AMERICAN FORK CITY COUNCIL
NOVEMBER 28, 2023
PUBLIC HEARING, REGULAR SESSION AGENDA

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

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, November 28, 2023, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on the declaration of vehicles to be surplus and disposed of.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Shelton; roll call.
2. Presentation of the GFOA Distinguished Budget Award.
3. Twenty-minute public comment period - limited to two minutes per person.
4. City Administrator's Report
5. Council Reports
6. 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 November 7, 2023, work session minutes.
2. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $117,733.48 and issue a Notice of Acceptance for the Roderick Catalyst Building 4 construction of public improvements located at 346 East 1600 South.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $72,574.25 and issue a Notice of Acceptance for the Roderick Catalyst Building 5 construction of public improvements located at 268 East 1600 South.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $31,671.75 and issue a Notice of Acceptance for the Lakeland Industrial Park construction of public improvements located at 1700 South 500 East.
5. Acceptance of an easement from Unique Collision Repair along the property located at 221 South 500 East.
6. Ratification of city payments (November 8, 2023, to November 21, 2023) and approval of purchase requests over $50,000.

ACTION ITEMS

1. Review and action on an approval of a variance in the cross section of the sidewalk located at 120 South North County Blvd. for Bonneville Vista Townhomes.
2. Review and action on a resolution approving a Land Use Map Amendment, known as Southam Industrial, located at approximately 300 East 1700 South. The property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.
3. Review and action on an ordinance approving a Zone Change, known as Southam Industrial, located at approximately 300 East 1700 South. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.
4. 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 ordinance approving a Commercial Site Plan, known as Freeman Site Plan, located at 19 North 900 West. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.
    b. Review and action on approval of a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 South 400 East. The Final Plat will be for approximately 10.24 acres and will be in the Industrial (I-1) zone.
5. Review and action on a resolution approving the declaration of vehicles to be surplus and disposed of.
6. Review and action on a resolution approving an amendment to the interlocal cooperative agreement with Utah County for substance misuse prevention services and Communities that Care prevention model.
7. Adjournment.

Dated this 22nd day of November 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
NOVEMBER 28, 2023

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $117,733.48 and issue a Notice of Acceptance for the Roderick Catalyst Building 4 construction of public improvements located at 346 East 1600 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Roderick Catalyst Building 4 public improvements located at 346 East 1600 South. To authorize the issuance of documents and/or payments to

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

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

SUPPORTING DOCUMENTS

Roderick Catalyst Buildng 4 Final bond release City Council 11-23(PDF)

NOTICE OF ACCEPTANCE / IMPROVEMENT COMPLETION ASSURANCE RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for RODERICK CATALYST BUILDING 4. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: $117,733.48.

PASSED THIS 28 DAY OF NOVEMBER 2023

_____

City Representative, American Fork City

ATTEST:

_____

Terilyn Lurker, City Recorder

Attachment: Roderick Catalyst Buildng 4 Final bond release City Council 11-23 (Final Bond Release)

AMERICAN FORK
— 1853 —

BOND RELEASE REQUEST

Development Name: Roderick Enterprises Bldg 4

Development Address: 346 E 1600 S

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

☐ Partial Improvement Assurance Release ☒ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Bond # 5037				117,733.48	Y
Everything except for the					
10% warranty	balance				
			Total	117,733.48	

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

Please send check/bank letter to:

Name: Benjamin Wheat

Bank (if applicable):

Address: P.O. Box 186

City: Midvale State: Ut Zip: 84047

Phone: 801.891.6596 Email: benw@rodericktrealty.com

Signature: [signature] Date: 9/14/2023

City Official Use Only

☒ Fees paid and current

Administrative Signature: Deri Taught Date: 11-7-23

Inspector Signature: [signature] Date: 11/6/23

Attachment: Roderick Catalyst Buildng 4 Final bond release City Council 11-23 (Final Bond Release)

Name of Development: Catalyst Building #4

	Date		Date		Date		Date		Date		Date		
	11/28/2023	Final											

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SITE PREPARATION																	
	Sidewalks 5' on 1600 S, 500E & 1700 S including approaches @ 6"	1435	LF	$21.22	$30,450.70	1435	$30,450.70		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Water main line for Catalyst Building # 4	839	LF	$89.74	$75,291.86	839	$75,291.86		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	1% of water line and testing	1	LS	$381.40	$752.92	1	$752.92											
	Fire Hydrants	3	Each	$3,746.00	$11,238.00	3	$11,238.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Improvement Completion Assurance				$117,733.48		$117,733.48		$0.00		$0.00		$0.00		$0.00		$0.00	$117,733.48 Available for Release
	Improvement Warranty				$11,773.35													$11,773.35 Durability Period
	TOTAL				$129,506.83													

