



AMERICAN FORK CITY COUNCIL
AUGUST 8, 2023
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 meet in a regular session on Tuesday, August 8, 2023, at City Hall, located at 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Barnes; 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 July 25, 2023, city council minutes.
2. Approval of the authorization to release the Improvements Durability Retainer of \$779,490.97 for Savage Apartments Phase 2 (Parc on 5th), located at approximately 540 South 600 East.
3. Acceptance of a public utility easement at approximately 33 East 100 North.
4. Ratification of city payments (July 19, 2023, to August 1, 2023) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on a resolution approving a land use amendment of 4.35 acres from Design Industrial to Institutional Lands, Schools and Public Facilities designation at approximately 9 West 1100 South.
2. Review and action on an ordinance approving a Code Text Amendment, known as the Deer Park – Code Text Amendment, of the American Fork City Municipal Code. Amending Sections 17.4.502 and 17.7.701, the Code Text Amendment plans to provide outdoor storage areas for businesses located in the Planned Industrial (PI-1) Zone.
3. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3)

posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

- a. Review and action on an application for an Amended Final Plat, known as AF Crossings Plat “E-3”, located at approximately 856 South 1000 West, American Fork City, UT 84003. The Final Plat will be approximately 0.43 acres and will be in the PR-3.0 Zone.
4. Review and action on an ordinance creating section 10.32.020 of the American Fork City Municipal Code related to parking in a marked bicycle lane and providing an effective date.
5. Review and action on approval of a Memorandum of Understanding with the State of Utah Department of Public Safety accepting a grant in the amount of \$17,250 for mental health services.
6. Adjournment.

Dated this 3rd day of August 2023.

/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
AUGUST 8, 2023**

Department Public Works

Director Approval Susan GoebelCanning

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of \$779,490.97 for Savage Apartments Phase 2 (Parc on 5th), located at approximately 540 South 600 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$779,490.97 for Savage Apartments Phase 2 (Parc on 5th). Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Savage Apartments (Parc on 5th) warranty release to city council 8-8-23 (PDF)



IMPROVEMENT WARRANTY 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 Warranty for SAVAGE APARTMENTS PHASE 2 (PARC ON 5TH) pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code, and pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$779,490.97

PASSED THIS 8 DAY OF AUGUST 2023

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Savage Apartments (Parc on 5th) warranty release to city council 8-8-23 (Durability Release)



BOND RELEASE REQUEST

Development Name: Savage Apartments- Phase 2

Development Address: 572 S 600 E, American Fork, UT

*All outstanding fees must be paid prior to any release.

☐ Partial Improvement
Assurance Release

☒ Final Improvement
Assurance Release

☒ Improvement Warranty Release
(10% Durability Release)

					Inspector Use Only Complete?
Description of Item	Quantity	Units	Unit Price	Total	Yes/No
See attached				708,628.15	Y
10% Contingency				70,862.82	Y
Total				779,490.97	

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

Please send check/bank letter to:

Name: Wasatch Residential Group

Bank (if applicable): Atlantic Specialty Insurance Company

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

City Official Use Only

☒ Fees paid and current

Administrative Signature: [Signature] Date: 7-26-23

Inspector Signature: [Signature] Date: 7/26/23

Attachment: Savage Apartments (Parc on 5th) warranty release to city council 8-8-23 (Durability Release)

FW: Savage Phase 2 - Warranty Inspection

Dee Howard <dhoward@americanfork.gov>

Wed 7/26/2023 7:19 AM

To: Lori Faught <lfaught@americanfork.gov>

Lori,

The warranty period was shortened due to the time frame of when the improvements were installed and when the items were corrected and approved for acceptance.

-Dee

From: Dee Howard

Sent: Wednesday, July 12, 2023 11:11 AM

To: Lori Faught <lfaught@americanfork.gov>

Subject: Savage Phase 2 - Warranty Inspection

Lori,

We performed a warranty inspection at Savage Phase 2 (Parc on 5th) and it is approved to release the warranty bond.



Dee Howard | Infrastructure Manager
Engineering

P (801) 763-3060 ext. 685

F (801) 763-3004

51 E Main St., American Fork, UT 84003

Attachment: Savage Apartments (Parc on 5th) warranty release to city council 8-8-23 (Durability Release)

Name of Development: Parc on 5th Phase 2

[illegible]

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
SEWER																
8" PVC Sewer Line	1837	LF	\$32.00	\$58,784.00	1837	\$58,784.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
60" Sewer Manholes	6	Each	\$3,700.00	\$22,200.00	6	\$22,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																
8" PVC C900 Water Main	445	LF	\$26.00	\$11,570.00	445	\$11,570.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" PVC C900 Water Main	2456	LF	\$28.00	\$68,768.00	2456	\$68,768.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" Tee w/ Thrust Blocks	7	Each	\$1,000.00	\$7,000.00	7	\$7,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" 11.25 Deg Bend w/ Thrust Block	2	Each	\$850.00	\$1,700.00	2	\$1,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" 45 Deg Bend w/ Thrust Block	13	Each	\$900.00	\$11,700.00	13	\$11,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" Gate Valves	12	Each	\$2,400.00	\$28,800.00	12	\$28,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
18" DI Water Main	438	LF	\$82.50	\$36,135.00	438	\$36,135.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
18" 45 Deg Bend w/ Thrust Blocks	2	Each	\$2,500.00	\$5,000.00	2	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Fire Hydrant Assembly	5	Each	\$6,100.00	\$30,500.00	5	\$30,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
1.5" Water Service Lateral	474	LF	\$10.00	\$4,740.00	474	\$4,740.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
1.5" Water Meter	17	Each	\$1,550.00	\$26,350.00	17	\$26,350.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
6" DI Fire Hydrant Line	111	LF	\$30.00	\$3,330.00	111	\$3,330.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																
8" PVC Pipe	910	LF	\$28.00	\$25,480.00	910	\$25,480.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" Bends w/ Thrust Blocks	2	Each	\$900.00	\$1,800.00	2	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
2" PI Meters	2	Each	\$5,650.00	\$11,300.00	2	\$11,300.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
2" Service Line	54	LF	\$12.00	\$648.00	54	\$648.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS																
Asphalt Paving (4" thick, 10" roadbase, 10" minimum subbase)	56029	SF	\$4.35	\$243,726.15	56029	\$243,726.15		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Curb & Gutter	1793	LF	\$19.50	\$34,963.50	1793	\$34,963.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Sidewalk (4" thick)	11697	SF	\$5.50	\$64,333.50	11697	\$64,333.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ADA Ramps	3	Each	\$0.00	\$0.00	3	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STORM DRAINAGE																
15" RCP Storm Drain	5	LF	\$40.00	\$200.00	5	\$200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Double Curb Inlet 2' x 3' x 4'	2	Each	\$2,850.00	\$5,700.00	2	\$5,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm Drain Manhole 5'	1	Each	\$3,900.00	\$3,900.00	1	\$3,900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																
As Builts	1	Each	\$0.00	\$0.00	1	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Testing, Cleaning, Inspections	1	LS	\$0.00	\$0.00	1	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Street Sign	2	Each	\$0.00	\$0.00	2	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Traffic Sign	2	Each	\$0.00	\$0.00	2	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Balance
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Street Lights		10-4410-276	
Street Lights	7	5000	

Total Fees

Total Bond & Fees

\$708,628.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Available for Release
\$70,862.82								

**The bond of \$708,628.15 will be released August 8, 2023. This is a surety bond and was not released in April.

**The warranty bond of \$70,862.82 will be release August 8, 2023 as per Dee Howard. Savage Apartments Phase 2 has met all requirements to be released of warranty.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Acceptance of a public easement at approximately 33 East 100 North.

SUMMARY RECOMMENDATION

Engineering Division recommends approval of the easement as presented.

BACKGROUND

City Code requires a public utility easement on each parcel. This property did not have an easement, and approval will bring the property into compliance with the city code.

BUDGET IMPACT

No impact for this agreement.

SUGGESTED MOTION

Mr. Mayor, I move to approve the easement with Anderson Family LTD as presented and authorize the City to accept and record the easement.

SUPPORTING DOCUMENTS

Utility Easement - Anderson Family LTD Partnership (PDF)

After recording return to:
 American Fork City
 Attn: City Recorder
 51 East Main Street
 American Fork, Utah 84003

UTILITY EASEMENT

For the sum of Forty Dollars (\$40.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that Anderson Family LTD Partnership a Utah

Grantor/s, of 33 E 100 N American Fork County of Utah, Limited Partnership

State of Utah, hereby grants, conveys, and sets over unto **AMERICAN FORK**

CITY, a Utah municipal corporation, as Grantee, its successors and assigns, a perpetual easement to install, maintain, operate, repair, remove, replace, or relocate public utility facilities and the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

An easement located in the Southeast Quarter of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING AT A POINT LOCATED WEST (N 89°13'10"W) 511.74 FEET FROM THE SOUTHEAST CORNER OF BLOCK 25, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE WEST (N 89°13'10"W) 11.08 FEET; THENCE NORTH (N 00°46'50"E) 10.00 FEET; THENCE EAST (S 89°13'10"E) 11.08 FEET; THENCE SOUTH (S 00°46'50"W) 10.00 FEET TO THE POINT OF BEGINNING.

