DENIAL OF PETITION

Move to deny the petition to annex the YD3 Annexation consisting of 0.20 acres at 250 South 1160 West.

SUPPORTING DOCUMENTS

Resolution Accepting Petition to Annex - YD3 Annexation (PDF)
YD3 Annexation - Draft Report to Council (DOCX)

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF 0.20 ACRES LOCATED AT APPROXIMATELY 250 SOUTH 1160 WEST, KNOWN AS THE YD3 ANNEXATION, FROM YARD AF, LLC AND TACE, LLC, OWNERS OF REAL PROPERTY OF LAND, INTO AMERICAN FORK CITY.

WHEREAS, on March 21, 2024, the owners of certain real property, filed a petition with the city recorder requesting that property located at approximately 250 South 1160 West be annexed into the corporate boundaries of American Fork City; and

WHEREAS, the petitioners indicate that said property proposed for annexation lies contiguous to the present boundaries of American Fork City and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the city recorder; and

WHEREAS, the area proposed for annexation is within the proposed annexing municipality's Annexation Policy Declaration Expansion Area; and

WHEREAS, said petition contains the signature of the owner(s) of private real property that: 1) is located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation, covers 100% of all the rural real property within the area proposed for annexation, and covers 100% of all of the private land area within the area proposed for annexation or a migratory bird production area; and 3) is equal in value to at least 1/3 of the value of all the private real property within the area proposed for annexation; and

WHEREAS, said petition appears to comply with requirements of Section 10-2-402 and Section 10-2-403, Utah Code Annotated, 1953 as amended.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH:

SECTION 1. American Fork City hereby acknowledges receipt of a written notice from the owners of real property requesting that their respective property be annexed into American Fork City in accordance with the terms of the State law relating to annexations (UCA 10-2-403). A copy of the request signed by the owners of the parcel requesting the annexation is set forth on Exhibit A.

Further, a map showing the location of the parcels included within the proposed annexation area and the boundary description of the proposed annexation area is set forth on Exhibit B, which exhibits are attached hereto and by this reference made part of this Resolution.

SECTION 2. The American Fork City Council hereby accepts for further consideration the petition to annex 0.20 acres of real property known as the YD3 Annexation as set forth on Exhibit B under the provisions of Utah State Code and hereby refers the petition to the city recorder for review pursuant to Utah State Code §10-2-405(2).

ADOPTED AND PASSED BY THE AMERICAN FORK CITY COUNCIL this 9th day of April, 2024.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Resolution Accepting Petition to Annex - YD3 Annexation - Acceptance/Denial of petition



American Fork City
Recorder's Office
51 E. Main Street
American Fork, UT 84003
801-763-3000

Petition for Annexation

Petition Title: YD3 Annexation

Property Location: Approx. 250S. 1160 W American Fork

Acreage: .20 acres

Property Owner Names:

YARD AF, LLC
TACE, LLC

Property Address:

1160 W. 250S. AF, UT
"

Parcel ID#:

56:040:0014 / 56:04
13:041:0125

(Attach Additional Sheets if needed)

Sponsor Name: Brian Bird

Phone: _____

Address: _____

Email Address: brian@birdhomes.net

Include with Petition:

- Petition for Annexation and signature page
- Accurate and recordable mylar map
 - Electronic copy of map emailed to tlurker@americanfork.gov and mwhite@americanfork.gov
 - One 24" x 36" map stamped by a licensed surveyor
- Copy of the Notice of Intent to File an Annexation Petition sent to affected entities, including the date notices were sent and a list of the affected entities notices were sent.
- On the date of filing with the city recorder, deliver copy of petition to Utah County Clerk

YD3 Annexation (YD3 Annexation - Acceptance/Denial of petition)

Attachment: Resolution Accepting Petition to A



American Fork City
Recorder's Office
51 E. Main Street
American Fork, UT 84003
801-763-3000

Petition for Annexation Signature Page

Notice:

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of American Fork City. If you choose to withdraw your signature, you shall do so no later than 30 days after American Fork City receives notice that the petition has been certified.

We, the undersigned owners of private real property, hereby petition the area shown on the attached accurate and recordable map prepared by a licensed surveyor to be annexed into American Fork City. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the area, and (c) each desire to be annexed into American Fork City. The petitioners hereby request this petition be considered by the American Fork City Council and that a resolution be adopted as required by law accepting this petition for further consideration.

BBM as sponsor Brian Bird 56:040:0014/56:00
Signature Printed Name Parcel ID

Address

Telephone Number brian@birdhomes.net
Email Address

[Signature] - as Manager Rachel Bird _____
Yard AF, LLC Printed Name Parcel ID

Address

Telephone Number _____
Email Address

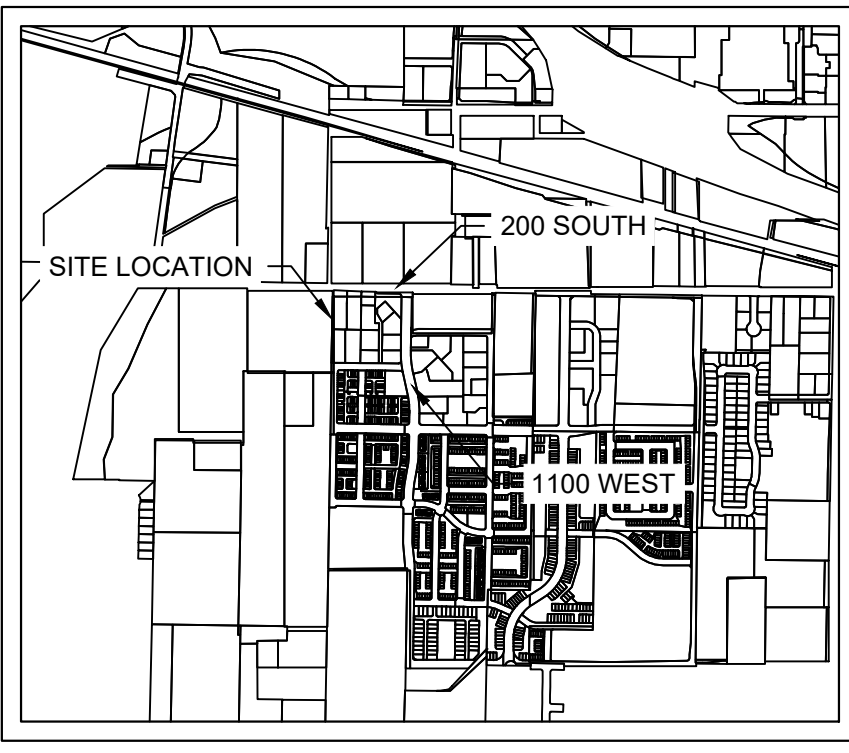
[Signature] Bart Brodbeck 13:041:0125
Signature Printed Name Parcel ID

Address

Telephone Number _____
Email Address

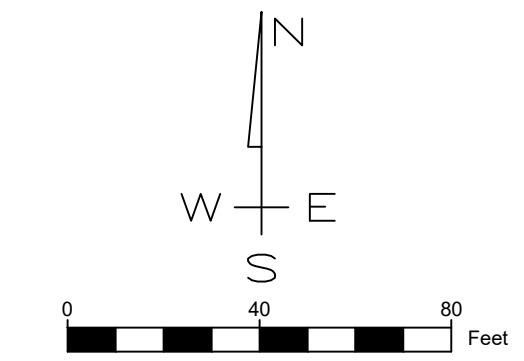
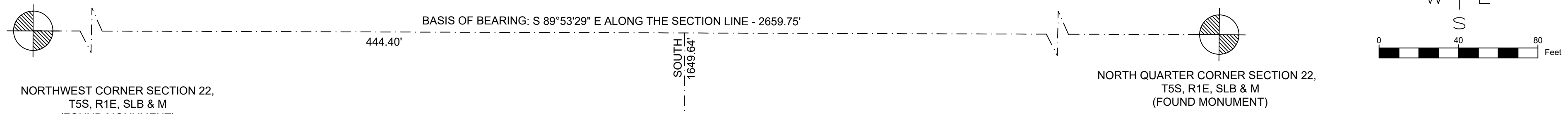
(Attach additional Sheets as needed)

Attachment: Resolution Accepting Petition to Annex - YD3 Annexation - YD3 Annexation (YD3 Annexation - Acceptance/Denial of petition)



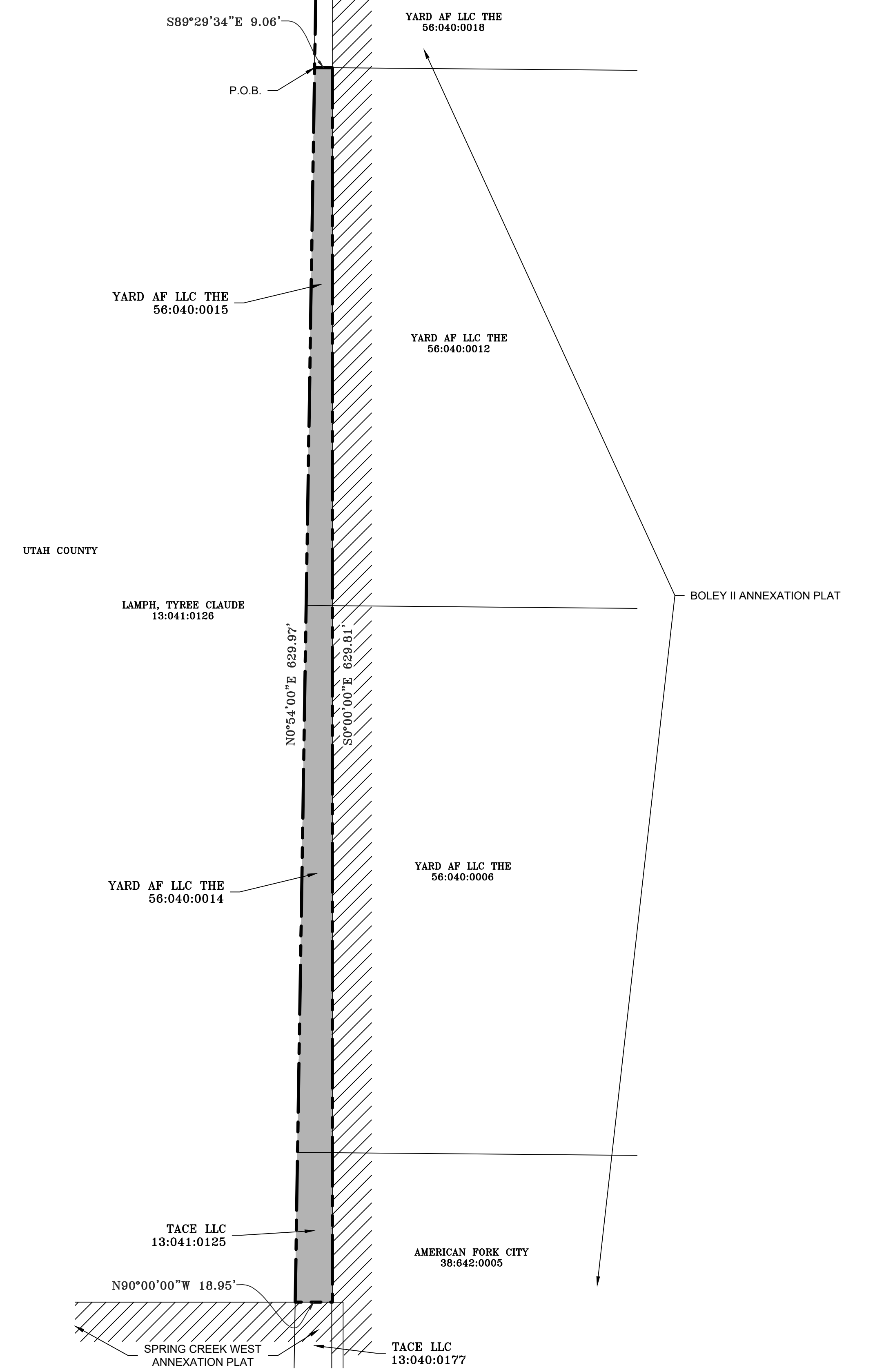
YD3 ANNEXATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH



CORPORATE LIMITS OF AMERICAN FORK CITY

THE YARD ANNEXATION, THAT PORTION OF LAND BEING ANNEXED INTO AMERICAN FORK CITY, 0.20 ACRES OR 8,820 SQ. FT.±



SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT MAP OF THE TRACT OF LAND TO BE ANNEXED INTO AMERICAN FORK CITY, UTAH COUNTY, UTAH THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF AMERICAN FORK, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 444.40 FEET S 89°53'29" E ALONG THE SECTION LINE AND 1649.64 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT IS ALSO THE NORTHWEST ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF THE YARD SUBDIVISION PLAT ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, FILE NO. 17159; AND RUNNING THENCE ALONG THE BOUNDARY OF THE SAID THE YARD SUBDIVISION PLAT S 89°29'34" E FOR A DISTANCE OF 9.06 FEET TO A POINT ON THE EXISTING BOUNDARY OF AMERICAN FORK CITY LIMITS SHOWN ON THE WESTERLY DESCRIBED LINE OF BOLEY II ANNEXATION PLAT OF OFFICIAL RECORDS, THENCE ALONG SAID BOUNDARY S 00°00'00" W FOR A DISTANCE OF 629.81 FEET TO THE EXISTING BOUNDARY OF AMERICAN FORK CITY LIMITS SHOWN ON THE SPRING CREEK WEST ANNEXATION PLAT OF OFFICIAL RECORDS, THENCE ALONG SAID EXISTING BOUNDARY N 90°00'00" W 18.95 FEET, THENCE N 00°54'00" E FOR A DISTANCE OF 629.97 FEET ALONG THE WESTERLY DESCRIBED LINE IN QUIT CLAIM DEED 126162:2020 AND THE WESTERLY BOUNDARY OF SAID THE YARD SUBDIVISION PLAT TO THE POINT OF BEGINNING.

INCLUDING UTAH COUNTY TAX ID PARCELS: 13:041:0125, 56:040:0014, & 56:040:0015

SAID ANNEXATION CONTAINS 0.20 ACRES (8,820 SQ FT) ±

JAXON T. BROWN, PLS 13513878

DATE: _____

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, _____ HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF AMERICAN FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-1-04 & 10-2-401 THRU 423 (AS REVISED) AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE _____ ANNEXATION.

DATED THIS _____ DAY OF _____, 20____.

ATTEST: _____ RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THE PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR SEAL

COUNTY SURVEYOR _____ DATE _____

ANNEXATION PLAT

YD3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 40'

SHEET 1 OF 1

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Attachment: Resolution Accepting Petition to Annex - YD3 Annexation - Acceptance/Denial of petition

AMERICAN FORK CITY

MEETING DATE: 04.09.2024

Memo

TO: American Fork City Council

FROM: American Fork City Planning & Zoning Division and Engineering Division

RE: Staff Report for YD3 Annexation (Parcel ID: 56:040:0014 & 56:040:0015)

Location:		250 S 1160 W
Parcel ID:		56:040:0014 56:040:0015
Applicants:		Brian Bird
Proposed Land Use:		N/A
Surrounding Land Use:	North	TOD
	South	TOD
	East	TOD
	West	TOD
Proposed Zoning:		N/A
	North	TOD
Surrounding Zoning:	South	TOD
	East	TOD
	West	TOD

Section 17.20.050 of the American Fork Municipal Code outlines the following procedures for Annexation Applications:

- A. The sponsor must schedule a pre-application meeting with the American Fork City Planning Staff for review of the annexation request and an opinion as to whether or not the area proposed for annexation will create an unincorporated island or peninsula. If it is in the opinion of staff that the proposed annexation does not create an unincorporated island or peninsula, the sponsor will be advised to proceed with their application as an annexation by petition. If the Planning Staff determines that, in their opinion, the proposed annexation creates an unincorporated island or peninsula, the sponsor will be so advised and informed of alternative procedures to request annexation by resolution, if applicable.

Attachment: YD3 Annexation - Draft Report to Council (YD3 Annexation - Acceptance/Denial of petition)

- B. A complete application for annexation shall be filed with the City Recorder.
- C. The Planning Department will schedule the annexation request on the next available Technical Review agenda.
- D. City staff will review the application and prepare an annexation report for the Planning Commission and City Council. The report shall identify:
1. Potential demand for City facilities and services;
 2. Consistency with the American Fork City General Plan, including the achievement of goals and policies of the American Fork City General Plan and identifying any revisions and amendments of the General Plan required by the annexation;
 3. The identification of the distance from existing city utility lines to the boundary of the annexing property;
 4. Zoning required or recommended;
 5. Distances to public schools, parks and shopping centers for traffic generated by the proposed land uses;
 6. Timetable for extending city provided utility lines and services to the area and how these services will be financed, if applicable
- E. The City Council may decide to either accept the annexation application for further review or deny the application. Denial of an application for annexation will have the effect of ending any further review of the proposed annexation. In order to have the land annexed into American Fork City, the applicant will need to resubmit the proposed annexation as a new application and satisfy each of the requirements of this Chapter including the payment of all review fees.
- F. If the annexation request is accepted for further review, proper notice shall be given in accordance with the annexation requirements contained in the Utah State Code.
- G. A public hearing (10-day notice) will be scheduled with the Planning Commission for review and recommendation of the proposed zoning designation for the annexation.

- H. Following the Planning Commission's review and recommendation on zoning and after all required notice has been met, a public hearing will be scheduled with the City Council for final approval of the annexation, including zoning designation.
- I. An annexation agreement must be signed and applicable requirements met, including any water dedication requirements, prior to annexation plat recording and ordinance publication.
- J. In order to provide accurate and current address information for EMS, fire, law enforcement, and utility services, any existing homes included in the annexation shall be assigned an American Fork City address. The new address will become effective at the time the annexation plat is recorded.

STAFF FINDINGS:

As required by Section 17.20.050(D), City Staff has met with the applicant, and having reviewed the proposed annexation, has the following findings to report:

1. Potential demand for City facilities and services:

This annexation represents a correction to the original annexation for the Edgewater: The Yard project. The existing project sits on a small parcel of land that is still county-owned. There is no potential demand for additional utilities as they are already established and connected for the project. The existing utilities within the annexation boundary will need public utility easements deeded to the city, as a condition of annexation. It was also decided a water delay agreement would still be required, but that it would contain a record of the previous water banking agreement that shows the water was already conveyed to the city.

2. Consistency with the American Fork City General Plan, including the achievement of goals and policies of the American Fork City General Plan and identifying any revisions and amendments of the General Plan required by the annexation:

The American Fork Land Use Plan, as identified in the General Plan, highlights the use of this parcel as a Transit Oriented Development designation. The Land Use designation informs the zoning that will be allocated to the property.

3. The identification of the distance from existing city utility lines to the boundary of the annexing property:

Three existing city utilities are identified within the annexation boundary: One (1) 8-inch culinary water line, one (1) 8-inch pressurized irrigation line, and one (1) unknown size storm drain line. Distance to these utilities could be considered zero as they cross within the annexation boundary. The distance to the nearest 8-inch sanitary sewer is about 550 feet to the east along 300 South Street.

4. Zoning required or recommended: TOD

5. Distances to public schools, parks and shopping centers for traffic generated by the proposed land uses:

- Schools:
 - o American Fork High School: ~ 2.7 Miles
 - o American Fork Junior High: ~ 2.49 Miles
 - o Greenwood Elementary: ~ 1.66 Miles
- Parks:
 - o Boat Harbor: ~ 2.36 Miles
 - o Mountain Meadows: ~ 1.0 Miles
- Planned Shopping Centers (SC-1 Zones):
 - o Eastern SC-1 Zone: ~ 0.73 Miles
 - o Western SC-1 Zone: ~ 0.73 Miles

6. Timetable for extending city provided utility lines and services to the area and how these services will be financed, if applicable:

Extension of city utilities will be driven by demand caused by growth/development. Minimum utility requirements will be paid by development with master planned upsizing paid through applicable impact fee funds.

It is our understanding that because the utilities for the project already exist, no new utilities will be necessary for this annexation. However, utility easements for the utilities within the annexation boundary must be deeded to the city, as a condition of annexation.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a Zone Change, known as Horan Home, located at 620 South 800 West. On approximately 3.57 acres, the property proposes to change from the PR 3.0 zone to the RA-1 zone.

SUMMARY RECOMMENDATION

The Planning Commission recommended Approval at the March 20, 2024 meeting.

BACKGROUND

The applicant has applied for a proposed Zone Change. The project looks to change the current Planned Unit Development (PR-3.0) Zone to a Residential Agricultural (RA-1) Zone. The RA-1 zone provides different uses on the property that would encourage the keeping of livestock for single family homes. The minimum requirements for an RA-1 zone would be to have a one (1) acre lot with 150' of lot width and 100' of lot depth. The current lot meets all those criteria and can be eligible for an RA-1 zoning designation. This parcel has gone under a density transfer for the lot to establishment more density in another subdivision. Because of the density transfer, this 3.57 acre lot has less density associated with it than the original PR-3.0 zone could allow.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to adopt the ordinance approving the Zone Change, located at 620 South 800 West, from the PR-3.0 Zone to the RA-1 zone, subject to any conditions found in the staff report.

SUPPORTING DOCUMENTS

Horan Home Zone Change - Staff Report (PDF)
 COMMENTS (2024.03.07) Zone Change Horan Lot (PDF)
 COMMENTS (2024.03.07) Zone Change Map (PDF)
 ZC - Horan_UNAPPROVED 03.20.2024 PC MINUTES (PDF)

Zone Change Ordinance - Horan Home (DOCX)



Planning Commission Staff Report
Meeting Date: March 20th, 2024

Agenda Topic

Public hearing, review, and recommendation on a proposed Zone Change, known as Horan Home, located at 620 South 800 West, American Fork City, UT 84003. On approximately 3.57 acres, the property proposes to change from the PR 3.0 zone to the RA-1 zone.

BACKGROUND INFORMATION		
Location:	620 S 800 W	
Project Type:	Zone Change	
Applicants:	Dallin Horan; DCH Inheritors Trust	
Existing Land Use:	Residential Very Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very-Low Density
	East	Residential Very-Low Density; Residential Low Density
	West	Residential Very Low Density
Existing Zoning:	PR-3.0	
Proposed Zoning:	RA-1	
Surrounding Zoning:	North	TOD
	South	PR-3.0
	East	Unincorporated Territory
	West	PR 3.0

Background

The applicant has applied for a proposed Zone Change. The project looks to change the current Planned Unit Development (PR-3.0) Zone to a Residential Agricultural (RA-1) Zone. The RA-1 zone provides different uses on the property that would encourage the keeping of livestock for single family homes. The minimum requirements for an RA-1 zone would be to have a one (1) acre lot with 150' of lot width and 100' of lot depth. The current lot meets all those criteria and can be eligible for an RA-1 zoning designation. This parcel has gone under a density transfer for

Attachment: Horan Home Zone Change - Staff Report (Horan Home Zone Change)



Planning Commission Staff Report
Meeting Date: March 20th, 2024

the lot to establishment more density in another subdivision. Because of the density transfer, this 3.57 acre lot has less density associated with it than the original PR-3.0 zone could allow.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council.

Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval



Planning Commission Staff Report
Meeting Date: March 20th, 2024

of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:

1. Published on the Utah Public Notice Website;
2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval



Planning Commission Staff Report
Meeting Date: March 20th, 2024

1. N/A

Findings of Fact

1. The Zone Change **MEETS** the requirements of Section 17.11.

Project Map



Attachment: Horan Home Zone Change - Staff Report (Horan Home Zone Change)

Standards Conditions of Approval



Planning Commission Staff Report
Meeting Date: March 20th, 2024

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).



Staff Recommendation

The Zone Change **MEETS** the requirements of Section 17.11. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Zone Change, located at 620 South 800 West, American Fork City, UT 84003, from the PR-3.0 Zone to the RA-1 zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Zone Change, located at 620 South 800 West, American Fork City, UT 84003, from the PR-3.0 Zone to the RA-1 zone.

Table

Madame Chair, I move to table action for the proposed Zone Change, located at 620 South 800 West, American Fork City, UT 84003, from the PR-3.0 Zone to the RA-1 zone, and instruct staff/developer to.....

Attachment: Horan Home Zone Change - Staff Report (Horan Home Zone Change)

Next Step:

**Approved
Proceed to Planning Commission
03/20/24**

HORAN HOME ZONE CHANGE CHECKLIST

Property Size - 3.61 Acres

Changes making proposed amendment necessary.

This is a unique piece of property. I have been told that the previous owner entered into an agreement with American Fork City that removed the “density” from my parcel so that I am now limited on the number of units that can be built, I think this makes the current PR 3.0 zoning unsuitable for this parcel. It is my intention to build 1 single family home on the parcel. It would be more fitting for this to be zoned RA-1 based on what can be done with the property.

The intent of the RA-1 Zone is “*The RA-1 residential-agricultural zone covers certain fringe areas of the city where residential areas may be integrated with the raising of livestock for family food production and for the pleasure of the people who reside on the premises.*” This parcel is on the fringe of city limits and is in a perfect location for this zone and would allow me to keep horses on the property as well as have a family garden.

The proposed change conforms with the land use plan.

Current Zone: PR 3.0

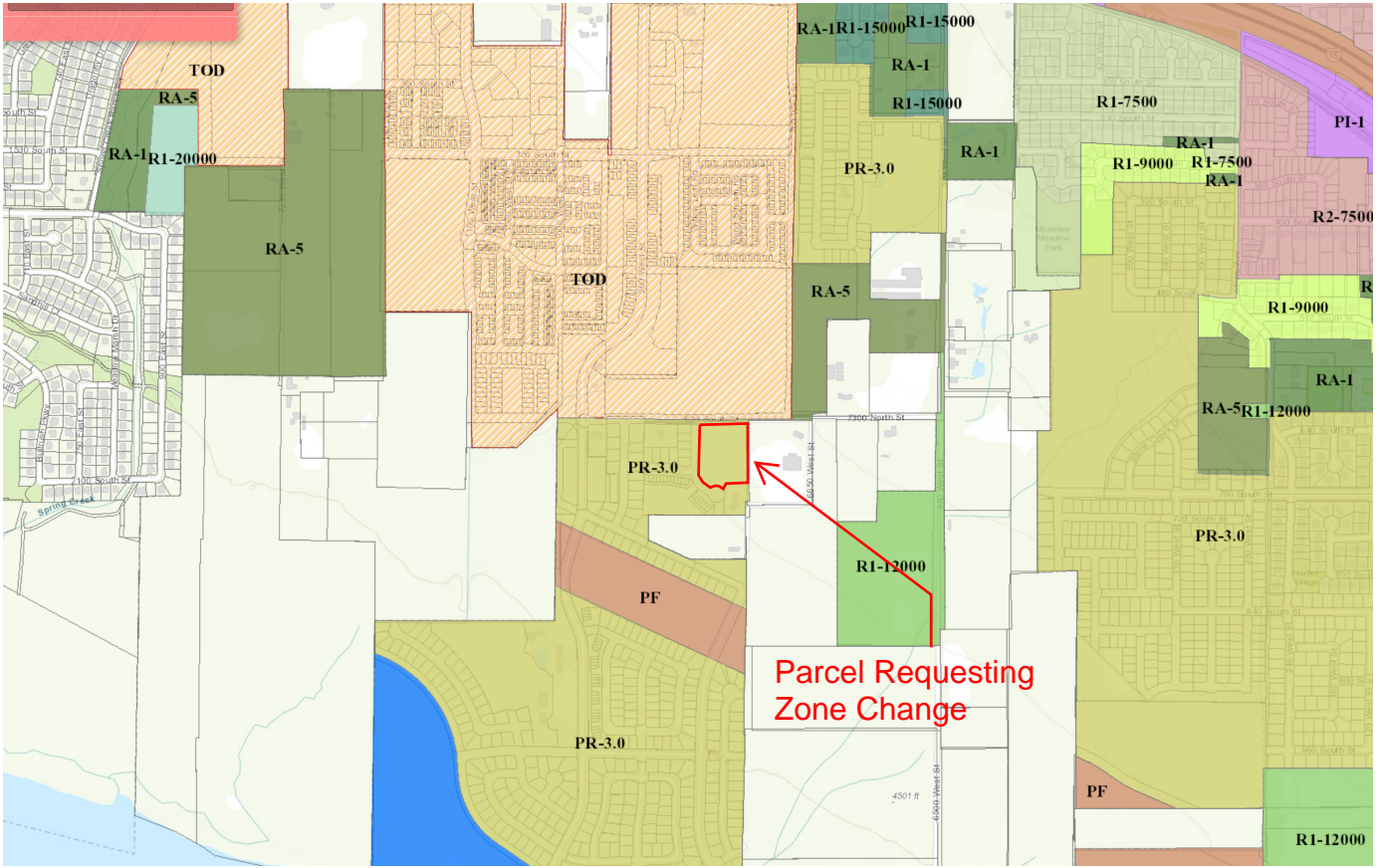
Proposed Zone RA-1

 AMERICAN FORK	American Fork City Development Review Committee
<p>Planning and Zoning Reviewed tvanekeleburg 03/05/2024</p>	
<p>Engineering Division Reviewed rburkhill 03/07/2024</p>	

Attachment: COMMENTS (2024.03.07) Zone Change Horan Lot (Horan Home Zone Change)

Next Step:

Approved
Proceed to Planning Commission
03/20/24



Attachment: COMMENTS (2024.03.07) Zone Change Map (Horan Home Zone Change)

UNAPPROVED MINUTES
03.20.2024

- a. **Public hearing, review, and recommendation on a proposed Zone Change, known as Horan Home, located at 620 South 800 West, American Fork City, UT 84003. On approximately 3.57 acres, the property proposes to change from the PR 3.0 zone to the RA-1 zone.**

Travis Van Ekelenburg reviewed the background information for Public Hearing letter a: The applicant has applied for a proposed Zone Change. The project looks to change the current Planned Unit Development (PR-3.0) Zone to a Residential Agricultural (RA-1) Zone. The RA-1 zone provides different uses on the property that would encourage the keeping of livestock for single family homes. The minimum requirements for an RA-1 zone would be to have a one (1) acre lot with 150' of lot width and 100' of lot depth. The current lot meets all those criteria and can be eligible for an RA-1 zoning designation. This parcel has gone under a density transfer for the lot to establishment more density in another subdivision. Because of the density transfer, this 3.57 acre lot has less density associated with it than the original PR-3.0 zone could allow.

Travis Van Ekelenburg read a statement from the applicant. (see attached)

Chris Christiansen: Thank You. Any questions for staff? Any discussion amongst the commission?

Public Hearing Opened

No Comments

Public Hearing Closed

Chris Christiansen: We can entertain a motion.

Bruce Frandsen moved to recommend approval for the proposed Zone Change, located at 620 South 800 West, American Fork City, UT 84003, from the PR-3.0 Zone to the RA-1 zone, subject to any conditions found in the staff report.

David Bird seconded the motion.

Voting was as follows:

UNAPPROVED MINUTES
03.20.2024

Chris Christiansen	AYE
Rodney Martin	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

b. Public hearing, review, and recommendation on an ordinance amending Section 15.14.014 regarding the adoption of the international fire code.

Chris Christiansen noted that this item was pulled from the agenda.

c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Detailed Drawings, of the American Fork City Municipal Code. Creating Section 15.01.1531, the Code Text Amendment plans to provide new cross sections for roadways throughout the City.

JJ Hsu reviewed the background information for Public Hearing letter b: Staff has applied for a Code Text Amendment to create Section 15.01.1531 of the American Fork City Municipal Code. The proposed amendment looks to provide standards for road cross sections in the TOD area of the City. Each standard will provide the dimensions for travel lanes, concrete shared use paths, medians/turn lanes, sidewalks, etc. Each standard is specific to the TOD area, its character districts, and what's been adopted on the Transportation Master Plan.

Patrick O'Brien: This is straight up engineering.

Chris Christiansen: JJ, do you want to address?

JJ Hsu: So typically, will change the updated collectors of the TOD. Currently we have parking on both sides of the road which is very dangerous as the emergency vehicle cannot go through. So now, we have the option of parking on only one side only, and every 3 foot of the shoulder. It will make 12-foot travel lanes so that the emergency vehicles can go through during that time.

Chris Christiansen: Before it was more narrow lanes, and trying to put parking on both sides, now we are changing this to be parking only on one side, making it a little bit wider drive lanes?

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 620 SOUTH 800 WEST FROM THE PR 3.0 ZONE TO THE RA-1 ZONE.**

WHEREAS, pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, the City is authorized to make and amend the official zoning map which designates property within the city limits into zones that regulate the use of buildings and structures and uses of land (the “Zone Map”); and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, the City has received a request from the property owner at 620 South 800 West (the “Property”) to amend the Zone Map changing the Property from the PR 3.0 zone to the RA-1 zone; and

WHEREAS, on March 20, 2024, the Planning Commission reviewed the proposed amendment to the Zone Map, after required advertising and public hearing thereon, and duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the Zone Map amendment; and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 620 South 800 West be amended from the PR 3.0 zone to the RA-1 zone as shows in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That this Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS 9th DAY OF APRIL 2024.**

Bradley J. Frost, Mayor

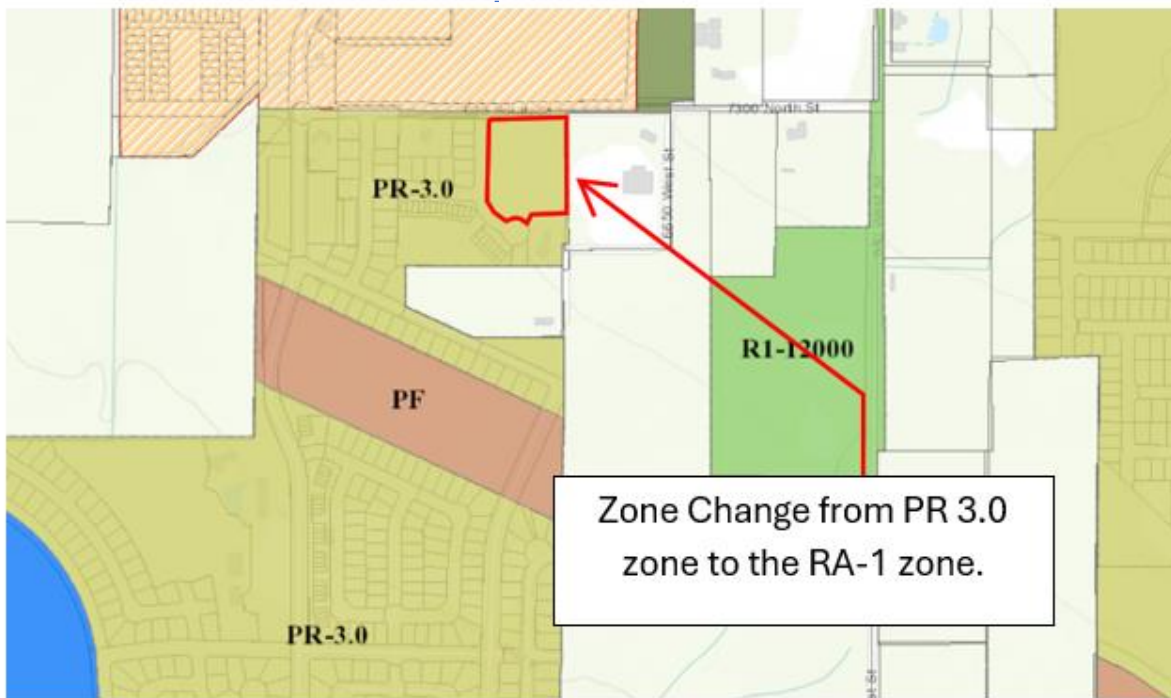
ATTEST:

Terilyn Lurker, City Recorder

Attachment: Zone Change Ordinance - Horan Home (Horan Home Zone Change)

EXHIBIT "A"

ZONE MAP



Attachment: Zone Change Ordinance - Horan Home (Horan Home Zone Change)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on a resolution revising the 2024 Fee Schedule.