Recording Fees	**10-3470-500**	
Plat (Base)	$50.00	$ -
Plus Per Lot	$2.00	$ -
First Page	$40.00	$ -
Each additional descriptionor unit over ten	$2.00	$ -
Subtotal		$ -

Street Lights	**10-4410-276**	
Street Lights		$ -

Total Fees $0.00

Total Bond & Fees $129,506.83

Attachment: Roderick Catalyst Buildng 4 Final bond release City Council 11-23 (Final Bond Release)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $72,574.25 and issue a Notice of Acceptance for the Roderick Catalyst Building 5 construction of public improvements located at 268 East 1600 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Roderick Catalyst Building 5 public improvements located at 268 East 1600 South. To authorize the issuance of documents and/or payments to

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

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

SUPPORTING DOCUMENTS

Roderick Catalyst Building 5-Final City Council 11-28-23 (PDF)

NOTICE OF ACCEPTANCE / IMPROVEMENT COMPLETION ASSURANCE RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for RODERICK CATALYST BUILDING 5. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: $72,574.25.

PASSED THIS 28 DAY OF NOVEMBER 2023

_____

City Representative, American Fork City

ATTEST:

_____

Terilyn Lurker, City Recorder

Attachment: Roderick Catalyst Building 5-Final City Council 11-28-23 (Final Bond Release)

BOND RELEASE REQUEST

Development Name: Roderick Enterprises Building 5

Development Address: 268 E 1600 South

☐ Partial Release ☒ Final Release ☐ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Bond # 5041				72,574.25	Y
Everything except for the 10% warranty balance					
			Total	72,574.25	

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

Please send check/bank letter to:

Name: Benjamin Wheat

Bank (if applicable):

Address: P.O. Box 186

City: Midvale State: UT ZIP: 84047

Phone: 801.891.6596 Email: benw@roderickrealty.com

Signature: _____ Date: 8/14/2023

Inspector Use Only

Inspector Signature: _____ Date: 11/6/23

Form Number xxx-xx-xxx Approved for use by PW Director Date Apr 3 2018

Keri Faught 11-7-23

Attachment: Roderick Catalyst Building 5-Final City Council 11-28-23 (Final Bond Release)

Name of Development: Catalyst Building #5

						Date		Date		Date		Date		Date		Date			
						11/28/2023													
	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance	
	SITE PREPARATION																		
	Sidewalks 5' on 1600 S, 500E & 1700 S including approaches @ 6"	1209	LF	$21.22	$25,654.98	1209	$25,654.98		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	
	Water main line for Catalyst Building # 5	435	LF	$89.74	$39,036.90	435	$39,036.90		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	
	1% of water line and testing	1	LS	$390.37	$390.37	1	$390.37											$0.00	
	Fire Hydrants	2	Each	$3,746.00	$7,492.00	2	$7,492.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	
	Improvement Completion Assurance				$72,574.25		$72,574.25		$0.00		$0.00		$0.00		$0.00		$0.00	$72,574.25	Available for Release
	Improvement Warranty				$7,257.42													$7,257.42	Durability Period
	TOTAL				$79,831.67														

Recording Fees	10-3470-500		
Plat (Base)	$50.00	$	-
Plus Per Lot	$2.00	$	-
First Page	$40.00	$	-
Each additional descriptionor unit over ten	$2.00	$	-
	Subtotal	$	-

Street Lights	10-4410-276		
Street Lights		$	-
	Total Fees		$0.00
	Total Bond & Fees		$79,831.67

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $31,671.75 and issue a Notice of Acceptance for the Lakeland Industrial Park construction of public improvements located at 1700 South 500 East.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Lakeland Industrial Park public improvements located at 1700 South 500 East. To authorize the issuance of documents and/or payments to release the

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

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

SUPPORTING DOCUMENTS

Lakeland Industrial Park-Final Bond release City Council 11-28-23 (PDF)

NOTICE OF ACCEPTANCE / IMPROVEMENT COMPLETION ASSURANCE RELEASE AUTHORIZATION

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

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

Amount Released: $31,671.75

PASSED THIS 28 DAY OF NOVEMBER 2023

_____

City Representative, American Fork City

ATTEST:

_____

Terilyn Lurker, City Recorder

Attachment: Lakeland Industrial Park-Final Bond release City Council 11-28-23 (Final Bond Release)