(BEARINGS IN PARENTHESES REPRESENT THE ROTATED BLOCK BEARING)

To have and hold the same unto said Grantee, its successors, and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above-described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. As a non-exclusive easement, Grantor shall have the right to use the easement area for purposes that do not interfere or limit the propose the easement granted herein. However, at no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

In witness whereof, the Grantor has executed this easement this 3 day of August, 2023

[GRANTOR]

Approved as to form: American Fork City Attorney

Attachment: Utility Easement - Anderson Family LTD Partnership (Anderson Easement Agreement)

Alan S. Anderson

Date

8/3/23

State of Utah

County of Utah :ss

On the 3rd day of August, 2023, personally appeared before me
Alan Anderson and that being authorized so to do, executed the foregoing
 instrument for the purposes therein contained.

Angela S. Plummer
 Notary Public





**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003. The Land Use Map Amendment will be on approximately 4.35 acres and is currently not annexed into the City.

SUMMARY RECOMMENDATION The Land Use Map Amendment meets the requirements of Section 17.11. Staff recommends approving the application. The Planning Commission recommend approval at the August 2nd, 2023 Planning Commission meeting.

BACKGROUND The subject property is currently going through the annexation process and at the July 19, 2023, the Planning Commission meeting voted a positive recommendation to the City Council for annexation.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation with instructions to the City Recorder to withhold publication of the resolution subject to any conditions found in the public record of the August 2nd, 2023, Planning Commission meeting.

Move to deny the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation.

Move to table action for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation, and instruct staff/developer to...

SUPPORTING DOCUMENTS

8. 9 W 1100 S LUMA - Staff Report(PDF)

2023-08-08 - LUMA - 9 W 1100 S Ordinance (DOCX)

9 W 1100 S_LUMA_08.02.2023 Unapproved PC Minutes (PDF)



Planning Commission Staff Report
Meeting Date: August 02, 2023

Agenda Topic

Public hearing, review, and recommended action on a land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003. The Land Use Map Amendment will be on approximately 4.35 acres and is currently not annexed into the City.

BACKGROUND INFORMATION		
Location:		9 W 1100 S
Project Type:		Land Use Map Amendment
Applicants:		Staff Initiated
Existing Land Use:		Residential Low Density/Design Industrial
Proposed Land Use:		Institutional Lands, Schools and Public Facilities
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very Low Density
	East	Design Industrial
	West	Residential Low Density
Existing Zoning:		N/A
Proposed Zoning:		PI-1
Surrounding Zoning:	North	N/A
	South	N/A
	East	PI-1
	West	PF/R1-12000

Background

The subject property is currently going through the annexation process and at the July 19, 2023, the Planning Commission meeting voted a positive recommendation to the City Council for annexation.



Planning Commission Staff Report
Meeting Date: August 02, 2023

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 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;



Planning Commission Staff Report
Meeting Date: August 02, 2023

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

1. N/A

Findings of Fact



Planning Commission Staff Report
Meeting Date: August 02, 2023

1. The Land Use Map Amendment request meets the requirements of Section 17.11.

Project Map



Standards Conditions of Approval

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.



Planning Commission Staff Report
Meeting Date: August 02, 2023

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 Land Use Map Amendment 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 Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.



Planning Commission Staff Report
Meeting Date: August 02, 2023

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation, and instruct staff/developer to.....

RESOLUTION NO.

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 9 W 1100 S FROM DESIGN INDUSTRIAL TO INSTITUTIONAL LANDS, SCHOOLS AND PUBLIC FACILITIES.

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

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

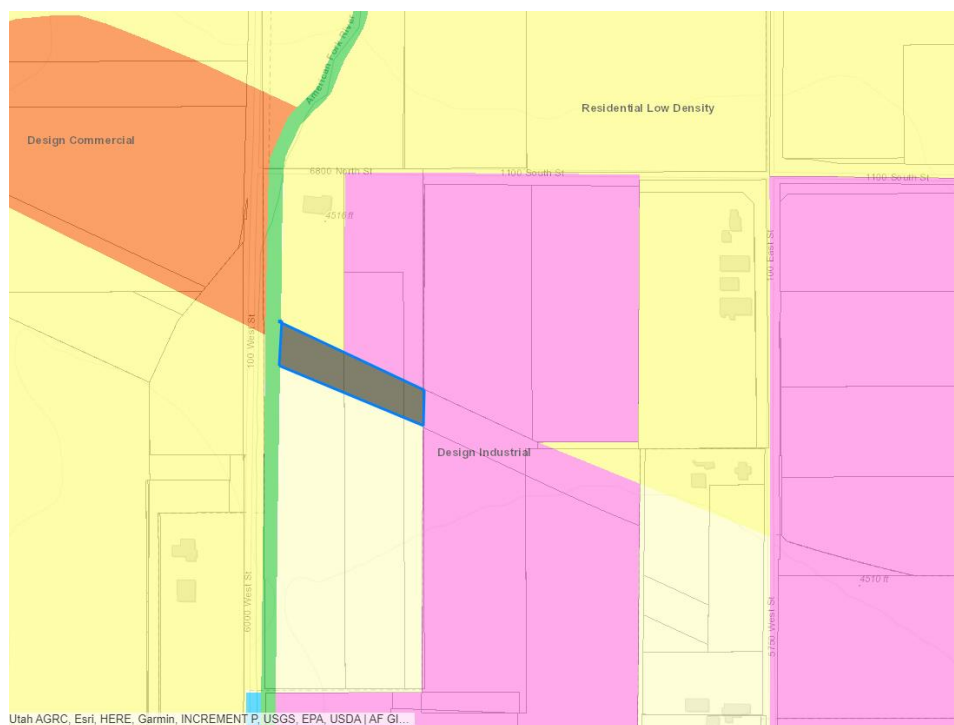
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 9 W 1100 S be amended from the Design Industrial to Institutional Lands, Schools, and Public Facilities as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Exhibit A

Land Use Map



SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS 9TH DAY OF NOVEMBER 2021.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

f. **Public hearing, review, and recommended action on a land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003. The Land Use Map Amendment will be on approximately 4.35 acres and is currently not annexed into the City.**

Travis Van Ekelburg reviewed the background information for public hearing item letter f: The subject property is currently going through the annexation process and at the July 19, 2023 meeting, the Planning Commission voted a positive recommendation to the City Council for annexation. This is to clear things up for a future roadway through there.

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird moved to recommend approval for the proposed land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003, subject to any conditions found in the staff report and recommended by the Fire Marshall. The Land Use Map Amendment will be on approximately 4.35 acres and is currently not annexed into the City.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
Rodney Martin	AYE
Bruce Frandsen	NAY
David Bird	AYE

Chairwomen Anderson: Bruce, you are welcome for the record and for City Councils benefit, to share what your opinion is on this if you want to.

Bruce: Well I guess it was all of a sudden, and I missed it. I'm guessing that in reading, this was for a road to go through there. I don't remember discussing the master plan about a road. Is that UDOT? Is that the easement?

Ben Hunter: This is one that we're currently working on to update the master transportation plan. Part of the concern is that through this particular area of the city, as development goes on, that when the Pony Express comes through that area, it will have limited access on the adjacent roads. For emergency responders, they would basically have a pretty large area where they would have to loop all the way around blocks in order to get through there. Not all of the north and south streets would tie in and connect to the Pony Express. This is an updated roadway that we are including in the updated master plan, to incorporate a way to provide the emergency services in that area to have that accessibility. It will be a city street.

Bruce: So it is kind of like a frontage road?

Ben: Yeah, basically.

Bruce: So this is going to be similar to Pioneer Crossing?

Ben Hunter: I don't know UDOT's Plans.

Bruce Frandsen: That's the reason for the right of way. It's going to be similar to Pioneer Crossing, and now we are saying we want to put a frontage road on Pioneer Crossing. It doesn't make sense to me. We have not secured the properties for the two-mile stretch through the city. I don't know why we need a frontage road on Pioneer Crossing. I mean, Lehi does it. Yeah, you have businesses, you have homes right against Pioneer, and I guess they haven't had a problem with supporting fire, police or whatever. I just hate to see us keep chunking up the ground down there. We can put in a 150-foot Pioneer Crossing, and then, well we're the city, we should put in another 80 feet of Frontage Road. Geez, it's already got a chunk of land down there, that whole PF stretch and easements and everything. I don't know, that's just my opinion.

Ben Hunter: Yeah, basically this would be about a 50-foot wide right of way that is anticipated. You also have three powerline corridors running through there. It goes in between the two powerline corridors that you're not going to be able to really build buildings in between there or anything like that.

Bruce: But it is useable ground for a landlord or developer. They could put a parking lot there, or whatever. We're going to take another, I don't know how many acres that is for two miles, maybe another 100 acres for frontage road on a main road.