SUMMARY RECOMMENDATION

Staff recommends approval of the fee schedule

BACKGROUND

Staff is proposing an amendment to the fee schedule to update fees related to the Building Division for Plan Review, Inspection, and other division specific functions to support increased external costs. Changes to the way that inspections must be handled by Municipalities has required staff to review our existing processes and to ensure that the fees that are being charged are sufficient to cover actual operating costs the costs associated with the utilization of third party consultants where necessary.

BUDGET IMPACT

The increased fees will only be realized by those who need to utilize such services, and will not be an impact to non-users of the service.

SUGGESTED MOTION

I move to approve the resolution amending the general fee schedule to include revisions to the Development Services Section of the Fee Schedule.

SUPPORTING DOCUMENTS

2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (XLSX)
4-9-24 Resolution Fee Schedule adoption (DOC)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

TAXES		Proposed	Justification
1	Adopted Property Tax Rate	Set by Resolution	
2	Telecommunications Tax	3.5%	
3	Franchise Tax	5.0%	
4	Energy Sales/Use Taxes	6.0%	
5			
LICENSES, PERMITS, AND FEES			
6			
7			
Administration and Miscellaneous		Proposed	Justification
8			
9	Advertising Costs	Actual Cost	
10	Chicken Permit	\$ 15.00	
11	Violation as assessed by Enforcement Officer	\$ 75.00	
12	Dog Licenses (North Utah Valley Animal Services Special Service District)	As per NUVASSD	
13	GRAMA Requests (Non-Police or Non-Fire related)		
14	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.		
15	Note: The city will not copy onto personal thumb drives		
16	Candidate Filing Fee	\$ 55.00	
17	Copies		
18	8.5" x 11" - Black and White	\$ 0.25	
19	8.5" x 11" - Color	\$ 0.50	
20	11" x 17" - Black and White	\$ 0.50	
21	11" x 17" - Color	\$ 1.00	
22	Agendas, Blank Forms	No Charge	
23	History Books		
24	Early History of American Fork	\$ 8.00	
25	The Growing Years	\$ 39.95	
26	Recording Fees	Actual Costs	
27	Stop Payment on Checks Fee	\$ 25.00	
28	Insufficient Funds Fee	\$ 25.00	
29	Credit Card Processing Fees	3%	
30	(all credit card payments other than utility payments)		
31	Facility Rental (Old City Hall, Senior Center)	\$ 500.00	
32	Facility Rental Deposit (in addition to rental fee)	\$ 400.00	
33	Special Event & Film Permit	\$ -	
34	Processing Fee	\$ 50.00	
35	Refundable Deposit	\$ 500.00	
36	Late Fee	\$ 25.00	
37	Recreation Service (per hour)	\$ 50.00	
38	Parks Service (per hour)	\$ 50.00	
39	Public Works Service (per hour)	\$ 50.00	
40	Street Sweeper (per hour)	\$ 175.00	
41	Police Services per officer (per hour, 2 officer minimum)	\$ 85.00	
42	Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$ 60.00	
43	Ambulance or brush truck (per event, per hour)	\$ 150.00	
44	Fire Engine or Tower (per event, per hour)	\$ 300.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Senior Citizen Fees		Proposed	Justification
46			
47	Membership - per year	\$ 5.00	
48			
Business Licenses		Proposed	Justification
49			
50	Annual Business License Processing Fee (commercial, home occupations with impacts)	\$ 40.00	
51	New Home Occupation Application Fee - No impacts, No certificate of license	\$ -	
52	New Home Occupation Application Fee - No impacts, certificate of license needed	\$ 10.00	
53	New Home Occupation Application Fee - with impact and certificate of license	\$ 40.00	
54	New Commercial Application Business License Fee	\$ 60.00	
55	New Commercial Business License Fire Inspection Fee (Initial Inspection)	\$ 125.00	
56	Penalty Fee (assessed if business is open prior to obtaining license)	\$ 100.00	
57	Late fee for late renewals	\$ 50.00	
58	Change of Location Fee (plus annual processing fee)	\$ 125.00	
59	Name Change Fee	\$ 10.00	
60	Alcohol/Beer License Fee	\$ 300.00	
61	Amusement Device Fee (per machine, maximum of \$200)	\$ 25.00	
62	Short-Term Rental Business License	\$ 80.00	
63	Initial Landlord Permit Fee	\$ 50.00	
64	Annual Landlord Permit Fee - Renewal	\$ 25.00	
65	Temporary Business License (Up to 10 consecutive days)	\$ 200.00	
66	Seasonal Business License (up to 4 months)	\$ 300.00	
67	Solicitor Fees (individual)	\$ 15.00	
68	Mobile Vendor (excluding food trucks)	\$ 325.00	
69	Fingerprinting for Mobile Vendor	\$ 25.00	
70	Food Truck Vendors Annual Processing Fee (If already licensed in another city with current fire inspection)	\$ 40.00	
71	Food Truck Vendors - per company (if a business license is needed) (Plus Processing Fee)	\$ 60.00	
72	Food Truck Vendors - per company (if a business license is needed) Fire Inspection Fee	\$ 100.00	
Cemetery		Proposed	Justification
73			
74	Sale of Single Lot		
75	Lot purchase (not including perpetual care fee)	\$ 1,300.00	
76	Veteran's lots (not including perpetual care fee)	\$ 600.00	
77	Perpetual Care - per lot	\$ 200.00	
78	Opening and Closing costs		
79	Adult		
80	Week day	\$ 700.00	
81	Saturday	\$ 1,000.00	
82	Holiday	\$ 1,800.00	
83	Double Deep (lower) Week day	\$ 1,000.00	
84	Double Deep (lower) Saturday	\$ 1,600.00	
85	Double Deep (lower) Holiday	\$ 2,425.00	
86	Double Deep (Upper) Week day	\$ 750.00	
87	Double Deep (Upper) Saturday	\$ 1,000.00	
88	Double Deep (upper) Holiday	\$ 1,800.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

89 Cemetery (continued)		Proposed	Justification
90	Opening and Closing costs		
91	Child (less than 4 ft)		
92	Week day	\$ 350.00	
93	Saturday	\$ 550.00	
94	Holiday	\$ 750.00	
95	Cremation		
96	Week day	\$ 400.00	
97	Saturday	\$ 600.00	
98	Holiday	\$ 700.00	
99	Disinterment		
100	Under 4 feet in length	\$ 1,150.00	
101	Over 4 feet in length	\$ 1,700.00	
102	Court Ordered Double Deep	\$ 3,500.00	
103	Burial Lot Refunds or Transfers of Ownership		
104	Title and recording fee (per lot)	\$ 75.00	
105	Headstone removal fee		
106	Flat or Wedge	\$ 150.00	
107	Upright	\$ 250.00	
108	Large Headstones may require removal through contracting company	Actual Cost	
109	After hours fee (4:00 p.m.)	\$ 250.00	
110	The City will buy back lots at the present day lot purchase price (less refund fee)		
111 Fire Department Fees		Proposed	Justification
112	<p>**At the discretion of the Fire Marshal, any or all fire protection system plans may be sent to an independent pre-approved 3rd party fire protection engineering consultant of the Marshal's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed. Prior to review or inspection, applicants shall agree in writing to additional scope and cost estimates prior to hourly rates being incurred.</p>		
113	GRAMA Requests (Fire and Ambulance related)		
114	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.		
115	Note: The city will not copy onto personal thumb drives		
116	Standard Reports		
117	1st 10 pages	\$ 20.00	
118	Each additional page	\$ 0.25	
119	Fire Marshall Review (per hour)	\$ 125.00	
120	Automatic Fire Protection System**		
121	In house plan review		
122	<100 heads	\$ 75.00	
123	101-199 heads	\$ 100.00	
124	200-299 heads	\$ 150.00	
125	>300 heads - base fee plus \$.50 per head	\$ 200.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Fire Department Fees		Proposed	Justification
126	Fire Alarm Systems** (Fees are for In-house Plan reviews only)		
127	Plan Review		
128	New System	\$ 100.00	
129	Remodel	\$ 50.00	
130	Additional Floors	\$ 50.00	
131	Commercial Hood System**		
132	Plan Review each hood per hour	\$ 125.00	
133	Reimbursed for material replacement, plus \$50 per hour per firefighter		
134	Fire Inspections associated with Business Licenses (unless specifically identified below)		
135	Day Care/Residential Non-Ambulatory Care Facility Fire Inspection		
136	Initial Business Inspection (non specified)	\$ -	
137	3rd and subsequent fire inspections	\$ 500.00	
138	Specific Assessments for Fire Inspections		
139	Assembly Inspections - A-1 and A-2	\$ -	
140	Commercial Day Care/Pre-school	\$ 100.00	
141	Residential Day Care/Pre-school	\$ 100.00	
142	Nursing Homes/Assisted Living	\$ 100.00	
143	Firework Sales - per location + temporary membrane structure permit if necessary	\$ 60.00	
144	Special Amusement Building	\$ 100.00	
145	Hospitals	\$ -	
146			
147			
Fire Inspections/Enforcement		Proposed	Justification
148	Stop Work Removal	\$ 500.00	
149	Installation without a permit	\$ 500.00	
150	*Each additional day the violation continues without proper permitting or attempting to acquire appropriate permits, additional fees may be assessed in the amount of the initial \$500.00 fee.		
151	2nd Inspection due to non-compliance inspection	\$ 125.00	
152	Third inspection due to non-compliance. Fine is to follow written warning	\$ 500.00	
153	Inspection on businesses operating without a license	\$ 200.00	
154	Fire Alarm Panel Inspection - submitted to 3rd party	\$ 35.00	
155	Fire Riser Inspection - submitted to 3rd party	\$ 35.00	
156	5-Year Sprinkler Inspection - submitted to 3rd party	\$ 50.00	
157	Fire Pump Inspection - submitted to 3rd party	\$ 50.00	
158	Hood Suppression Inspection - submitted to a 3rd party	\$ 25.00	
159	Hood Cleaning Inspection - submitted to 3rd party	\$ 25.00	
160	Standpipe Inspection - submitted to 3rd party	\$ 20.00	
161	Dry Chemical Suppression Inspection - submitted by 3rd party	\$ 35.00	
162	Clean Agent Inspection - submitted to 3rd party	\$ 35.00	
163	Active Smoke Control Inspection - submitted to 3rd party	\$ 35.00	
164	Elevator Inspection - submitted to 3rd party	\$ 175.00	
165	Backflow Inspection - submitted to 3rd party	\$ 60.00	
166			