BOND RELEASE REQUEST

Development Name: Phelon Lakeland

Development Address: 1700 South 500 East

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

☐ Partial Improvement Assurance Release ☑ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Final release				31,671.75	Y
			Total	31,671.75	

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

Please send check/bank letter to:

Name: Phelon Lakeland LLC

Bank (if applicable):

Address: PO Box 1090

City: American Fork State: UT Zip: 84003

Phone: 801-756-7709 Email: steve@espexcavation.com, liz@espexcavation

Signature: Stephen Phelon Date:

City Official Use Only

☑ Fees paid and current

Administrative Signature: Date:

Inspector Signature: Date: 9/26/23

Attachment: Lakeland Industrial Park-Final Bond release City Council 11-28-23 (Final Bond Release)

Name of Development: Lakeland Industrial Park

			Actual		Minimum Standard (Pioneering)				Reimbursement	Date		Date		Date		Date		Date		Date			
										9/28/2021	1. Partial	1/11/2022	2.Partial										
Description of Item	Quantity	Unit	Unit Price	Total	Quantity	Unit	Unit Price	Total		Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
SITE PREPARATION																						
Mobilization	1	LS	$2,000.00	$2,000.00	1	LS	$2,000.00	$2,000.00	$0.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
SWPPP	1	LS	$2,000.00	$2,000.00	1	LS	$2,000.00	$2,000.00	$0.00		$0.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00	$0.00
SEWER																						
Connect to existing	1	Each	$750.00	$750.00	1	Each	$750.00	$750.00	$0.00	1	$750.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Sewer Main	214	LF	$25.00	$5,350.00	214	LF	$25.00	$5,350.00	$0.00	214	$5,350.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
48" Sewer Manhole	1	Each	$2,500.00	$2,500.00	1	Each	$2,500.00	$2,500.00	$0.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete Collars	1	Each	$750.00	$750.00	1	Each	$750.00	$750.00	$0.00		$0.00	1	$750.00		$0.00		$0.00		$0.00		$0.00	$0.00
CULINARY WATER																						
Tie into existing	1	Each	$1,500.00	$1,500.00	1	Each	$1,500.00	$1,500.00	$0.00	1	$1,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Water Main	720	LF	$45.00	$32,400.00	720	LF	$45.00	$32,400.00	$0.00	720	$32,400.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Valves	2	Each	$2,000.00	$4,000.00	2	Each	$2,000.00	$4,000.00	$0.00	2	$4,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Tees	3	Each	$1,000.00	$3,000.00	3	Each	$1,000.00	$3,000.00	$0.00	3	$3,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
6" Water Main (Roderick)	18	LF	$45.00	$810.00	18	LF	$45.00	$810.00	$0.00	18	$810.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
6" Water Main (Phelon)		LF				LF							$0.00									$0.00
Fire Hydrant (Phelon)	3	Each	$3,750.00	$11,250.00	3	Each	$3,750.00	$11,250.00	$0.00	3	$11,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Fire Hydrant (Roderick)	1	Each	$3,750.00	$3,750.00	1	Each	$3,750.00	$3,750.00	$0.00	1	$3,750.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete Collar	6	Each	$350.00	$2,100.00	6	Each	$350.00	$2,100.00	$0.00		$0.00	6	$2,100.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Plug with Blowoff	1	Each	$1,500.00	$1,500.00	1	Each	$1,500.00	$1,500.00	$0.00	1	$1,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
1" Water Service Lateral	3	Each	$2,000.00	$6,000.00	3	Each	$2,000.00	$6,000.00	$0.00	3	$6,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
PRESSURIZED IRRIGATION																						
8" PI Main	622	LF	$25.00	$15,550.00	622	LF	$25.00	$15,550.00	$0.00	622	$15,550.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" PI Main (Phelon)	208	LF	$25.00	$5,200.00	208	LF	$25.00	$5,200.00	$0.00	208	$5,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Valve	3	Each	$2,000.00	$6,000.00	3	Each	$2,000.00	$6,000.00	$0.00	3	$6,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Plug with Blowoff	2	Each	$1,500.00	$3,000.00	2	Each	$1,500.00	$3,000.00	$0.00	2	$3,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Duplex PI Service	1	Each	$2,500.00	$2,500.00	1	Each	$2,500.00	$2,500.00	$0.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Single PI Service	1	Each	$1,250.00	$1,250.00	1	Each	$1,250.00	$1,250.00	$0.00	1	$1,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete Collar on Valves	3	Each	$350.00	$1,050.00	3	Each	$350.00	$1,050.00	$0.00		$0.00	3	$1,050.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" DI PI Line	570	LF	$218.00	$124,260.00	570	LF	$25.00	$14,250.00	$110,010.00	570	$14,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" DI PI Line	780	LF	$218.00	$170,040.00	0	LF	$218.00	$0.00	$170,040.