Ben: It'll generally be within the 100 East and 100 West area. Then as you approach 500 East you've got some accessibility to get through in that area. 500 East, at least on the latest plans and information we have. It's not going to be the entire stretch of the Pony Express that's going through there. It was just where there was an area where we had limited accessibility to be able to get through that Pony Express. That is where the frontage road will be placed.

Chairwomen Anderson: Okay, Thank you.

The motion passed



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a proposed Code Text Amendment, known as Deer Park – Code Text Amendment, of the American Fork City Municipal Code. Amending Sections 17.4.502 and 17.7.701, the Code Text Amendment plans to provide outdoor storage areas for businesses located in the Planned Industrial (PI-1) Zone.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND The applicant has applied for a Code Text Amendment to amend Sections 17.4.502 and 17.7.701 of the American Fork City Municipal Code. The proposed amendment looks to amend the sections that have regulations over the Planned Industrial (PI-1) Zone. They are seeking these amendments to have outside storage for their potential tenants who would benefit from these types of storage areas. The Code Text Amendment has been initiated by the applicant looks to provide ways of shielding the storage areas with landscaping and/or fencing to hide the storage areas in a more appealing manner.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the ordinance for the proposed Code Text Amendment, amending Section 17.4.502 and Section 17.7.701 to allow outside storage in the PI-1 Zone, with instructions to the City Recorder to withhold publication of the ordinance subject to any conditions found in the public record of the July 19th, 2023, Planning Commission meeting.

Move to deny the proposed Code Text Amendment, amending Section 17.4.502 and Section 17.7.701 to allow outside storage in the PI-1 Zone.

Move to table action for the proposed Code Text Amendment, amending Section 17.4.502 and Section 17.7.701 to allow outside storage in the PI-1 Zone, and instruct staff/developer to.....

SUPPORTING DOCUMENTS

Ordinance Amending Sections of AF Municipal Code - Deer Park 4878-4545-4431 v.1
(DOCX)

Deer Park CTA_07.19.2023 UNAPPROVED PC Meeting Minutes (PDF)

RESOLUTION NO. 2023-XX-XX

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO PERMITTED USES IN THE PLANNED INDUSTRIAL ZONE, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing development within the City's Planned Industrial Zone (PI-1 and PI-1(O));

WHEREAS, the City Council finds that the changes to the municipal code identified herein are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I TEXT OF ORDINANCE

SECTION 1. Section 17.4.502 of the American Fork Municipal Code shall be, and hereby is, modified to read as follows:

Sec 17.4.502 PI-1 And PI-1(O) Planned Industrial Zone

- A. Intent. The intent in establishing the PI-1 planned industrial zone, including the PI-1(O) limited access overlay alternative, is to provide for places within the city where office buildings, research establishments, and the manufacturing, fabrication, processing and storage of ~~light weight and non bulky~~ products can be constructed and maintained in attractive and landscaped settings. Open air, outdoor storage, including bulk storage, is also permitted in attractive and landscaped settings, as determined by the community development services director, with privacy fencing in connection with other approved uses. This zone shall be characterized by a production center consisting of an individual building or harmonious grouping of buildings located and designed as an integrated unit around a central landscaped open space or building which are surrounded by landscaped open space. Developers and owners of buildings and attendant facilities (parking areas, storm water control basins, etc.) should bear in mind that the privilege of occupying the buildings within this zone carries with it the corresponding responsibility to develop and maintain the buildings and facilities in harmony with the aesthetic qualities of city parks.
- B. Permitted uses. Uses within this zone shall be limited to planned industrial parks, with open air, outdoor storage, which are constructed and maintained in accordance with applicable provisions of Section 17.7.701 of this code.
- C. Special provisions. Special provisions shall apply in this zone in order to protect its essential characteristics.
 1. The space required around buildings shall be kept free from refuse and debris.

2. Landscaping, where required, shall be maintained commensurate with standards of city parks.
3. All buildings and uses within the zone shall comply with the terms of the approved site plan and all applicable supplementary development standards as set forth in this code.

SECTION 2. Section 17.7.701 of the American Fork Municipal Code shall be modified to read as follows:

Sec 17.7.701 - Planned Industrial Parks

- A. Intent. The intent of this section shall be:
 1. To promote the development of attractive and nuisance-free industrial buildings.
 2. To promote industry and the economic well-being of the inhabitants.
 3. To establish guidelines pertaining to the design, construction, and maintenance of industrial buildings in attractive landscaped surroundings.
- B. Allowed uses.
 1. Planned industrial park projects in PI-1 zone areas without a limited access overlay designation (PI-1).
 - a. Office buildings.
 - b. Research and light manufacturing buildings, provided that all research and manufacturing activity shall be conducted within the buildings. The outside storage of materials or equipment used in connection with the conduct or operation of the business activity shall ~~not~~ be permitted. Outside storage shall be in attractive and landscaped settings, as determined by the community development services director, with privacy fencing. , except that including the oOn-site storage of fleet vehicles shall be permitted, provided that said vehicles are shall be limited to automobiles and light trucks, and the number of vehicles shall be used in the conduct of the business and limited to the number of on-site employees.
 - c. The incidental sale to the public of products manufactured on site, but not including sexually oriented businesses or products.
 - d. Office/warehouse establishments, including the open air, outdoor storage of materials or equipment used in connection with the conduct or operation of the business activity. Any such outdoor storage must be enclosed by visually obstructive and / or non-transparent fencing. Such fencing may be topped with appropriate security wire or apparatuses to deter theft. Such storage areas must have attractive, water-conscious landscaping along any portion of the area fronting a public right of way.
 - e. Other uses determined by the city council to be similar to uses specifically permitted in the zone and which will harmonize with the intent of the PI-1 industrial zone.
 - f. Free-standing project identification signs, including signs designating outdoor areas as outdoor storage space, in accordance with the applicable provisions of Section 17.5.128.
 - g. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
 2. Planned industrial park projects in PI-1 zone areas with a limited access overlay designation (PI-1(O)).
 - a. Self-service storage facilities (mini-warehouses).

a.b. Office/warehouse establishments, including the open air, outdoor storage of materials or equipment used in connection with the conduct or operation of the business activity. Any such outdoor storage must be enclosed by visually obstructive and / or non-transparent fencing. Such fencing may be topped with appropriate security wire or apparatuses to deter theft. Such storage areas must have attractive, water-conscious landscaping along any portion of the area fronting a public right of way.

- C. Project area requirements. Each planned industrial project shall include the entire lot of record and shall contain sufficient area to accommodate the building(s), any outside storage space as permitted by Section 17.7.701(B), vehicular access, off-street parking, landscaping and other required elements of the use.
- D. Approval procedure. The procedure for approval shall be the same as set forth in Section 17.7.200 of this code.
- E. Required improvements. The following improvements shall be constructed by the developer in each planned industrial project in accordance with American Fork City standards as directed by the city engineer.
 - 1. Streets, driveways, and parking areas shall be graded, and surfaced with asphalt or concrete in accordance with city standards.
 - 2. Curbs, gutters, and walkways.
 - 3. Surface water drainage and flood control structures and facilities.
 - 4. On-site culinary and secondary water mains and sewer mains.
 - 5. Off-site culinary and secondary water mains and sewer mains.
 - 6. Fire hydrants.
 - 7. Permanent survey monuments.
 - 8. Gas, electric and telephone lines (which shall be placed underground).
 - 9. Landscaping in the defined landscape areas.
 - 10. Sprinkling or other suitable irrigation systems.
 - 11. Fences, walls, and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
 - 12. Street lighting (public and private).
 - 13. Trash enclosures. Developers may install other improvements, however, the construction of other improvements shall not be required as a condition of approval.
- F. Design requirements.
 - 1. The layout and design of each project shall provide for safe and convenient access and circulation within the project area and between contiguous projects.
 - 2. There shall be no minimum size lot area requirement, except that each lot shall contain enough area to adequately accommodate the building, parking, traffic, circulation and landscaping requirements.
 - 3. Adequate off-street parking shall be provided for each building and use. The number of parking spaces, the size and dimension of parking spaces, the location of the parking spaces, the size and design of travelways serving the parking spaces and other details concerning off-street parking, shall be in accordance with the adopted parking standards for the city.
 - 4. Off-street parking areas shall be used only to accommodate patrons and employees at the site. Use of the parking area for storage of tractor-trailer trucks or container storage units (such as conex containers) used in the conduct of the business activity shall be prohibited.
 - 5. Not less than ten percent of each project area shall be devoted to landscaping. Each application for a project or building within a project shall include a landscape plan and said plans shall conform to the requirements of Section 17.5.121.