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Fire Permits		Proposed	New Category to simplify schedule
167			
168	Annual Burn Permit \$ 20.00		
169	Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum) \$ 50.00		
170	Single Use Permit		
171	Fireworks Display \$ 135.00		
172	Pyrotechnics (other) \$ 100.00		
173	Carnivals < 10 attractions \$ 60.00		
174	Carnivals > 10 attractions \$ 125.00		
175	Temporary Membrane Structure in excess of 400 sq. ft \$ 50.00		
176	Special Amusement Building \$ 100.00		
177	Hot Work permit fee \$ 50.00		
178	Scrap Tire Storage over 2,500 Cubic ft. \$ 200.00		
179	Lumber Yards and Woodworking Plant \$ 75.00		
180	Minimum Storage/Use Site (solids 500 lbs or less; liquids 55 gal or less) \$ 175.00		
181	Battery Site \$ 125.00		
182	Backup Generator Fuel Storage(Pipeline Natural Gas Exempt) \$ 100.00		
183	Body Shop/Garage \$ 175.00		
184	HM Storage Site (solids - 500 lbs or more; liquids >55 gal) \$ 220.00		
185	HM Dispensing To include LP Gas \$ 370.00		
186	LP Gas Temporary Heat Storage Tanks \$ 220.00		
187	HM Production/Processing - conducted on a annual basis \$ 500.00		
188	(solids - 1000 lbs; liquids - 100 gal; compressed gas as defined by code)		
189	Oil/Hydrocarbon Refinery - conducted on an annual basis \$ 500.00		
Fire Operations		Proposed	Justification
190			
191	Equipment Damaged Actual Cost		
192	Material utilized in mitigation Actual Cost		
193	Man hours for clean up - per hour, per firefighter \$ 50.00		
194	False Fire Alarm Responds (per calendar year) Commercial		
195	First two (2) false alarms \$ -		
196	Third through fifth false alarms (per call) \$ 250.00		
197	Sixth and each succeeding false alarm (per call) \$ 500.00		
198	False Fire Alarm Responds (per calendar year) Residential		
199	First two (2) false alarms \$ -		
200	Third through fifth false alarms (per call) \$ 125.00		
201	Sixth and each succeeding false alarm (per call) \$ 250.00		
202			
Ambulance		Proposed	Justification
203	Ambulance fees will comply with the fees set forth by the State of Utah Bureau of EMS and may vary annually.		
204			
Library Fees		Proposed	Justification
205	Lost Items Replacement Cost		
206	Out of Town Library Cards		
207	Quarterly \$ 25.00		
208	Semi-Annual \$ 50.00		
209	Annual \$ 80.00		
210	Northern Utah County Library Cooperative partial member yearly card fees \$ 40.00		
211	Library Card replacement \$ 2.00		
212	Copies - black and white - per page \$ 0.10		
213	Copies - color - per page \$ 0.25		

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Library Fees (continued)		Proposed	Justification
214	Faxes		
216	Every 50 pages	\$ 1.00	
217	Inter-library Loan Postage	\$ 3.00	
218	Room Rental		
219	Medium (per hour)	\$ 30.00	
220	Large (per hour)	\$ 50.00	
221	Laminating - per foot	\$ 0.75	
222	Book Sales		
223	Paperback books	\$ 0.50	
224	Hardback books	\$ 1.00	
225	Internet Use (per session, up to 2 hours) for non-American Fork City Library Card holders	\$ 1.00	
Police Department Fees		Proposed	Justification
227	Accident Reports and/or Incident Reports		
228	Residents	\$ 5.00	
229	Non Residents	\$ 20.00	
230	GRAMA Requests (Police related)		
231	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.		
232	Note: The city will not copy onto personal thumb drives		
233	Standard Reports		
234	1st 10 pages	\$ 20.00	
235	each additional page	\$ 0.25	
236	CD Media Files - photograph, audio, visual	\$ 25.00	
237	Fingerprints - Wednesday and Thursday, 8 a.m. to 11 a.m.		
238	Residents	No Charge	
239	Non Residents	\$ 25.00	
240	Alarm License	\$ 25.00	
241	False Alarm Penalty (per calendar year)		
242	First two (2) false alarms	\$ -	
243	Third through fifth false alarms (per call)	\$ 200.00	
244	Sixth and each succeeding false alarm (per call)	\$ 500.00	
245	Reinstatement of suspended alarm permit	\$ 50.00	
246	Late fees (base fee plus 12% APR until paid in full)	\$ 15.00	
247	Civil Penalty - uses, maintains, operates without a permit	\$ 200.00	
248	Civil Penalty - all other violations (per day of violation)	\$ 100.00	
249	Initial Landlord Permit Fee (see business license fees)	\$ 50.00	
250	Annual Landlord Permit Fee - Renewal (see business license fees)	\$ 25.00	
251	Animal Traps Usage (refundable deposit)	\$ 75.00	
252	Weekly Charge (after first week)	\$ 10.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

253	Public Works			
254				
255	Public Works Administration Fees		Proposed	Justification
256	Printed maps and copies			
257	8.5" x 11" - Black and White	\$ 0.25		
258	8.5" x 11" - Color	\$ 0.50		
259	11" x 17" - Black and White	\$ 0.50		
260	11" x 17" - Color	\$ 1.00		
261	Credit Card Processing Fees	3%		
262	(all credit card payments other than utility payments)			
263	Impact Fees		Proposed	Justification
264	Culinary Water Impact Fee - based on water meter size			
265	3/4" meter	\$ 2,502.45		
266	1" meter	\$ 4,179.09		
267	1.5" meter	\$ 8,333.16		
268	2" meter	\$ 13,338.06		
269	3" meter	\$ 26,701.15		
270	4" meter	\$ 41,715.85		
271	6" meter	\$ 83,406.67		
272	8" meter	\$ 133,455.68		
273	Fire Impact Fees			
274	Single Family Residential - per unit	\$ 429.30		
275	Multiple Family Residential - per unit	\$ 392.08		
276	Non-Residential - per 1,000 square feet	\$ 187.39		
277	Non-Residential Apparatus Fee - per 1,000 square feet	\$ 54.59		
278	Parks and Recreation Impact Fees			
279	Single Family Residential - per unit	\$ 3,855.99		
280	Multiple Family Residential - per unit	\$ 3,064.51		
281	Police Impact Fee			
282	Single Family Residential - per unit	\$ 326.45		
283	Multiple Family Residential - per unit	\$ 216.55		
284	Non-Residential - per 1,000 square feet	\$ 196.28		
285	Impact Fees (Continued)		Proposed	Justification
286	Pressurized Irrigation Impact Fee			
287	Single Family Residential - per irrigated square feet	\$ 0.42		
288	Multiple Family Residential - per irrigated square feet	\$ 0.42		
289	Non-Residential - per irrigated square feet	\$ 0.42		
290	Roads Impact Fees			
291	Single Family Residential (non-TOD) - per unit	\$ 3,548.30		
292	Multiple Family Residential (Non-TOD) - per unit	\$ 2,003.07		
293	Single Family Residential (TOD) - per unit	\$ 3,016.05		
294	Multiple Family Residential (TOD) - per unit	\$ 1,702.61		
295	Non-TOD Mixed Use			
296				
297				
298	ITE Trips Peak PM Trips	X	% Entering Trips	X
299			% Primary Trip	X
			Final ITE PM Peak Hr Adjusted Trips	X
			Cost per Trip (\$5,723.06)	X
			=	
			Base Non- Residential Impact Fee	X
			=	
			Internal- Internal Trips (85%)	=
			Final Non- Residential Mixed Use Impact Fee Outside of the	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

											TOD Areas																		
300																													
301	Non-TOD Other Non-Residential																												
302	<table border="1"> <tr> <td>ITE Trips Peak PM Trips</td> <td>X</td> <td>% Entering Trips</td> <td>X</td> <td>% Primary Trip</td> <td>X</td> <td>Final ITE PM Peak Hr Adjusted Trips</td> <td>X</td> <td>Cost per Trip (\$5,723.06)</td> <td>=</td> <td>Base Non- Residential Impact Fee</td> </tr> </table>											ITE Trips Peak PM Trips	X	% Entering Trips	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee							
ITE Trips Peak PM Trips	X	% Entering Trips	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee																			
303																													
304																													
305																													
306																													
307	TOD (All Non-Residential)																												
308	<table border="1"> <tr> <td>ITE Trips Peak PM Trips</td> <td>X</td> <td>% Entering Trips</td> <td>X</td> <td>% Primary Trip</td> <td>X</td> <td>Final ITE PM Peak Hr Adjusted Trips</td> <td>X</td> <td>Cost per Trip (\$5,723.06)</td> <td>=</td> <td>Base Non- Residential Impact Fee</td> <td>X</td> <td>TOD Trip Reduction (84%)</td> <td>X</td> <td>Internal- Internal Trips (85%)</td> <td>=</td> <td>Final Non- Residential Impact Fee in the TOD Area</td> </tr> </table>											ITE Trips Peak PM Trips	X	% Entering Trips	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	TOD Trip Reduction (84%)	X	Internal- Internal Trips (85%)	=	Final Non- Residential Impact Fee in the TOD Area	
ITE Trips Peak PM Trips	X	% Entering Trips	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	TOD Trip Reduction (84%)	X	Internal- Internal Trips (85%)	=	Final Non- Residential Impact Fee in the TOD Area													
309																													
310																													
311																													
312																													
313	Sanitary Sewer Impact Fees - based on water meter size																												
314	3/4" meter											\$ 840.08																	
315	1" meter											\$ 1,402.93																	
316	1.5" meter											\$ 2,797.46																	
317	2" meter											\$ 4,477.61																	
318	3" meter											\$ 8,963.63																	
319	4" meter											\$ 14,004.10																	
320	6" meter											\$ 27,999.79																	
321	8" meter											\$ 44,801.34																	
322	Storm Drain Impact Fee																												
323	Single Family Residential - per gross square feet											\$ 0.1536																	
324	Multiple Family Residential - per gross square feet											\$ 0.1536																	
325	Non-Residential - per gross square feet											\$ 0.1536																	
326	TSSD Impact Fee - per ERU (this is included on the building permit but paid to TSSD)											As adopted by TSSD	\$3,559 current to \$4,981 effective January 1, 2024																
327	Hook Up Fees											Proposed	Justification																
328	Water - residential and non-residential - based on water meter size																												
329	0.750 inch											\$ 475.00																	
330	1.000 inch											\$ 525.00																	
331	1.500 inch											\$ 706.00																	
332	2.000 inch											\$ 856.00																	
333	3.000 inch											\$ 1,965.00																	
334	4.000 inch											\$ 3,065.00																	
335	6.000 inch											\$ 4,950.00																	
336	Sewer - residential and non-residential											\$ 235.00																	
337	Pressurized Irrigation - residential and non-residential - based on water meter size																												
338	0.750 inch											\$ 475.00																	
339	1.000 inch											\$ 525.00																	
340	1.500 inch											\$ 706.00																	
341	2.000 inch											\$ 856.00																	
342	3.000 inch											\$ 1,965.00																	
343	4.000 inch											\$ 3,065.00																	
344	6.000 inch											\$ 4,950.00																	
345	Meter Reset Fee (Charged per incident a meter is not ready for set up)											\$ 80.00																	
346	Development Fees											Proposed	Justification																