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" x8" Cross	1	Each	$23,664.00	$23,664.00	1	Each	$1,000.00	$1,000.00	$22,664.00	1	$1,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" Butterfly Valve	1	Each	$19,524.00	$19,524.00	1	Each	$2,000.00	$2,000.00	$17,524.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" Cap	1	Each	$4,022.00	$4,022.00	0	Each	$4,022.00	$0.00	$4,022.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Cathodic Protection	1	LS	$45,592.00	$45,592.00	0	LS	$45,592.00	$0.00	$45,592.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
30" Isolator	1	Each	$10,389.00	$10,389.00	0	Each	$10,389.00	$0.00	$10,389.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
STREETS																						
12" Subbase Roads	53000	SF	$2.10	$111,300.00	53000	SF	$2.10	$111,300.00	$0.00	53000	$111,300.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Roadbase	47000	SF	$1.00	$47,000.00	47000	SF	$1.00	$47,000.00	$0.00		$0.00	47000	$47,000.00		$0.00		$0.00		$0.00		$0.00	$0.00
4.5" Asphalt	47000	SF	$2.20	$103,400.00	47000	SF	$2.20	$103,400.00	$0.00		$0.00	47000	$103,400.00		$0.00		$0.00		$0.00		$0.00	$0.00
Base and Grade for Curb & Gutter	2800	LF	$4.00	$11,200.00	2800	LF	$4.00	$11,200.00	$0.00	2800	$11,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Curb & Gutter	2800	LF	$18.50	$51,800.00	2800	LF	$18.50	$51,800.00	$0.00		$0.00	2800	$51,800.00		$0.00		$0.00		$0.00		$0.00	$0.00
Curb Box Tie In	4	Each	$350.00	$1,400.00	4	Each	$350.00	$1,400.00	$0.00		$0.00	4	$1,400.00		$0.00		$0.00		$0.00		$0.00	$0.00
Base and Grade for Sidewalk	215	LF	$7.00	$1,505.00	215	LF	$7.00	$1,505.00	$0.00		$0.00	215	$1,505.00		$0.00		$0.00		$0.00		$0.00	$0.00
5' Sidewalk	215	LF	$20.00	$4,300.00	215	LF	$20.00	$4,300.00	$0.00		$0.00	215	$4,300.00		$0.00		$0.00		$0.00		$0.00	$0.00
Base and Grade for 10' Sidewalk	615	LF	$14.00	$8,610.00	615	LF	$7.00	$4,305.00	$4,305.00		$0.00	615	$4,305.00		$0.00		$0.00		$0.00		$0.00	$0.00
10' Sidewalk	615	LF	$40.00	$24,600.00	615	LF	$20.00	$12,300.00	$12,300.00		$0.00	615	$12,300.00		$0.00		$0.00		$0.00		$0.00	$0.00
ADA Ramps	4	Each	$1,500.00	$6,000.00	4	Each	$1,500.00	$6,000.00	$0.00		$0.00	4	$6,000.00		$0.00		$0.00		$0.00		$0.00	$0.00
Stop/Street Sign	1	LS	$600.00	$600.00	1	LS	$600.00	$600.00	$0.00		$0.00	1	$600.00		$0.00		$0.00		$0.00		$0.00	$0.00
STORM DRAINAGE																						
2'x3' Catch Basin	1	Each	$2,500.00	$2,500.00	1	Each	$2,500.00	$2,500.00	$0.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Combo Box with Snout	1	Each	$4,500.00	$4,500.00	1	Each	$4,500.00	$4,500.00	$0.00	1	$4,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
15" RCP Storm Drain	31	LF	$60.00	$1,860.00	31	LF	$60.00	$1,860.00	$0.00	31	$1,860.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
60" Endwall	2	Each	$5,800.00	$11,600.00	0	Each	$2,320.00	$0.00	$11,600.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
60" RCP Storm Drain	1644	LF	$293.00	$481,692.00	0	LF	$293.00	$0.00	$481,692.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8x8 SD Box	1	Each	$12,500.00	$12,500.00	0	Each	$12,500.00	$0.00	$12,500.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
96" SDMH	3	Each	$12,500.00	$37,500.00	2	Each	$4,500.00	$9,000.00	$28,500.00	3	$13,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete Collar	4	Each	$750.00	$3,000.00	4	Each	$750.00	$3,000.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$3,000.00
Dewatering	1	LS	$35,000.00	$35,000.00	1	LS	$35,000.00	$35,000.00	$0.00	1	$35,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
CONSTRUCTION MANAGEMENT/MISC.																						
As Builts	1	Each	$1,000.00	$1,000.00	1	Each	$1,000.00	$1,000.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,000.00
Testing, Cleaning, Inspections	1	LS	$2,500.00	$2,500.00	1	LS	$2,500.00	$2,500.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$2,500.00
Subdivision Monument	2	Each	$450.00	$900.00	2	Each	$450.00	$900.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$900.00
4" Conduit	890	LF	$4.00	$3,560.00	0	LF	$4.00	$0.00	$3,560.00				$0.00									$0.00
6" Conduit	890	LF	$6.00	$5,340.00	0	LF	$6.00	$0.00	$5,340.00				$0.00									$0.00
LANDSCAPING																						
Trees	20	Each	$700.00	$14,000.00	20	Each	$700.00	$14,000.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$14,000.00
Topsoil, & Sod	5755	SF	$1.85	$10,646.75	5755	SF	$1.85	$10,646.75	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$10,646.75