6. No portion of the site shall be used for outside fabrication of product created by the use or for the storage of hazardous materials or other such materials or equipment which constitute nuisance or waste, provided however, that the storage of materials or equipment used in the conduct or operation of the business activity are expressly permitted on the site.~~materials or equipment used in the conduct of the business activity.~~
 7. Where the project area abuts upon the right-of-way of a freeway or arterial class street, or the Frontrunner tracks, the design shall, to the maximum extent possible, provide that all truck docking facilities shall be shielded or screened from view from the freeway or arterial street.
 8. Each separately owned unit within each building shall be served by individual water and sewer service lines.
 9. The plan shall provide for disposal of storm water in accordance with terms of city standards and policies applicable to the site.
 10. Where a project anticipates development in phases, all portions not intended for immediate development shall be maintained free of weeds or landscaped as set forth on the site plan pending completion of each development phase.
- G. Required documents. In the event the development has two or more owners or where an existing development is being divided into two or more ownerships, required documents shall include:
1. Articles of incorporation for property owners' association.
 2. Corporation by-laws.
 3. Covenants, conditions, restrictions and management policies.
 4. Management agreement.

PART II

SECTION 1 - Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or plan thereof, the more stringent shall prevail.

SECTION 2 - Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 - Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this ____ day of May, 2023.

Name:
MAYOR

Attest: _____

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Chris Christiansen	AYE
Jenny Peay	AYE
Rodney Martin	AYE
Bruce Frandsen	AYE
David Bird	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Deer Park – Code Text Amendment, of the American Fork City Municipal Code. Amending Sections 17.4.502 and 17.7.701, the Code Text Amendment plans to provide outdoor storage areas for businesses located in the Planned Industrial (PI-1) Zone.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: The applicant has applied for a Code Text Amendment to amend Sections 17.4.502 and 17.7.701 of the American Fork City Municipal Code. The proposed amendment looks to amend the sections that have regulations over the Planned Industrial (PI-1) Zone. They are seeking these amendments to have outside storage for their potential tenants who would benefit from these types of storage areas. The Code Text Amendment has been initiated by the applicant looks to provide ways of shielding the storage areas with landscaping and/or fencing to hide the storage areas in a more appealing manner. The Fencing will be slotted as well as screened as much as possible. With any type of outside storage, the Development Services Director will be taking a look to see exactly how and what can be stored there, making an administrative decision at that point.

Rodney Martin: So why not just do fencing instead of landscaping that may or may not just die off?

Travis Van Ekelenburg: It depends on the development, there may be landscaping requirements that kick in, depending on what they are doing with that particular property for green space.

Jeny Peay: I do have a concern with the type of equipment that's going to be stored here. I don't know any size of landscaping or fencing that would typically screen this size. I personally would

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like to see what type of equipment is going to be stored here. If you get some of these big crane trucks, you can't really hide those or screen those in any manner. If this was going to be just in one area that's one thing, but from what I have seen, it looks like it's throughout the PI-1 (zone). This could be next to a really nice establishment and have all these storage areas with construction equipment next to a nice area.

Travis Van Ekelburg : Yeah, and it is really based off of the director's discretion on how and what can be stored, so I do believe that he would have the ability to really limit what they could and couldn't do administratively.

Bruce Frandsen: So would the director have the authority to show up and say, Hey, shut your outdoor storage down? It's not meeting what you told me. When did or would his approval for outdoor storage of a business be a perpetual approval? Would it go to the next owner the next business moving in there? Would they be able to use that same footprint or whatever? So those are two questions, but my other comment is I think it should be solid fencing.

Travis Van Ekelburg: You as the planning commission are allowed to suggest those things as changes. It will be a permitted use type of application with Patrick. In other words, they won't be able to do it in advance and then come in and get permission afterward. It will be more of a permitted use if they're allowed to do this in that type of zone.

Jeny Peay: So does it rent with the land too?

Travis Van Ekelburg: It could because it is permitted in that zone.

Bruce Frandsen: So there's no provision in the interest to show up and say you're done. You can't have any more outdoor storage?

Travis Van Ekelburg: If it went beyond the scope of what was approved in the first place through application and site plan and Patrick's approval process through each one individually then yes, we would have the authority at that point to shut them down because they're going outside of the scope of what they're allowed to do per the director.

Chris Christiansen: Would that not just be code enforcement at that point?

Travis Van Ekelburg: It would be.

Bruce Frandsen: So I wonder if in the code we could say that permission has to be updated and rebranded every year in conjunction with the business license or something. I hate to have to wait for code enforcement to get on top of it. If they have to come in every year to make sure what they were approved to store is still what they are storing, then it doesn't put the approval on one person to approve it, I just worry that person is really never going to go around to make sure it is still in compliance.

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Chairwomen Anderson: Would you recommend changing the language so that it could only allow a subset of outdoor storage?

Bruce Frandsen: Yeah, maybe something like that.

Chairwomen Anderson: And only allow for certain kinds of fencing?

Bruce Frandsen: Yeah, and I think the fencing should be solid fencing and there ought to be a minimum of seven or eight feet, I don't think a four-foot cinderblock fence would really do the job.

Travis Van Ekelenburg: The main thing is that as a planning commission, you're allowed to make those recommendations, even vote to table and go back with the recommendations that you guys agreed upon obviously.

Chairwomen Anderson: Our options at this point are either approve, deny or table or do we also have the option to adjust the language and move forward?

Travis Van Ekelenburg: You do.

Rodney Martin: I want to remind everyone this is for a PI-1 and PI-1.0 industrial zoned industrial parks. It's not residential. I don't really see a problem. It was mentioned that maybe the landscaping was not going to be there forever, but these are industrial parks, industrial zones, they are going to have some of the stuff. Annually would be too hard for the city to try and keep up with. It's a good idea, but in practice it would be really difficult to do. I don't have too much perspiration over what they store, I mean if they started stacking Conex boxes 10 high, than that would violate another type of code. I don't sweat too much about this being in these zones.

David Bird: I am a little bit vague or uncertain, unlike Rod. I don't know what they are storing here. I don't know if they are storing building supplies or if can be broken down trucks and cars out there.

Rodney Martin: There is code that does not allow them to store derelict vehicles, down to the number of employees they can have, so that would not be a problem. It is also their land so we need to be careful about ownership and them being able to use their property. I have somewhat of a junkyard behind my shop but it is fenced and slatted.

Travis Van Ekelenburg: We do have things in our code to regulate wrecking yards and other things.

Rodney Martin: And again, this is planned industrial.

Jeny Peay: I am going to play devil's advocate a little bit here, could they potentially store these freight containers on top of each other?

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Travis Van Ekelburg: They could. But again, Patrick has the ability to take a look at each one in size and scope of what they are planning to do and put finite regulations on how and what they can and can't do on the property as far as outdoor storage.

Jeny Peay: I guess my concern is, if you live next to this and you are in a residential area, and you have these big, huge amounts of storage in those areas, I see a problem with this. I feel like this is really going to cause some headaches for surrounding areas of that PD.

Travis Van Ekelburg: Sure. And I don't know exactly how much residential is close to those zones, and housing and current people that live there and stuff like that.

Rodney Martin: I don't know of any in the city but of course I would love to be shown where they are at.

Travis Van Ekelburg: We can pull up a zoning map.

Rodney Martin: 90% of the ones that I have seen, there's a road in between, so there is nobody's back yard right up against them.

David Bird: Industrial-residential is divided by a road.

Rodney Martin: Yeah, it is usually divided by a road, but it would be good to find out.

David Bird: I kind of go along with Bruce that the solid fence seems to be more of a solution than chain link with slats.

Jenny Peay: So Travis, would this call out whether or not this could be in a front set back or where the storage would be limited to?

Travis Van Ekelburg: These are things that the planning commission can dictate as well. You guys can make recommendations. You guys could say things like '50% of property is storage', you know, that type of thing. Like I said, Patrick will still have the ability through taking a look at their site plan to sort of regulate where and how they have the storage on the property from the lens of trying to mitigate affecting the surrounding properties around them. That was kind of the point behind it was to have someone actually have a final say so it's not a free for all.

Chris Christiansen: It has it right here in the language, right? Must have privacy fencing, any outdoor storage must be enclosed by visually obstructive fencing nontransparent. Storage areas must have attractive water conscious landscaping if it is fronting a public right of way... It feels like there are things that are addressing a lot of the concerns that are being voiced here.

Chairwomen Anderson: Can you put the language up on the screen real quick?

Travis Van Ekelburg: The Staff Report? Yes.

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David Bird: I sense that the whole problem centers on not letting this become an eyesore and it's a matter of how we want to mitigate that. Whether it's with a solid wall, or if it's with landscaping, it's just a matter of making sure it doesn't become an eyesore.

Bruce Frandsen: I think that's part of it. But the real dilemma is how do you define an eyesore? What's an eyesore to one person is beauty to another. I appreciate your comment, if it's in the code, then it becomes a code enforcement issue.

Chris Christiansen: There is another portion here that say's 'no portion shall be used for outside fabrication or store product created for the use of making hazardous materials', so there is a fair amount of regulations in the code here.

Jeny Peay: I guess what I look at is when I see this, I am envisioning the city of fun down on Geneva Road, and how they store that. That is what I am envisioning here, so I am just having a hard time with it.

Rodney Martin: So if there was enough fencing around the city of fun it wouldn't be a problem right?

Jeny Peay: Well I think you've got to look at the fencing height, and you have to look at how that is screened.