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

347	General			
348	Performance Guarantee Administrative Fee - per year	\$	50.00	
349	Right-of-Way or Utility Excavation Permit (base fee)	\$	150.00	
350	Asphalt cut (per cut - first 100 square feet)	\$	200.00	
351	Asphalt cut (per each additional 100 square feet of the same cut)	\$	40.00	
352	Land Disturbance Permit Fee	\$	500.00	
353	Traffic Control fees			
354	Base fee (includes first day of barricading for one lane)	\$	50.00	
355	Barricading roads base fee plus (per square foot per day of barricaded area)	\$	0.01	
356	Local road sidewalk closures (per day)	\$	10.00	
357	Arterial or collector sidewalk closures (per day)	\$	25.00	
358	Arterial or collector shoulder/bike lane closures (per day)	\$	25.00	
359	Bike path closure (per day)	\$	10.00	
360	Construction Water (base fee plus \$3.50 per 1,000 gallons)	\$	250.00	
361	Usage rate per 1,000 gallons	\$	3.50	
362	Construction Water (hydrant use) deposit	\$	1,500.00	
363	Water share conveyance (per share, if surface water)	\$	500.00	
364	Engineering Division Review Fees			
365	Development Fees (continued)			Proposed
366	Development Review and Inspection Fees - per hour			Justification
367	Public Works Director	\$	225.00	
368	Senior Inspector III	\$	168.00	
369	Senior Inspector I	\$	154.00	
370	Engineer In Training (EIT)	\$	98.00	
371	Professional Engineer (PE)	\$	172.00	
372	City Engineer	\$	218.00	
373	GIS Supervisor	\$	118.00	
374	Contracted Engineering Review		Actual Consultant Costs	
375	Contracted Inspection Work		Actual Consultant Costs	
376	Independent Soils Review		Actual Consultant Costs	
377	Hydraulic model analysis and/or certification		Actual Consultant Costs	
378	Legal Review Fees		Actual Consultant Costs	
379	Water Rights Review		Actual Consultant Costs	
380	Geotechnical Peer Review		Actual Consultant Costs	
381	Development Services			
382				
383	Residential Building Division Fees			Proposed
384	Carport		Use IBC Eval Table	Justification
385	Garage		Use IBC Eval Table	Based on ICC Valuation Table
386	Unfinished Basement		Use IBC Eval Table	Based on ICC Valuation Table
387	Finished Basement		Use IBC Eval Table	Based on ICC Valuation Table
388	Main Level		Use IBC Eval Table	Based on ICC Valuation Table
389	2nd Level		Use IBC Eval Table	Based on ICC Valuation Table
390	Plan Review	\$	500.00	\$ 1,000.00 Current fee is significantly below standard fee.

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	**At the discretion of the Development Services & Public Works Department , any or all plans may be sent to an independent pre-approved 3rd party engineering consultant of the engineering division's department's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed. Prior to review or inspection, applicants shall agree in writing to additional scope and cost estimates prior to hourly rates being incurred.			
392	Once plan review has been initiated, the plan review fee is non-refundable.			
393	Expedited Review Fee (in addition to regular plan review fee)	\$ 400.00		
	Cardstock Plan Review Fee (for identical house plans, after the initial plan)	\$ 200.00		REMOVE - few to none genuine cardstock properties come through, and all require further plan review
394				
395	Plan Revision Fee Remarking Fee per hour	\$ 50.00		
396	Reinspection Fee per unit	\$ 50.00	\$ 175.00	Increase to cover actual costs of time
397	Electrical Meter Change Out	\$ 50.00	\$ 100.00	Covers plan review fee and admin fee
398	Temporary Power	\$ 50.00	\$ 100.00	Covers plan review fee and admin fee
399	Occupancy Fee	\$ 50.00		
400	Construction Water (residential)	\$ 100.00		
	Inspection Cancellation Fee per unit (Cancellation Fee for Any Scheduled Inspection)		\$ 125.00	Covering scheduled inspections that are cancelled and not able to be refilled
401				
402	Commercial Building Division Fees		Proposed	Justification
403	Reinspection Fee per unit	\$ 79.00	\$ 175.00	Increasing fee to cover costs of not-ready projects
	Inspection Cancellation Fee per unit (Cancellation Fee for Any Scheduled Inspection)	\$ 50.00	\$ 125.00	Covering scheduled inspections that are cancelled and not able to be refilled
404				
405	Plan Revision Fee Remarking Fee per hour	\$ 50.00	\$ 100.00	Matches third party rate
406	Electrical Meter Change out	\$ 50.00	\$ 100.00	Covers plan review fee and admin fee
407	Temporary Power	\$ 50.00	\$ 100.00	Covers plan review fee and admin fee
408	Up Front Partial Plan Review Fee - New Commercial	\$ 500.00	\$ 1,000.00	Covers costs of plan reviews in instances of plan abandonment
	The complete plan review fee are 65% of the building permit fee based on current ICC vauation tables.			
409				
410	Up Front Partial Plan Review Fee - Tenant Improvement/Remodel	\$ 200.00	\$ 500.00	Covers costs of plan reviews in instances of plan abandonment
	The complete plan review fee are 65% of the building permit fee based on current ICC vauation tables.			
411				
412	Occupancy Fee	\$ 125.00	\$ 150.00	Increased fee to cover increased administrative costs

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Commercial Building Division Fees (continued)		Proposed	Justification
413			
414	Construction Water (Commercial) \$ -		
415	Base Allowance		
416	0 to 3,000 gallons/month \$ 250.00		
417	Block 2 Rate		
418	Above 3,000 gallons/month (base fee + volume rates in excess of base usage) \$ 3.50		
419	Construction Water (hydrant use) deposit \$ 1,500.00		
420	Racking Permit Fee Plan Review Use IBC Eval Table		
421	Sign Permit Review Use IBC Eval Table		
422	Miscellaneous Fee per hour charge \$ 50.00	\$ 100.00	To cover third party rates
423	Other Building Division Fees	Proposed	Justification
424	Basement Plan Review Fee - per hour \$ 50.00	\$ 75.00	To cover third party rates
425	Miscellaneous Administrative Fee per hour charge \$ 50.00	\$ 75.00	Increased fee to cover increased administrative costs
426	Plan/Permit Approval Extension	\$ 100.00	To cover admin time and extension requests
427	Gas Line Review	\$ 50.00	To cover review of updated schematics
428	Building Inspection Fee and 1% State Tax	Varies	
429	Based on home valuation as determined by the Plans Examiner		
430	Occupancy Violation - \$100 plus \$30 per day		
431	Commercial Plan Review 65% of Building Permit Fee		
432	Inspections outside of normal working hours (2 hour max) \$ 200.00		
433	Each additional hour \$ 100.00		
434	Address change request \$ 100.00		
435	**Fees listed under Building Inspection Fees are not inclusive. Other fees may apply or be required.**		
436	Planning and Zoning Division Review Fees	Proposed	Justification
437	Development Review Fees - per hour		
438	Development Services Director \$ 225.00		
439	Senior Planner \$ 172.00		
440	Planner II \$ 98.00		
441	Planner I \$ 98.00		
442	Subdivisions		
443	Preliminary Plans (Does not include Engineering Fees) \$ 500.00		
444	Final Plat (Does not include Engineering Fees) \$ 250.00		
445	Amended Plat (per plat) \$ 250.00		
446	Historic Preservation Conversion Project \$ 500.00		
447	Residential Accessory Structure (Does not include Engineering Fees) \$ 300.00		
448	Commercial Site Plans (Does not include Engineering Fees) \$ 500.00		
449	Zone Map change \$ 500.00		
450	General Plan Amendment \$ 500.00		
451	Code Text Amendment \$ 1,000.00		
452	Zoning Confirmation Letter \$ 150.00		
453	Conditional Use Permit \$ 250.00		
454	Conditional Use Permit with Site Plan Approval \$ 850.00		
455	Annexation		
456	Under 5 acres \$ 860.00		
457	Over 5 acres \$ 965.00		
458	Utilities	Proposed	Justification

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

459	Utility Application Fee	\$	30.00		
460	Tenant/Landlord copy of utility bill - per mailing		current postage rates		
461					
462	CUP/Water Assessment Fee	\$	6.50		

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	Utilities (continued)	Proposed	Justification
463			
464	Drain Fees		
465	Undeveloped Parcel	No Charge	
466	Single Unit Residential Customers - per Unit	\$ 10.50	
467	Multi Unit Residential		
468	Base Monthly Charge Per Unit	\$ 8.27	
469	Area Charge per 1000 Square Feet of Impervious	\$ 0.66	
470	Drain Fees		
471	Commercial/Institutional		
472	Base Monthly Charge Per Unit	\$ 8.27	
473	Area Charge per 1000 Square Feet of Impervious	\$ 0.66	
474	Garbage Fees		
475	1st Container	\$ 12.50	
476	Additional containers - each	\$ 8.20	
477	Recycling	\$ 7.35	
478	Recycling cancellation fee	\$ 10.00	
479	Sewer Fees		
480	Residential/Commercial/Industrial Customers AF City - base	\$ 15.89	
481	Residential/Commercial/Industrial Customers AF City - Usage rate per 1,000 gallons	\$ 0.52	
482	Residential/Commercial/Industrial Customers TSSD - base	\$ 27.52	
483	Residential/Commercial/Industrial Customers TSSD - Usage rate per 1,000 gallons	\$ 1.23	
484	Residential Customers Unincorporated AF City - base	\$ 31.78	
485	Residential Customers Unincorporated AF City - Usage rate per 1,000 gallons	\$ 1.04	
486	Residential Customers Unincorporated TSSD - base	\$ 55.05	
487	Residential Customers Unincorporated TSSD - Usage rate per 1,000 gallons	\$ 2.46	
488	Schools AF City - per acre	\$ 0.20	
489	Schools TSSD - per acre	\$ 0.36	
490	Pressurized Irrigation		
491	Unmetered		
492	Base Rate (per month, 9,000 square foot lot)	\$ 21.68	
493	Overage (per month, per square foot over 9,000)	\$ 0.00271	
494	Metered		
495	Base rate - 0 to 8,000 gallons per month usage	\$ 21.68	
496	Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93	
497	Block 3 rate - over 16,000 gallons per month usage	\$ 5.12	
498	Pressurized Irrigation - Shareholder rates		
499	Unmetered		
500	Base Rate (per month, 9,000 square foot lot)	\$ 10.84	
501	Overage (per month, per square foot over 9,000)	\$ 0.001355	
502	Pressurized Irrigation - Additional discount for shares owned in excess of required minimum		
503	Possible Additional discount	\$ 43.36	
504	Large Residential Property Lot Owners		
505	Metered		
506	Base rate - 0 to 8,000 gallons per month usage	\$ 21.68	
507	Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93	
508	Block 3 rate - over 16,000 gallons per month usage	\$ 5.12	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	Utilities (continued)	Proposed	Justification
509	Pressurized Irrigation - Ratio of permeable area for unmapped commercial users		
511	Ratio of permeable areas for commercial	15%	
512	Ratio of permeable areas for schools	50%	
513	Ratio of permeable areas for churches	30%	
514	Culinary Water Rates - Rate adjustments effective July 1, 2018		
515	Single Family Rates		
516	Monthly Base Rate (\$/meter/month)		
517	3/4" and smaller	\$ 16.49	
518	1"	\$ 18.13	
519	1.5"	\$ 19.76	
520	2"	\$ 24.27	
521	Volume Rates (\$/thousand gallons)		
522	Base Allowance		
523	0 to 3,000 gallons/month	\$ -	
524	Block 2 Rate		
525	3,000 to 6,000 gallons/month	\$ 3.59	
526	Block 3 Rate		
527	6,000 to 9,000 gallons/month	\$ 4.32	
528	Block 4 Rate		
529	Above 9,000 gallons/month	\$ 5.06	
530	Multi-Family Rates		
531	Monthly Base Rate (\$/unit/month)		
532	First Unit	\$ 16.49	
533	Each Additional Unit	\$ 11.89	
534	Volume Rates (\$/thousand gallons)		
535	Base Allowance		
536	0 to 3,000 gallons/month/unit	\$ -	
537	Block 2 Rate		
538	3,000 to 6,000 gallons/month/unit	\$ 3.59	
539	Block 3 Rate		
540	6,000 to 9,000 gallons/month/unit	\$ 4.32	
541	Block 4 Rate		
542	Above 9,000 gallons/month/unit	\$ 5.06	
543	Commercial, Industrial, and Institutional		
544	Monthly Base Rate (\$/meter/month)		
545	3/4" and smaller	\$ 18.14	
546	1"	\$ 19.77	
547	1.5"	\$ 21.41	
548	2"	\$ 25.92	
549	3"	\$ 59.12	
550	4"	\$ 71.40	
551	6"	\$ 100.09	
552	8"	\$ 132.87	
553	10"	\$ 177.95	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