Improvement Completion Assurance of Minimum Standard (1)	$571,476.75	Reimbursement	$940,038.00	$305,420.00	$238,510.00	$0.00	$0.00	$0.00	$0.00	$31,671.75 Available for Release
Improvement Warranty of Minimum Standard (2)	$57,147.68	Improvement Warranty of Reimbusable (3)	$94,003.80							$57,147.68 Durability Period
Total Improvement Warranty (2-3)	$151,151.48									
TOTAL BOND (1-2)	**$628,624.43**									

	10-3470-500		
Plat (Base)	1	$50.00	$ 50.00
Plus Per Lot	3	$2.00	$ 6.00
First Page		$10.00	$ -
Each Additional Page		$2.00	$ -
		Subtotal	$ 56.00

	10-4410-276	
Street Lights		$ -

Total Fees	$56.00
Total Bond & Fees	**#REF!**

Attachment: Lakeland Industrial Park-Final Bond release City Council 11-28-23 (Final Bond Release)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Acceptance of an easement from Unique Collision Repair along the property located at 221 South 500 East, American Fork, Utah 84003.

SUMMARY RECOMMENDATION Approval of the Acceptance of an Easement at 221 South 500 East, American Fork, Utah 84003.

BACKGROUND Unique Collision Repair is dedicating a 10' and 5' public utility easement located along the property located at 221 South 500 East to the City of American Fork.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to accept the easement at 221 South 500 East, American Fork, Utah.

SUPPORTING DOCUMENTS

5 ft and 10 ft easements Updated 20231115 (1) (PDF)
(2023.11.15) UT-8183-23 Unique Auto Body Easement Exhibit 2023.11.14 (1) (PDF)

E 200 SOUTH ST

S 500 EAST ST

S 600 EAST ST

E 300 SOUTH ST

Attachment: 5 ft and 10 ft easements Updated 20231115 (1) (PUE Dedication- Unique Collision - 221 S 500 E)

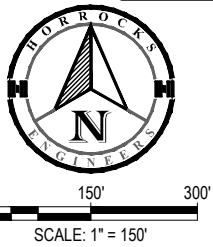
10' EASEMENT

AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE EASEMENT, AND BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°01'19" WEST ALONG THE SECTION LINE 339.71 FEET, EAST 1941.96 FEET TO THE SOUTHWEST CORNER OF THE GRANTOR'S LAND, AND SOUTH 89°48'56" EAST ALONG THE GRANTOR'S LAND 5.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 00°49'19" EAST 68.89 FEET; THENCE EAST 11.79 FEET; THENCE NORTH 00°49'19" WEST 544.55 FEET; THENCE SOUTH 89°23'08" EAST 581.77 FEET; THENCE SOUTH 33.59 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A 642.80 FOOT RADIUS CURVE TO THE LEFT 113.61 FEET, CENTER BEARS SOUTH 73°04'04" EAST (CHORD SOUTH 11°52'08" WEST 113.46 FEET); THENCE SOUTH 01°07'03" WEST 229.73 FEET; THENCE NORTH 89°39'31" WEST 35.94 FEET; THENCE SOUTH 00°00'05" WEST 25.71 FEET; THENCE SOUTH 89°21'44" EAST 35.44 FEET; THENCE SOUTH 01°05'41" WEST 89.03 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A 334.97 FOOT RADIUS CURVE TO THE LEFT 128.00 FEET, CENTER BEARS SOUTH 88°50'55" EAST (CHORD SOUTH 09°47'44" EAST 127.22 FEET) TO THE POINT OF ENDING.