Rodney Martin: Right, and if the land slopes up with the fence you've got, you can't really do anything.

Jeny Peay: And I think you've also got to look at the height of the material and equipment being stored, because that is what you're going to look at as you drive by. What is going to be visible?

Rodney Martin: Right. We do have the concrete pumping, isn't it Dudley and sons? They have huge pump trucks, but they are a pumping company. I don't know that we can legislate from here on what this says, and this is pretty encompassing.

Jeny Peay: Is there a current height listed in the screening?

Travis Van Ekelburg: Not that I know of.

Chris Christiansen: I look at outdoor storage must be enclosed. So to me that means it needs to be as tall as whatever you're storing there. It does say fleet vehicles are limited to automobiles and light trucks. Heavy trucks, cranes, pumping trucks, those types of things would not be allowed there. That's the way I read this.

Jeny Peay: I think that is why it is very important to clarify where on site they are able to do this. Whether it's on the frontage of the property, or the rear of the property. I mean it is easier to screen in the rear of a property. If you are building a road or something like that, and you have an

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eight-to-ten-foot fence there, you could be looking at clear vision problems and a whole lot of possible problems there.

Travis Van Ekelenburg: Those are things we would definitely look at, you know, from looking at a site plan. The other thing is that with surrounding properties you never know what's going to be around and sometimes the front may be a better option for the storage, because the rear may be closer to residential or some other use that might impact things. That is kind of why this includes the administrative part with Patrick taking a look at each one so that he can make those determinations.

Chairwomen Anderson: I feel like having too many specifics beyond what we already have, will take away the ability to decide what is actually best for each property that comes in.

Travis Van Ekelenburg: Yeah, and that was the point behind it considering where those zones are.

Chairwomen Anderson: Would It be standard to say six-foot fence?

Rodney Martin: Is that the minimum or something?

Jeny Peay: I think with fencing, the fencing code is six-foot, isn't it?

Travis Van Ekelenburg: Yeah, the building department would check anything screening wise. They would need a permit for any type of solid fencing with footings or anything like that, the building department would be inspecting as well.

Jeny Peay: So I know that you can call out between a residential and a commercial area, you can call out the fencing height, a little bit different than you can in a residential. So your fence height wouldn't be a maximum of six feet. You could call it out a little bit higher and the type of fencing. Absolutely you could call that out what that could be. But again, you're going to have to re-look at the code and where on the property that they're able to do that.

Travis Van Ekelenburg: Yeah, and you know, certain types of fencing as well when you get to a certain height you have to have engineering involved.

Jeny Peay: I think it is anything over 8 feet You have to have engineering involved.

Travis Van Ekelenburg: Things to look at and consider.

Public Hearing Opened

No Comments

Public Hearing Closed

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Chairwomen Anderson: Do we have any further suggestions as to additional language we want to add?

Jeny Peay: Personally, I would like to see something came back that's a little bit more specific oriented toward commercial property and height and things of that nature with it.

Chairwomen Anderson: I would like to offer a lot of options to the land owner, so I would not want to specify too strictly which kind of fence or wall they would need to build, just to be exclusive about what kind of financial investment they are going to need to make to screen. I do think being in this planned industrialism, I am not concerned about seeing the tops of trucks over a six-foot wall, or things like that. I think that in different areas of the code, a lot of our bases are covered as far as making this work well, so I'm not too concerned about it.

David Bird: And it is isolated or separated some from residential. It's got a road between them. I agree it needs to be enclosed, obviously. If there is an industrial business occupying those buildings that needs outside storage in order to run their business, I am okay with it.

Chairwomen Anderson: If anyone is ready to make a motion, we can try that?

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Sections 17.4.502 and 17.7.701 titled PI-1 and PI-1 (O) Planned Industrial Zone and Planned Industrial Parks, relating to outdoor storage areas in the Planned Industrial (PI-1) Zone, and providing an effective date for the ordinance.

Bruce Frandsen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	NAY
Rodney Martin	AYE
Bruce Frandsen	AYE
David Bird	AYE

The motion passed



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on an application for an Amended Final Plat, known as AF Crossings Plat “E-3”, located at approximately 856 South 1000 West, American Fork City, UT 84003. The Final Plat will be approximately 0.43 acres and will be in the PR-3.0 Zone.

SUMMARY RECOMMENDATION Staff recommends approval of the amended final plat. The Planning Commission recommended approval at the July 19, 2023, Planning Commission meeting.

BACKGROUND The applicant has applied for an Amended Final Plat to develop two (2) lots within the area. The project looks to move the boundary lines of the two lots to increase the total square footage of Lot 321 and decrease the square footage in Lot 322. These two (2) lots were already in an approved subdivision, resulting in the amendment. As these two (2) lots were in an approved subdivision they need to vacate the current easement onsite, which has already been done and approved. Utah State also requires the signatures of all property owners within the final plat to be amended and the applicant has provided all those signatures.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to adopt the proposed Amended Final Plat, located at approximately 856 South 1000 West, American Fork City, UT 84003, in PR-3.0 Residential Zone, with instructions to the City Recorder to withhold recording of the plat subject to all conditions identified in the public record of the July 19, 2023, Planning Commission meeting.

SUPPORTING DOCUMENTS

NOA - AF Crossing Plat E-2 Easement Vacation (PDF)
(2023.06.29) AF_Final PLAT E-3 6-1-2023 (PDF)
AF Crossings E-3_07.19.2023 UNAPPROVED PC Meeting Minutes (PDF)



275 E 200 N, American Fork, UT 84003

June 28, 2023
Jake Horan

RE: Notice of Action for AF Crossing E-3 Amended Final Plat (E-2 PUE Vacation)

Dear Jake Horan,

On June 27, 2023, the American Fork City Council approved your request for vacation of a Public Utility Easement on the previously recorded AF Crossing E-2 Plat at approximately 864 S 1000 W, for application P-2023-00073.

It is essential that all engineering checklist items are completed prior to submitting plans to the Building Department. Please be aware that approval by American Fork City in no way exempts the property from complying with other requirements that may be in effect on the property such as CC&R's, zoning, subdivision, site plan, land disturbance, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

Please retain this letter for your records, as it may be required as evidence of approval when submitting an application for building permits.

Respectfully,

American Fork Development Services Department

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)



SUBDIVISION PRELIMINARY PLAT | SUBDIVISION FINAL PLAT AMENDED FINAL PLAT | COMMERCIAL SITE PLAN

Development Review Committee Application Form

Submittal Type: ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat
☐ Amended Final Plat ☐ Commercial Site Plan

If applying for preliminary and final subdivision plats concurrently, mark both boxes.

Project Name: _____

Location: _____

Utah County Parcel No(s): _____

Property Owner Name: _____

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: _____

Address: _____

Email: _____ Telephone: _____

My application meets the requirements of the _____ zone.

Submit the following to applications@americanfork.gov

- ELECTRONIC** submittal including plans and all reports in a **One Drive or Dropbox link, or on a USB submitted to the Development Services Department, 275 East 200 North:**
 - A full plan set in one (1) single pdf
 - An electronic design file AutoCAD (N.A.D. 83 Coordinates)
 - Reports (Drainage report, Geotechnical report, Title report, etc.), each in a separate pdf.**LABEL EACH SEPERATE FILE WITH THE NAME OF THE CORRELATING ITEM.**
- Development Services Plan Review Fee:**
 - Subdivision Preliminary Plat: \$500.00
 - Subdivision Final Plat: \$250.00
 - Amended Final Plat: \$250.00
 - Subdivision Preliminary & Final Plats \$750.00
 - Commercial Site Plan: \$500.00
- Preparer/Engineer/Surveyor/Consultant/Designer Affirmation Statement** – Required from each Professional Engineer stamping and signing submitted documents.
- Engineering Division Review Fees** – Development review and inspection fees are billed per hour during the course of the project review and construction (see [Resolution No 2022-06-21R](#)). These fees include time for city personnel as well as 3rd party consultants that complete plat reviews, water rights transfers and reviews, engineering reviews, utility modeling, field inspections, recording fees, permit fees, street light costs, and all other applicable fees which are billed as they occur.