554 Utilities (continued)		Proposed	Justification
555	Volume Rates (\$/thousand gallons)		
556	Base Allowance		
557	0 to 3,000 gallons/month	\$ -	
558	Block 2 Rate		
559	Above 3,000 gallons/month	\$ 3.15	
560	Hardship Exception Rates - for seniors who qualify under Utah County Circuit Breaker Abatement		
561	Pressurized Irrigation		
562	Base Rate (per month up to 8,000 gallons)	As Adopted	
563	Each additional 1,000 gallons	\$ 1.25	
564	The city will pay entire cost to purchase and install meter for those seniors who qualify.		
565	Culinary Water		
566	10% of the base rate of the adopted culinary rates		
567	Hardship Exception Rates - for other cases, heard by City Council after filing a relief petition with City Recorder		
568	Reconnection Fee - normal business hours	\$ 50.00	
569	Reconnection - after hours	\$ 150.00	
570	Tampering Fee	\$ 80.00	
571	Fine for use without current utility account	\$ 250.00	
572	Mapping Fee	\$ 200.00	
573	Pressurized Irrigation Connection fee	\$ 250.00	
574	Account Suspension Fee	\$50.00	
575	NSF (Not Sufficient Funds) Fee	\$25.00	
576	Full-Time Front Line Personnel Residing in American Fork Discount	As Adopted	
577	Military Discount Active Military (With Deployment Papers-While Deployed)		
578	Garbage Fees	As Adopted	
579	Recycling Fees	As Adopted	
580	Water Fees	Waived	
581	Sewer Fees	Waived	
582	Storm Drain Fees	Waived	
583	Properties outside of American Fork City Limits will have double the rate of American Fork City residents for all utility services.		
584	Fitness Center Fees	Proposed	Justification
585	12 Month Contract		
586	Resident Rate		
587	Annual Family	\$ 500.00	
588	per Month	\$ 50.00	
589	Annual Couple	\$ 415.00	
590	per Month	\$ 42.00	
591	Annual Individual	\$ 285.00	
592	per Month	\$ 29.00	
593	Annual Senior Couple	\$ 285.00	
594	per Month	\$ 29.00	
595	Annual Senior/Student Individual	\$ 170.00	
596	per Month	\$ 17.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

597 Fitness Center Fees (continued)		Proposed	Justification
598	12 Month Contract		
599	Non-Resident Rate		
600	Annual Family	\$ 625.00	
601	per Month	\$ 63.00	
602	Annual Couple	\$ 535.00	
603	per Month	\$ 54.00	
604	Annual Individual	\$ 385.00	
605	per Month	\$ 39.00	
606	Annual Senior Couple	\$ 385.00	
607	per Month	\$ 39.00	
608	Annual Senior/Student Individual	\$ 220.00	
609	per Month	\$ 22.00	
610	6 Month Rate		
611	Resident Rate		
612	Semi-Annual Family	\$ 310.00	
613	Semi-Annual Couple	\$ 260.00	
614	Semi-Annual Individual	\$ 180.00	
615	Semi-Annual Senior Couple	\$ 180.00	
616	Semi-Annual Senior/Student Individual	\$ 125.00	
617	Non-Resident Rate		
618	Semi-Annual Family	\$ 385.00	
619	Semi-Annual Couple	\$ 320.00	
620	Semi-Annual Individual	\$ 230.00	
621	Semi-Annual Senior Couple	\$ 230.00	
622	Semi-Annual Senior/Student Individual	\$ 150.00	
623	3 Month Rate		
624	Resident Rate		
625	Quarterly Family	\$ 245.00	
626	Quarterly Couple	\$ 205.00	
627	Quarterly Individual	\$ 140.00	
628	Quarterly Senior Couple	\$ 140.00	
629	Quarterly Senior/Student Individual	\$ 100.00	
630	Non-Resident Rate		
631	Quarterly Family	\$ 310.00	
632	Quarterly Couple	\$ 260.00	
633	Quarterly Individual	\$ 185.00	
634	Quarterly Senior Couple	\$ 185.00	
635	Quarterly Senior/Student Individual	\$ 140.00	
636	Summer Family Pass (May 15 to Sept 15)		
637	Resident Rate		
638	Quarterly Family	\$ 250.00	
639	Quarterly Couple	\$ 210.00	
640	Quarterly Individual	\$ 140.00	
641	Quarterly Senior Couple	\$ 140.00	
642	Quarterly Senior/Student Individual	\$ 100.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

643 Fitness Center Fees (continued)		643 Proposed	643 Justification
644	Summer Family Pass (May 15 to Sept 15)		
645	Non-Resident Rate		
646	Quarterly Family	\$ 300.00	
647	Quarterly Couple	\$ 270.00	
648	Quarterly Individual	\$ 200.00	
649	Quarterly Senior Couple	\$ 200.00	
650	Quarterly Senior Individual	\$ 145.00	
651	Daily Admission Fees and Punch Card Rates		
652	Daily Adult (18 years and older)	\$ 6.00	
653	Daily Youth (4 years to 17 years)	\$ 5.00	
654	Daily Toddler (up to 3 years)	Free	
655	Daily Senior (60 years and older)	\$ 4.00	
656	Daily Senior "Track Only"	\$ 1.00	
657	Daily family	\$ 25.00	
658	Adult 20 Punch Card	\$ 125.00	
659	Youth 20 Punch Card	\$ 105.00	
660	Senior Citizen 20 Punch Card	\$ 85.00	
661	Senior Citizen "Track Only" 20 Punch Card	\$ 20.00	
662	Day Care Pricing - Monthly Pass (2 hour max per day)		
663	One child	\$ 28.00	
664	Two children	\$ 38.00	
665	Three or more children	\$ 48.00	
666	Day Care - Hourly Rates (2 hour max per day)		
667	Half Hour	\$ 1.00	
668	Hour	\$ 2.00	
669	20 Time Punch Card	\$ 40.00	
670	Business Rates		
671	Resident Rate 15% (1-20 employees)		
672	Annual Family	\$ 387.00	
673	Annual Couple	\$ 319.00	
674	Annual Individual	\$ 221.00	
675	Non-Resident Rate 15%		
676	Annual Family	\$ 434.00	
677	Annual Couple	\$ 366.00	
678	Annual Individual	\$ 255.00	
679	Resident Rate 20% (21-59 employees)		
680	Annual Family	\$ 364.00	
681	Annual Couple	\$ 300.00	
682	Annual Individual	\$ 208.00	
683	Non-Resident Rate 20%		
684	Annual Family	\$ 408.00	
685	Annual Couple	\$ 344.00	
686	Annual Individual	\$ 240.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

687 Fitness Center Fees (continued)		Proposed	Justification
688	Business Rates		
689	Resident Rate 25% (60+ employees)		
690	Annual Family	\$ 341.00	
691	Annual Couple	\$ 281.00	
692	Annual Individual	\$ 195.00	
693	Non-Resident Rate 25%		
694	Annual Family	\$ 383.00	
695	Annual Couple	\$ 323.00	
696	Annual Individual	\$ 225.00	
697	Gymnastics	Member/Non Member	
698	Parent Tot	\$36.00/\$46.00	
699	Gym Stars, Breeze, Thunder	\$39.00/\$49.00	
700	Kinder	\$41.00/\$51.00	
701	Blizzards	\$67.00/\$77.00	
702	Tumbling	\$37.00/\$47.00	
703	Levels 3-7	\$77.00-\$162.00	
704	Itty Bitty Sports (Per Quarter)	\$ 125.00	
705	Dance Classes	\$32.00-\$67.00	
706	Ninja Warrior	\$42.00-\$52.00	
707	Preschool	\$85.00-\$105.00	
708 Boat Harbor Fees		Proposed	Justification
709	Day Use	\$ 10.00	
710	Walk-in	\$ 5.00	
711	Senior Fishing and Launch - Drive in, per person, per day	\$ 10.00	
712 Park and Field Rentals		Proposed	Justification
713	Amphitheater Rental		
714	Full Day Rental	\$ 700.00	
715	Refundable Deposit	\$ 100.00	
716	Skate Park - 200 East 500 South		
717	Day	\$ 200.00	
718	Pavilions - Rotary, Quail Cove, Evergreen	Resident/Non-Resident	
719	Large Pavilion	\$45.00/\$65.00	
720	Small Pavilion	\$35.00/\$55.00	
721	Baseball Field Rentals - Rotary, Pony, Art Dye, Beehive, Greenwood, and JC Parks	Resident/Non-Resident	
722	Hourly - Adult Teams	\$45/\$60	
723	Hourly - Youth Teams	\$30/\$40	
724	Full Day	\$225/\$325	
725	Field Prep	\$ 50.00	
726	Field Lights - per hour	\$ 25.00	
727	Playing Field Rentals - Evergreen, Hindley, Art Dye East or South Fields, Legacy, Bamberger, Easton, and Kimberly Parks		
728		Resident/Non-Resident	
729	Hourly - Adult Teams	\$45/\$60	
730	Hourly - Youth Teams	\$30/\$40	
731	Full Day	\$225/\$325	
732	Field Prep	\$ 50.00	
733	Field Lights - per hour	\$ 25.00	

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Park and Field Rentals (continued)		Proposed	Justification
734	Art Dye - Full Rental - East Field, OR South Field, OR Baseball Field	Resident/Non-Resident	
736	Half Day	\$350/\$450	
737	Full Day	\$500/\$700	
738	Entire Complex	\$1,500/\$2,000	
739	**Playground Equipment for all parks is on a first-come, first-served basis at no charge		
Recreation Fees		Proposed	Justification
741	Baseball		
742	T-ball, Coach Pitch	\$ 45.00	
743	1st -3rd Grade Machine Pitch	\$ 75.00	
744	3rd-6th Player Pitch	\$ 125.00	
745	7th-12th Grade Player Pitch	\$ 125.00	
746	Softball		
747	3rd-4th Grade	\$ 75.00	
748	5th-6th Grade	\$ 95.00	
749	7th-12th Grade	\$ 95.00	
750	Tennis Lessons	\$ 55.00	
751	Tennis League	\$ 95.00	
752	Soccer		
753	3 years old through 2nd grade	\$ 45.00	
754	3rd-4th grade	\$ 55.00	
755	5th-9th grade	\$ 65.00	
756	Flag Football		
757	1st-4th grade	\$ 50.00	
758	5th-6th grade	\$ 60.00	
759	7th-12th grade	\$ 65.00	
760	Youth Basketball (no longer Jr. Jazz)		
761	1st-2nd grade	\$ 50.00	
762	3rd-4th grade	\$ 60.00	
763	5th-6th grade	\$ 70.00	
764	7th-12th grade	\$ 90.00	
765	Volleyball	\$ 50.00	
766	Ski School		
767	Bus, Lessons, Pass	\$ 300.00	
768	Track & Field	\$ 65.00	
769	Esports	\$5-\$20	
770	Golf lessons	\$45-\$85	
771	Adult Softball		
772	Mens	\$ 650.00	
773	Coed	\$ 475.00	
774	Reusable Sports Jersey - utilized in some programs	\$ 10.00	
775	All Recreation Programs non-resident fee	\$ 25.00	
776	\$5 multi-family discount for registering multiple family members at same time for same program		
777	All Recreation Programs require a \$5 late fee for registering after the deadline		

Attachment: 2024 FEE SCHEDULE Approved 1.23.24 DS Building Amendments Proposed (Fee Schedule

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF AMERICAN FORK FOR THE PURPOSE OF ESTABLISHING A GENERAL SCHEDULE OF THE FEES CHARGED BY THE CITY FOR DEVELOPMENT AND OTHER FEES

WHEREAS, the Mayor and City Council of American Fork finds and declares that it is desirable and in the public interest to pass a single Resolution for the purposes of establishing and setting forth a general schedule of the most common fees charged by the City of American Fork;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, UTAH, RESOLVES AS FOLLOWS:

The following Resolution is hereby enacted, entitled “General Fee Schedule:”

GENERAL FEE SCHEDULE

Section 1. General Fee Schedule Established. The following is an enactment listing the specific fees for the city shown in Exhibit A. General Fee Schedule shall be effective April 9, 2024:

Section 2. All fees and charges not listed in this Resolution which are contained in or promulgated pursuant to any current resolutions shall remain in full force and effect, unless and until duly modified.