THE LAND DESCRIBED HEREIN CONTAINS 0.45 ACRES OR 19,618 SQUARE FEET, MORE OR LESS.



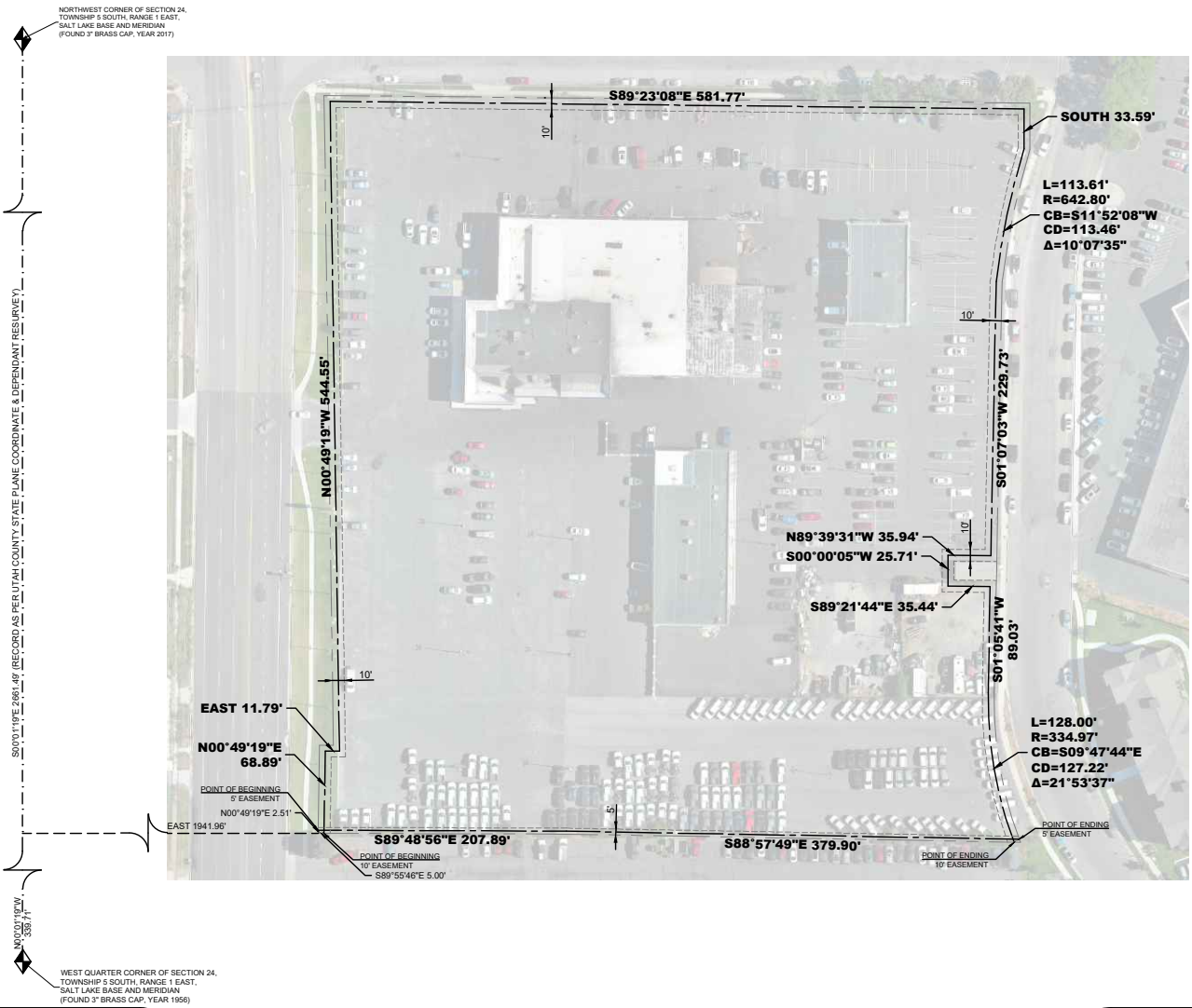
5' EASEMENT

AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 5 FOOT WIDE EASEMENT, AND BEING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°01'19" WEST ALONG THE SECTION LINE 339.71 FEET, EAST 1941.96 FEET TO THE SOUTHWEST CORNER OF THE GRANTOR'S LAND, AND NORTH 00°49'19" EAST ALONG THE GRANTOR'S LAND 2.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 89°48'56" EAST 207.87 FEET; THENCE SOUTH 88°57'49" EAST 379.90 FEET TO THE POINT OF ENDING.