AMERICAN FORK CITY – Development Services

275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Email: applications@americanfork.gov

4.4.a

The following table summarizes the items required for each application type in order to be deemed a complete application. **By acknowledging and initialing the following items, the Applicant certifies that the application is complete and meets American Fork City requirements. The Applicant understands that any items deemed “N/A” may be requested at any time throughout the review process at the discretion of the DRC.**

Preliminary Plat	Final Plat/ Amended Final Plat	Commercial Site Plan	Item for Completion (Section 17.7/8.202)	Applicant Acknowledgement (Initial) <u>If “N/A,” explain the reason</u>	Staff Verification (Initial by City Staff)
☒	☒	☒	ALTA Survey (identify Geodetic Datum used)		
☒	☒	☒	American Fork Standard Details		
☒	☒	☒	Application Fees		
☐	☐	☒	Building Elevations (with dimension height) and Renderings		
☒	☒	☒	Cover Sheet		
☒	☒	☒	Drainage Report		
☒	☒	☒	Erosion Control Plan		
☒	☒	☒	General Notes		
☒	☒	☒	Geotechnical Report		
☒	☒	☒	Grading and Drainage Plan		
☐	☐	☒	Landscaping Plan		
☐	☒	☒	Plan and Profile (all new public infrastructure)		
☐	☐	☒	Site Plan		
☒	☒	☐	Subdivision Plat		
☐	☐	☒	Timpanogos Special Service District Form		
☒	☒	☒	Title Report		
☒	☒	☒	Traffic Impact Study As required by City Engineer or as follows: Residential>100 Units Office>80,000 s.f. Retail>25,000 s.f. Industrial>100,000		
☒	☒	☒	Utility Plan (including Street Lights)		

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)

**AMERICAN FORK CITY – Development Services**

275 EAST 200 NORTH, AMERICAN FORK UT 84003

Phone: 801-763-3060

Email: applications@americanfork.gov

Preliminary Plat	Final Plat/ Amended Final Plat	Commercial Site Plan	Item for Completion (Section 17.7/8.202)	Applicant Acknowledgement (Initial) <u>If “N/A,” explain the reason</u>	Staff Verification (Initial by City Staff)
Depending on site location, these items may also be required:					
☒	☒	☒	Is any portion of the project accessing a UDOT road? ☐ Yes ☐ No If Yes, provide UDOT details as applicable.		

I understand that I am responsible for submitting a complete application, including all required documents that meet city code. The City will not hold partial submittals. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgment by the City of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5. I acknowledge that I am responsible for resubmitting my application in its entirety if my application is incomplete. I also accept responsibility for all fees and costs associated with my development as detailed above. I acknowledge that a building permit will not be issued until the untreated gravel base has been placed and graded, sewer, and storm drain lines and water lines, and inlet boxes completed and tested per Section 15.01.230 of the American Fork City Code. By submitting an application, the owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for the purposes of evaluating this application.

Property Owner or Authorized Representative Signature (if applicable): _____

Date: _____

Property Owner Signature:  _____

Date: _____

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)



Sensitive Lands Requirements (where applicable):

Preliminary Plat	Final Plat/ Amended Final Plat	Commercial Site Plan	Item for Completion	Applicant Acknowledgement (Initial) <u>If "N/A," explain the reason</u>	Staff Verification (Initial by City Staff)
☒	☒	☒	Is any portion of the project located within or near an area of potential Wetlands? ☐ Yes ☐ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
☒	☒	☒	Is any portion of the project located within the 100-year flood plain? ☐ Yes ☐ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
☒	☒	☒	Does any portion of the project contain ground water that is less than eight (8) feet below the ground surface at any time during the year? ☐ Yes ☐ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
☒	☒	☒	Is any portion of the project located within a high liquefaction hazard area? ☐ Yes ☐ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
☒	☒	☒	Does any portion of the project fall under any other identified Sensitive Lands condition as listed in Section 3-1-13 of the Sensitive Lands Ordinance or as shown on the maps in the ordinance? ☐ Yes ☐ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		

Additional Resources:

American Fork City Code https://library.municode.com/ut/american_fork/codes/code_of_ordinances
 APWA Standards <http://utah.apwa.net/>
 Development Review Process <https://afcity.org/964/Development-Review-Process>
 Engineering Division Page (General Plans, Standards, etc.) <https://afcity.org/719/Engineering-Services>
 Planning Department Page <https://afcity.org/276/Planning-Department>
 Private Development Forms and Checklists <https://afcity.org/932/Private-Development>
 Timpanogos Special Service District Form **submitted to and completed by TSSD**
 (<https://timpssd.org/pretreatment>) Submit the form to shawn.parker@timpssd.org or david.land@timpssd.org

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)



AMERICAN FORK CITY – Development Services
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Email: applications@americanfork.gov

AFFIRMATION STATEMENT

Development Review Committee Application Form

“I, the undersigned, hereby certify that I have read the American Fork City Code of Ordinances, Standards and Specifications requirements. I also certify that the submittals prepared by me meet current code requirements.

COMPLETED BY: PE #: _____ (if applicable)

SIGNATURE: _____ PRINTED NAME: _____

COMPANY: _____ EMAIL: _____

ADDRESS: _____ PHONE: _____

DOCUMENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)

EXHIBIT "A"

PUE VACATION DESCRIPTION

BEGINNING AT A POINT OF NON-TANGENT CURVATURE WHICH IS LOCATED S89°52'20"W 1739.90 FEET ALONG THE SECTION LINE AND SOUTH 925.72 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTHEASTERLY ALONG THE ARC OF A 317.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 01°48'28" AND A LONG CHORD BEARS S34°45'24"E 10.00 FEET TO A POINT OF NON-TANGENCY); THENCE SOUTH 56°03'23" WEST 93.33 FEET; THENCE NORTH 47°45'12" WEST 10.30 FEET; THENCE NORTH 56°03'23" EAST 95.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 945 SF OR 0.022 ACRE IN AREA, MORE OR LESS.



EXHIBIT "A"

PUE VACATION DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 1739.90 FEET AND SOUTH 925.72 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

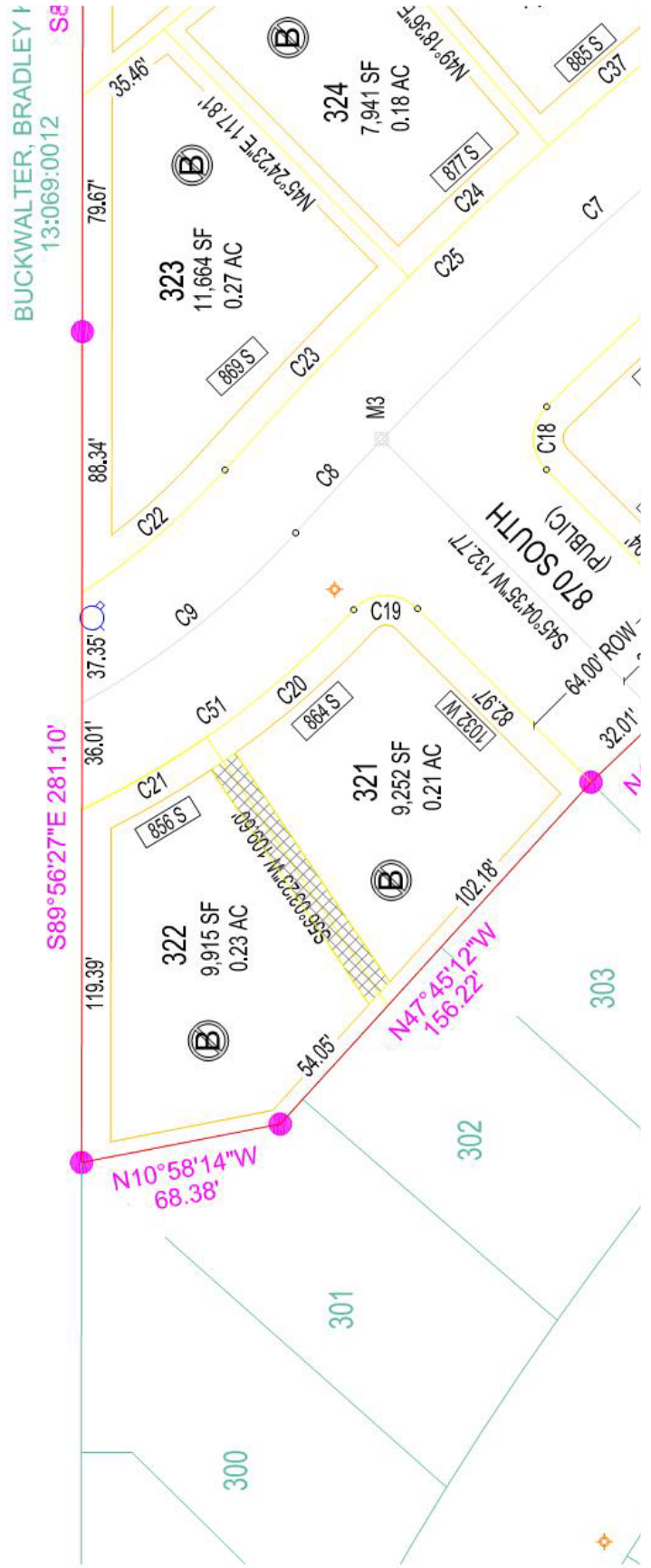
THENCE SOUTH 56°03'23" WEST 95.65 FEET; THENCE SOUTH 47°45'12" EAST 10.30 FEET; THENCE NORTH 56°03'23" EAST 93.33 FEET; THENCE NORTH 34°45'10" WEST 10.00 FEET TO THE POINT OF BEGINNING

CONTAINS: 945 SF OR 0.02 AC

SUGGESTED DESCRIPTION:

BEGINNING AT A POINT OF NON-TANGENT CURVATURE WHICH IS LOCATED S89°52'20"W 1,739.90 FEET ALONG THE SECTION LINE AND SOUTH 925.72 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHEASTERLY 10.00 FEET ALONG THE ARC OF A 317.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°48'28", THE CHORD OF WHICH BEARS SOUTH 34°45'24" EAST 10.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56°03'23" WEST 93.33 FEET; THENCE NORTH 47°45'12" WEST 10.30 FEET; THENCE NORTH 56°03'23" EAST 95.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 945 SF OR 0.022 ACRE IN AREA, MORE OR LESS.