Section 3. All fees and charges contained in any current resolutions inconsistent herewith, are hereby repealed to the extent of the inconsistency, but in all other respects such resolutions shall remain in full force and effect.

Section 4. This Resolution is to be construed to be consistent with any all State, County, and Federal laws and regulations concerning the subject matter hereof. If any section, sentence, clause or phrase of this Resolution is held invalid by any court of competent jurisdiction, then said ruling shall not affect the validity of the remaining portions.

PASSED by the American Fork City Council this 9 day of April 2024.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 4-9-24 Resolution Fee Schedule adoption (Fee Schedule Update)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 9, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution adopting the American Fork City Municipal Wastewater Planning Program for 2024.

SUMMARY RECOMMENDATION

Staff recommends approval of the resolution

BACKGROUND

Each year the City is required to complete a self-assessment of the sanitary sewer system report for the State of Utah, Department of Environmental Quality. The report addresses operations and maintenance, capital improvements projects, projected needs, history of sanitary sewer overflows, and staff certifications. The finalized document is attached.

BUDGET IMPACT

N/A

SUGGESTED MOTION

Moves to approve the resolution adopting the American Fork City Municipal Wastewater Planning Program for 2024.

SUPPORTING DOCUMENTS

2024 MWPP Survey Resolution (DOCX)
2024 MWPP Survey (PDF)

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE MUNICIPAL WASTEWATER PLANNING PROGRAM FOR 2024 FOR AMERICAN FORK CITY, UTAH.

BE IT RESOLBED that AMERICAN FORK informs the Water Quality Board the following actions were taken by the CITY COUNCIL.

- 1. Reviewed the attached Municipal Wastewater Planning Program Report for 2023.
- 2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit (if applicable).

Passed by the American Fork City Council on April 9, 2024.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

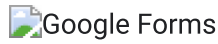
Attachment: 2024 MWPP Survey Resolution (Municipal Wastewater Planning Program 2024)

Full MWPP Survey - 2024

Google Forms <forms-receipts-noreply@google.com>

Tue 4/2/2024 2:44 PM

To:Sam Kelly <skelly@americanfork.gov>



Thanks for filling out [Full MWPP Survey - 2024](#)

Here's what was received.

Edit response

Full MWPP Survey - 2024

Municipal Wastewater Planning Program survey for 2024.

Email *

skelly@americanfork.gov

Section I: General Information

Name of the Facility? *

City of American Fork

What is the name of the person responsible for this organization?

*

Attachment: 2024 MWPP Survey (Municipal Wastewater Planning Program 2024)

Sam Kelly

What is the title of the person responsible for this organization? *

Public Works Director

What is the email Address for the person responsible for this organization? *

skelly@americanfork.gov

What is the phone number for the person responsible for this organization? *

3852654155

Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

275 East 200 North, American Fork, UT, 84003

Federal Facility Section

Are you a federal facility?

A federal facility is a military base, a national park, a facility associated with the forest service, etc.

Yes

No

Financial Evaluation Section

This form is completed by [name]? *

Anna Montoya

Part I: GENERAL QUESTIONS

Please answer the following questions regarding GENERAL QUESTIONS.

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

- Yes
- No

Are you collecting 95% or more of your anticipated sewer revenue?

*

- Yes
- No

Are Debt Service Reserve Fund requirements being met?

- Yes
- No

Where are sewer revenues maintained?

- General Fund
- Combined Utilities Fund
- Other

What was the average annual User Charge for 2023?

If there is more than one rate divide the total municipal yearly User Charge collected, by the total number of connections.

627

Do you have a water and/or sewer customer assistance program (CAP)?

- Yes
- No

Part II: OPERATING REVENUES AND RESERVES

Please answer the following questions regarding OPERATING REVENUES AND RESERVES.

Are property taxes or other assessments applied to the sewer systems?

- Yes
- No

Revenue from these taxes =

N/A

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

- Yes
- No

Are projected sewer revenues sufficient to cover operation, maintenance, and repair (OM&R) costs for the next five years?

- Yes
- No

Does the sewer system have sufficient staff to provide proper OM&R?

- Yes
- No

Has a repair and replacement sinking fund been established for the sewer system?

- Yes
- No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

- Yes
- No

Part III: Capital Improvements, Revenues and Reserves.

Please answer the following questions regarding Capital Improvements, Revenues and Reserves.

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

- Yes
- No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

- Yes
- No

Part IV: FISCAL SUSTAINABILITY REVIEW

Please answer the following questions regarding FISCAL SUSTAINABILITY REVIEW.

Have you completed a rate study within the last five years?

- Yes

No

Do you charge Impact fees?

Yes

No

Impact Fee (if not a flat fee, use average of all collected fees) =

.75"-\$840, 1"-\$1403, 1.5"-\$2797, 2"-\$4478, 3"-\$14004, 6"-\$28000, 8"-\$44801

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

No

Do you maintain a Plan of Operations?

Yes

No

Have you updated your Capital Facility Plan within the last five years?

Yes

No

In what year was the Capital Facility Plan last updated?

2017

Do you use an Asset Management system for your sewer systems?

- Yes
- No

Do you know the total replacement cost of your sewer system capital assets?

- Yes
- No

Replacement Cost =

\$293 Million (2021)x18% inflation=\$346 Million

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

- Yes
- No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

\$2731332 - 2024 budget, \$346000000 replacement cost funded at 0.79%

Describe the Asset Management System.

Check all that apply

- Spreadsheet
- GIS
- Accounting Software
- Specialized Software

Please answer the following: - 2023 Capital Assets Cumulative Depreciation?

\$418708

Please answer the following: - 2023 Capital Assets Book Value?

Book Value = total cost - accumulated depreciation

\$9874448

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Please answer the following questions regarding PROJECTED CAPITAL INVESTMENT COSTS.

Cost of projected capital improvements - Please enter a valid numerical value. - 2023?

\$2731331

Cost of projected capital improvements - Please enter a valid numerical value. - 2024 through 2028?

\$13656655

Cost of projected capital improvements - Please enter a valid numerical value. - 2029 through 2033?

\$13656655

Cost of projected capital improvements - Please enter a valid numerical value. - 2034 through 2038?

\$13656655

Cost of projected capital improvements - Please enter a valid numerical value. - 2039 through 2043?

\$13656655

Purpose of Capital Improvements - 2023?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2024 through 2028?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2029 through 2033?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2034 through 2038?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements from 2039 through 2043?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- True
- False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance

please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

Do you have a collection system?

The answer to this question is obvious in most cases, but for clarification, some wastewater systems consist of only wastewater collections (answer Yes). Some wastewater systems do not have a collection system but receive wastewater from separate collection system jurisdictions (answer No). Some wastewater systems have treatment and collections and consider their entire system as one entity (answer Yes). Some wastewater systems have treatment and collections, but consider their collections a separate entity from treatment (answer No). If you have treatment but have an independent collection system and you answered "No," you must enter your collection system separately as an independent response to the survey.

Yes

No

Collection System

The collection of wastewater in a system of pipes and possibly pump stations that deliver wastewater to a treatment system that may or may not be independent of the treatment system.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Sam Kelly / Ashton Hardy

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

42"

What is the average depth of the collection system?

Please enter the depth in feet.

8'
.....

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

132
.....

How many lift/pump stations are there in the collection system?

0
.....

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

N/A
.....

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1950
.....

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1950

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

What is the number of Class 1 SSOs in Calendar year 2023?

0

What is the number of Class 2 SSOs in Calendar year 2023?

0

Please indicate what caused the SSO(s) in the previous question.

N/A

Please specify whether the SSOs were caused by contract or tributary community, etc.

N/A

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

What is the number of new commercial/industrial connections in 2023?

4

What is the number of new residential sewer connections added in 2023?

281

How many equivalent residential connections are served?

11284

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

4

What is the approximate population served?

37986

State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Ashton Hardy, Grade IV, ahardy@americanfork.gov

Please list all other Collection System operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Taylor Welcker, Grade IV, Clayton Oxborrow, Grade IV

Please list all other Collection System operators by name and certification grade.
Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Kaleio Manuelva, no current certification, Tai Taimatuia, no current certification, Barry Dayton,
Grade IV

Is/are your collection DRC operator(s) currently certified at the appropriate grade
for this facility?

- Yes
- No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection
system?

- Yes
- No

Have you updated the collection system operations and maintenance manual
within the past 5 years?

- Yes
- No

Do you have a written emergency response plan for sewer systems?

Yes

No

Do you have a written safety plan for sewer systems?

Yes

No

Is the entire collections system TV inspected at least every 5 years?

Yes

No

Is at least 85% of the collections system mapped in GIS?

Yes

No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Has the SSMP been adopted by the permittee's governing body at a public meeting?

Yes

No

Has the completed SSMP been public noticed?

Yes

No

SSMP Public Notice Date

Date of public notice?

MM DD YYYY

01 / 10 / 2023

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Yes

No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

N/A

During 2023, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Information was updated to reflect the current org chart/responsibilities, included TSSD information/agreements, modeling/secap process, claims

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

System is in good condition as noted in our sewer master plan. We have performed many improvements over the past several years including slip lining and pipe bursting.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Continue with the improvements based on our sewer master plan which includes upsizing sewer mains and infiltration reduction measures.

What sewerage system problems, other than plugging, have you had over the last year?

none

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100%

Partially

Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

Yes

No

Do you have any additional comments?

none

To the best of my knowledge, the Collections System section is completed and accurate

True

False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance

please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. This section (the questions below) determines the next set of questions that you will be presented based on the choice you make for treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

If you have treatment, you must choose from Mechanical Plant, Discharging Lagoon, or Non-Discharging Lagoon. If you don't have treatment then choose "No Treatment." Choose only one answer.

- Mechanical Plant
- Discharging Lagoon
- Non-Discharging Lagoon
- No Treatment of Wastewater

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- True
- False

Has this been adopted by the City Council or District Board? *

- yes
- No

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

MM DD YYYY

04 / 09 / 2023

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

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