THE LAND DESCRIBED HEREIN CONTAINS 0.13 ACRES OR 5,868 SQUARE FEET, MORE OR LESS.



Horrocks.
2162 West Grove Pkwy., Ste 100
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

UNIQUE COLLISION REPAIR
PUBLIC UTILITY EASEMENT

DATE: NOVEMBER 14, 2023

EXHIBIT

Q:\I2023\UT-8183-23 Unique Auto Body AF Charger Survey\Project Data\04 Survey\4.04 Existing\UT-8183-23 Unique Auto Body Easement.dwg Jessica Ruesch 11/14/2023 7:18 PM

Attachment: (2023.11.15) UT-8183-23 Unique Auto Body Easement Exhibit 2023.11.14 (1) (PUE Dedication- Unique Collision - 221 S 500 E)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Review and action on an approval of a variance in the cross section of the sidewalk located at 120 South North County Blvd. for Bonneville Vista Townhomes.

SUMMARY RECOMMENDATION Engineering staff is recommending per Municipal Code 15.01.100.D a request for variance in the street standard located at 120 South North County Blvd. for Bonneville Vista Townhomes

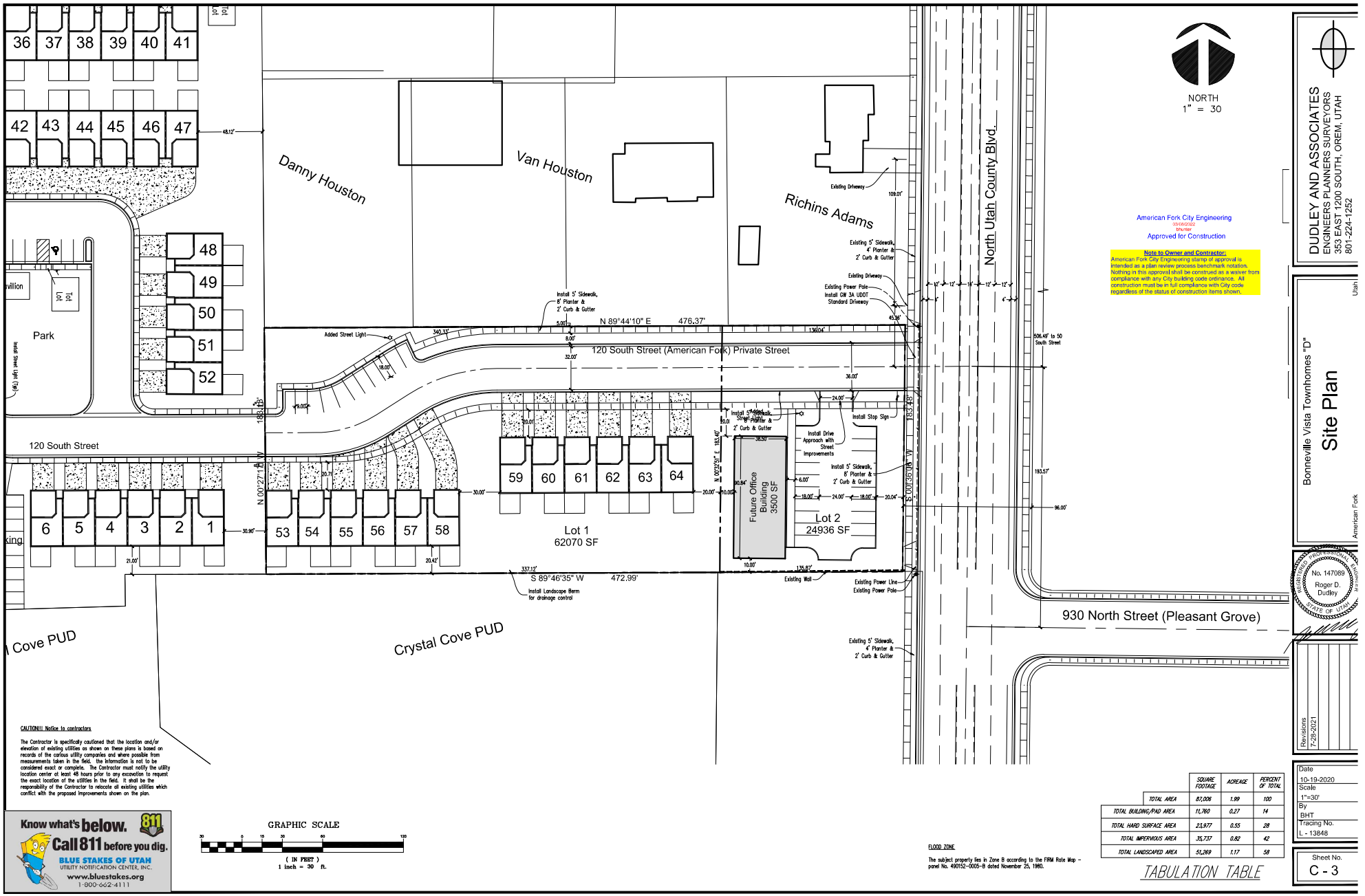
BACKGROUND The developer is requesting that the City Council grant a variance to the cross section of 120 South Street to allow the sidewalk to be constructed adjacent to the curb and gutter, thus allowing for an 8' planter and buffer against the North property line and existing tree stand. This will reduce the possibility of root systems damaging the newly constructed sidewalk.