Re: AF Crossings Plat E2 amendment

Jake Horan <jake@keyut.com>

Wed 5/10/2023 1:34 AM

To: Angela McKee <amckee@americanfork.gov>

Cc: Applications DS <applications@americanfork.gov>; Ken Berg <ken@bergcivilengineering.org>

I believe you can adjust it to be E3. These two lots are a part of the E2 plat but we are re-subdividing them. Hence why this one is called E3.

JAKE HORAN

KEYSTONE CONSTRUCTION

PRESIDENT

Jake@keyut.com

Keyut.com

On May 9, 2023, at 5:33 PM, Angela McKee <amckee@americanfork.gov> wrote:

Hi Jake,

I am working on getting this project in for DRC review. The application says Plat "E-2", but the plan says Plat E-3. Which one should it be?

Thank You,

<image001.png>

Angela McKee
Administrative Assistant
Building Division

P (801) 854-5985
275 East 200 North., American Fork, UT 84003

From: Jake Horan <jake@keyut.com>
Sent: Tuesday, May 2, 2023 3:10 PM
To: Applications DS <applications@americanfork.gov>
Cc: Ken Berg <ken@bergcivilengineering.org>
Subject: AF Crossings Plat E2 amendment

Hello,

Attached is the amended final plat for AF Crossings plat E2. The purpose of the amendment is to adjust the lot line to allow the north lot to be buildable and to still give the home on the south lot the required setbacks. It also adjusts it so that the utility stubs are still stubbed into each lot respectively. I will call in and pay the application fee with a card. Let me know if there are any questions or more information needed.

Thanks!

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)

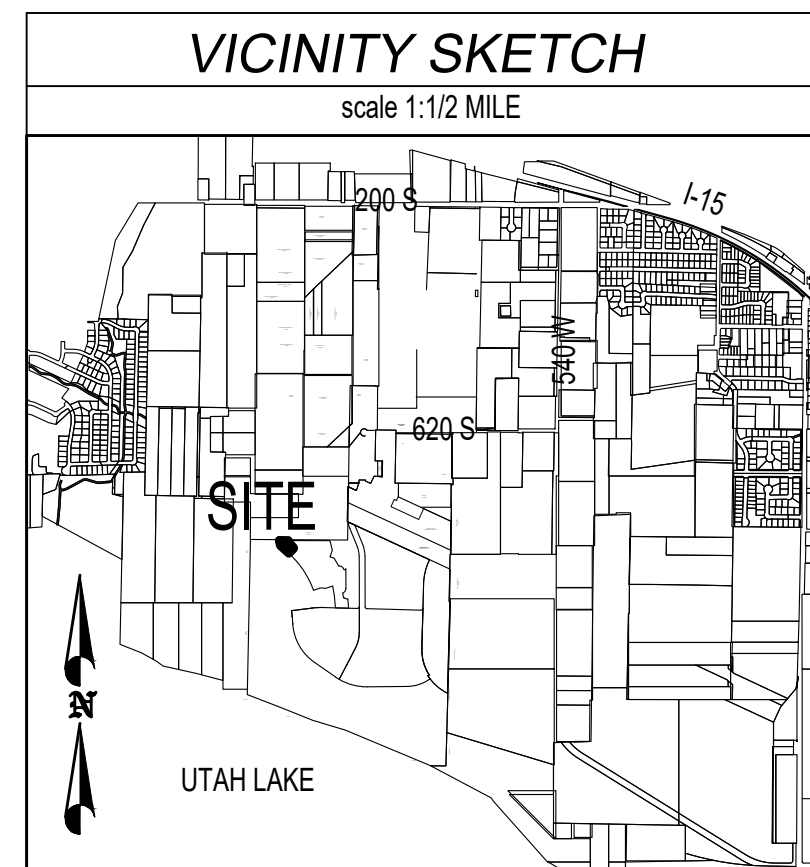
Jake Horan
President
Keystone Construction

jake@keyut.com

Attachment: NOA - AF Crossing Plat E-2 Easement Vacation (AF Crossings Plat "E-3" - Amended Final Plat)

A RESUBDIVISION OF LOTS 321 & 322 OF AF CROSSING PLAT "E-2"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	307.00	114.73	21°24'43"	114.06	S36°22'20"E
C2	15.00	24.13	92°09'16"	21.61	S01°00'03"E
C3	307.00	54.65	10°11'58"	54.58	S41°58'42"E
C4	307.00	60.08	11°12'45"	59.98	S31°16'21"E



<u>TABULATIONS</u>	
DEVELOPMENT AREA	0.44 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF
RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

 NO BASEMENTS ALLOWED
SLAB ON GRADE



1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5'0" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR



ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER



CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

APPROVED THIS ____ DAY OF _____ A.D. 20 ____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

I, PATRICK M. HARRIS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268682-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-1, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS DESCRIBED ON THE PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES AS DEFINED IN SECTION 54-6a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

DATE _____

(SEE SEAL BELOW)

BEGINNING AT A POINT LOCATED S89°52'20"W 1753.17 FEET AND SOUTH 882.81 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 114.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 21°24'43" AND LONG CHORD BEARS S36°22'20"E 114.06 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.13 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°09'18" AND LONG CHORD BEARS S01°00'32"E 21.61 FEET); THENCE SOUTH 45°04'35" WEST 82.97 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°56'27" EAST 119.39 FEET TO THE POINT OF BEGINNING

AREA = 19,168 SF OR 0.44 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS = 2

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

DAY OF _____, A.D. _____

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____

THE _____ CITY COUNCIL _____ OF _____ AMERICAN FORK CITY _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. ____.

_____	MAYOR	_____	CITY COUNCIL MEMBER
_____	CITY COUNCIL MEMBER	_____	CITY COUNCIL MEMBER
_____	CITY COUNCIL MEMBER	_____	CITY COUNCIL MEMBER
APPROVED _____	CITY ENGINEER	ATTEST _____	CLERK-RECORDER

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

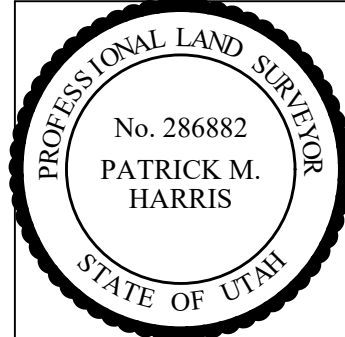
PLANNER CHAIRMAN, PLANNING COMMISSION

A RESUBDIVISION OF LOTS 321 & 322 OF AF CROSSING PLAT "E-2"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL

CITY RECORDER

COUNTY RECORDER SEA

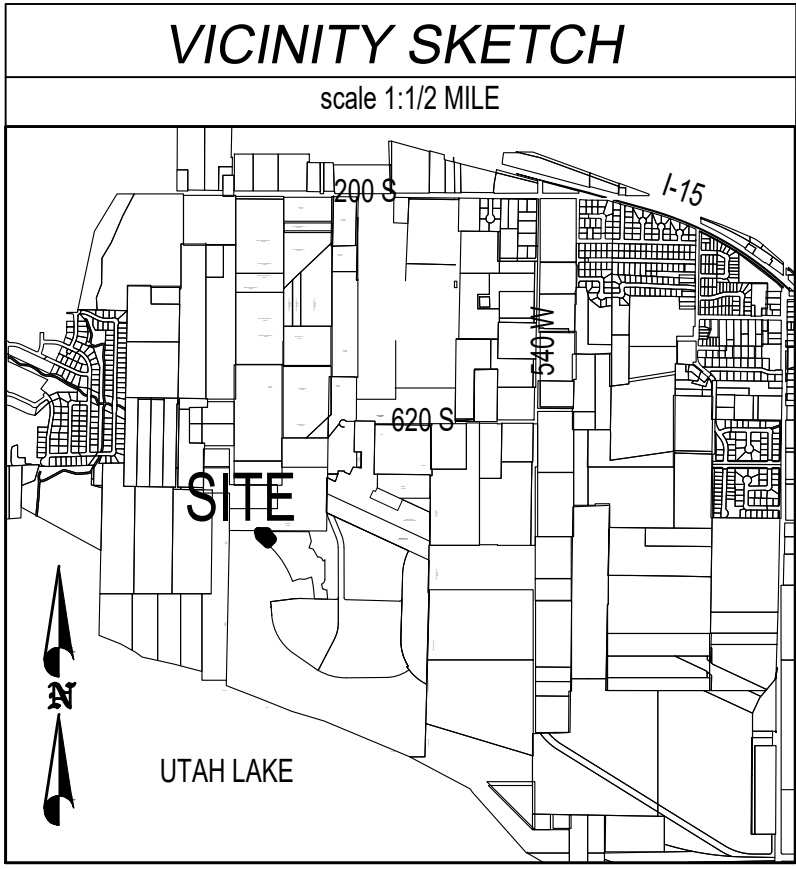


AF CROSSINGS
PLAT "E-3"

A RESUBDIVISION OF LOTS 321 & 322 OF AF CROSSING PLAT "E-2"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
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C2	15.00	24.13	92°09'16"	21.61	S01°00'03"E
C3	307.00	54.65	10°11'58"	54.58	S41°58'42"E
C4	307.00	60.08	11°12'45"	59.98	S31°16'21"E



TABULATIONS

DEVELOPMENT AREA	0.44 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

LEGEND

	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE



NOTES

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 3/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: (801) 255-0529

ENGINEER

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT 84003
office: (801) 465-1277
cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 286882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20" W 1753.17 FEET AND SOUTH 882.81 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 114.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 21°24'43" AND LONG CHORD BEARS S38°22'20" E 114.06 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.13 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°09'16" AND LONG CHORD BEARS S01°00'03" E 21.61 FEET); THENCE SOUTH 45°04'35" WEST 82.97 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°56'27" EAST 119.39 FEET TO THE POINT OF BEGINNING

AREA = 19,168 SF OR 0.44 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS = 2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ AMERICAN FORK CITY _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. ____

MAYOR CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER CITY CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE

AMERICAN FORK CITY PLANNING COMMISSION

PLANNER CHAIRMAN, PLANNING COMMISSION

AF CROSSINGS
PLAT "E-3"

A RESUBDIVISION OF LOTS 321 & 322 OF AF CROSSING PLAT "E-2"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	CITY RECORDER	COUNTY RECORDER SEAL

UNAPPROVED MINUTES

07.19.2023

ACTION ITEMS

- a. Review and recommendation on an application for an Amended Final Plat, known as AF Crossings Plat "E-3", located at approximately 856 South 1000 West, American Fork City, UT 84003. The Final Plat will be approximately 0.43 acres and will be in the PR-3.0 Zone.**

Travis Van Ekelburg reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to develop two (2) lots within the area. The project looks to move the boundary lines of the two lots to increase the total square footage of Lot 321 and decrease the square footage in Lot 322. These two (2) lots were already in an approved subdivision, resulting in the amendment. As these two (2) lots were in an approved subdivision they need to vacate the current easement onsite, which has already been done and approved. Utah State also requires the signatures of all property owners within the final plat to be amended and the applicant has provided all those signatures.

Jeny Peay: Was there any easement?

Travis Van Ekelburg: There was but they vacated and then reinstated through the city council.

Chairwomen Anderson: Any questions, or we can take a motion?

Rodney Martin to recommend approval for the proposed Amended Final Plat, located at approximately 856 South 1000 West, American Fork City, UT 84003, in PR-3.0 Residential Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Jenny Peay	AYE
Rodney Martin	AYE

UNAPPROVED MINUTES

07.19.2023

Bruce Frandsen

AYE

David Bird

AYE

The motion passed

- b. Review and recommendation on a proposed Annexation Agreement, known as Deer Park Thomson, located in the area of 9 West 1100 South, American Fork City, UT 84003. On approximately 4.35 acres, the property will be annexed into American Fork City and be given the Planned Industrial (PI-1) zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter b: The applicant has applied for annexation within American Fork City. The project area looks to have the PI-1 zoning designation assigned to the land, which would be for Planned Industrial Projects. This piece of land will be East of 100 West (Boat Harbor Road) and south of 1100 South.

Project Conditions of Approval

1. Annexation agreement for Deer Park South approval, subject to the condition of all relevant and required exhibits and attachments to be provided to City staff prior to moving forward to City Council.

Travis Van Ekelenburg: The applicant has put two applications in for annexation Deer Park Deer Park Thompson and Deer Park itself. Both properties are required to be annexed at the same time into the city. The city master transportation plan has a section of land between the two properties that will have the zoning designation of PF public facilities attached to it as to make it available for future arterial roadway. The issue to keep the section of land for transportation of the PSLV designation was decided after the staff reports were created. So we're mentioning it here now. So this is a snapshot from the approved master transportation plan. As you can see, the approximate route of the Pony Express roadway would go through there. I just put on here the Deer Park South as it had the PF zoning designation. And as you see where it goes the other portion is up above here for the Deer Park Thompson. That would make this PF zoning designation set aside for the roadway at some point in time. So taking a look at it, everything else as far as annexation seems all in order. So do you have any questions of staff?



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM An ordinance creating section 10.32.020 of the American Fork City Municipal Code related to parking in a marked bicycle lane and providing an effective date for the ordinance

SUMMARY RECOMMENDATION Staff recommends approval to prevent impacts to the use of existing and future bike lanes throughout American Fork.

BACKGROUND The purpose of this proposed ordinance is to prohibit the parking of vehicles in bike lanes throughout the City.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the ordinance creating section 10.32.020 of the American Fork City Municipal Code related to parking in a marked bicycle lane and providing an effective date for the ordinance

SUPPORTING DOCUMENTS

Bicycle lane Ordinance (DOCX)

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 10.32.020 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATED TO PARKING IN A MARKED BICYCLE LANE AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to regulate the operation of a motor vehicle in a bicycle lane.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 10.32.020 of the American for Municipal Code is hereby adopted and shall read as follows:

Section 13.32.020 Operating in Bicycle Lane Prohibited.

- A. No motor vehicle shall, at any time, be driven within or through, or parked or stopped within a marked bicycle lane, except briefly when turning into an intersection, street, alley, driveway or other parking area. A motorbus or school bus may briefly drive within or through, or stop within a marked bicycle lane while in the process of taking on or discharging passengers but, when doing so, said vehicles shall stop as near as practicable to the right hand edge of the roadway. Any vehicle entering or crossing a marked bicycle lane shall yield the right of way to all bicycles within the lane that are close enough to constitute an immediate hazard.
- B. Any person convicted of a violation of any provision of this chapter shall be guilty of an infraction.

PART II
Penalty and Adoption

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS ____ DAY OF _____, 2023.

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 8, 2023**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an Memorandum of Understanding with the State of Utah Department of Public Safety accepting a \$17,250 grant for mental health services.

SUMMARY RECOMMENDATION

Staff would recommend approval of the memorandum of understanding.

BACKGROUND

When the state of Utah passed legislation requiring organizations to provide mental health services for employees, their families, and retirees, they also made available grants to cover the cost of mental health services. BC Boshard with Fire and Rescue applied for a grant and Fire and Rescue was awarded \$17,250 to help cover the cost.

BUDGET IMPACT

\$17,250

SUGGESTED MOTION

Move to approve the memorandum of understanding with the State of Utah Department of Public Safety accepting the \$17,250 grant for mental health services and authorize the city to sign the memorandum.

SUPPORTING DOCUMENTS

MOU of Understanding First Responder Mental Health Service Grant (PDF)



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Public Safety

JESS L. ANDERSON
Commissioner

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered by and between American Fork Fire Rescue (Recipient Entity) and the State of Utah, Department of Public Safety (DPS), stating the obligations that govern the award of state funds granted to the Recipient Entity from state funding received pursuant to House Bill 23 "First Responder Mental Health Service Amendments" passed in the 2022 General Legislative Session.

PURPOSE

This MOU is to implement the provisions of Utah Code Ann. §§ 53-21-103, which allows DPS to award grants to first responder agencies to assist with the costs of providing mental health resources to first responders.

AGREEMENT

Therefore the Parties agree to this MOU as follows:

- a. DPS shall issue a check to Recipient Entity in the amount of \$17,250.00.
- b. The Recipient Entity agrees to:
 - 1) use the awarded resources only in the manner set forth in Section 53-21-103;
 - 2) maintain records for five years sufficient to show how the funding is used;
 - 3) cooperate with the committee (awarding committee) created under Administrative Rule R714-570-10 if and when the committee determines it is necessary to audit agency records, and evaluate use of the funding; and
 - 4) provide a quarterly report to the committee that includes:
 - (a) the amount of grant funding awarded to the agency;
 - (b) the amount of grant funding expended by the agency, and the purposes for which the grant funding was expended;
 - (c) the amount of grant funding not yet expended by the agency;
 - (d) the number of first responders, family members, and retired first responders served; and the types of services provided
 - 5) return the grant funding to DPS if DPS determines that an agency has used grant funding for purposes not specified in Section 53-21-103.

This MOU shall be construed in accordance with the laws of the State of Utah. Each signatory below represents that he/she has the authority to agree to all the terms of this Agreement and bind their respective entity.

This MOU is in effect as of the last date when both signatories have signed this document. This MOU remains in effect until all funds have been spent by Recipient Entity, and a final report is received by DPS.

IN WITNESS WHEREOF.

DEPARTMENT OF PUBLIC SAFETY

RECIPIENT ENTITY

Jess Anderson
Commissioner, Public Safety

Date

Recipient Entity

Date