BUDGET IMPACT None

SUGGESTED MOTION I move to approve the request for variance in the cross section of the sidewalk to amend the street cross section which serves Plat "D", Bonneville Vista Townhomes at 120 So. North Utah County Blvd. and authorize the city to sign the variance.

SUPPORTING DOCUMENTS

Approved Sidewalk_Bonneville Vista Plat D(PDF)
HARMAN, DAVE BONNEVILLE 2023 (DOC)
Approved street detail_Bonneville Vista Plat D (PDF)



	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	87,006	1.99	100
TOTAL BUILDING/PAD AREA	11,760	0.27	14
TOTAL HARD SURFACE AREA	23,977	0.55	28
TOTAL IMPERVIOUS AREA	35,737	0.82	42
TOTAL LANDSCAPED AREA	51,269	1.17	58

TABULATION TABLE

Attachment: Approved Sidewalk_Bonneville Vista Plat D (Bonneville Vista Plat D - Street Cross Section

DUDLEY & ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS

October 11, 2023

American Fork Planning Department
275 East 200 North
American Fork, Utah 84003

RE: Street Cross Section – Bonneville Vista Townhomes

To Whom It May Concern:

A review of the American Fork Municipal Code (SEC 15.01.100D) states the following:

Street width is to be measured from Street right-of-way line to street right-of-way line. Standard street sections are shown in the standard details of these specifications set forth in Section15.01, Division 16. The standard street section shall be preserved unless the City Council determines, upon recommendation and advice of the City Engineer, that 1) the development has unusual topographical conditions that warrant modification, or 2) the development has articulable conditions that warrant modification from existing standard street sections. In no event shall the modified segment exceed eight hundred feet.

This letter will accompany the formal request to amend the street cross section which serves Plat "D", Bonneville Vista Townhomes at 120 So. North Utah County Blvd.
The approved cross section for 120 South Street (a private street) provides for 32' of asphalt, a 2' curb & gutter, an 8' planter and a 5' sidewalk. All of the street improvements have been constructed except for the 5' sidewalk along the North side of the street.

A recent review of the project site has confirmed that the existing stand of trees along the North property line within the adjacent Houston property will create a concern for possible damage to the sidewalk along the North side of 120 South Street.

The developer is requesting that the City Council grant a variance to the cross section of 120 South Street to allow the sidewalk to be constructed adjacent to the curb and gutter, thus allowing for an 8' planter and buffer against the North property line and existing tree stand. This will reduce the possibility of root systems damaging the newly constructed sidewalk.

Attachment: HARMAN, DAVE BONNEVILLE 2023 (Bonneville Vista Plat D - Street Cross Section Variance Approval)

An exhibit showing the proposed variance is attached hereto and made a part of this request. Thank you for your consideration. We trust this information will meet your needs. If you have questions or need additional information, please feel free to contact our office.

Sincerely,

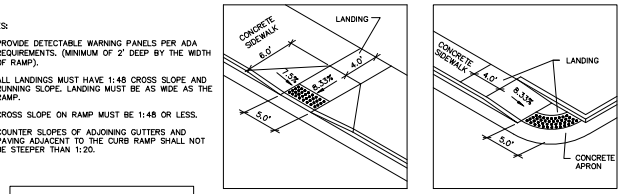


Roger D. Dudley, PE, PLS
President

Attachment: HARMAN, DAVE BONNEVILLE 2023 (Bonneville Vista Plat D - Street Cross Section Variance Approval)

NOTES:

1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



TYPE A

TYPE B

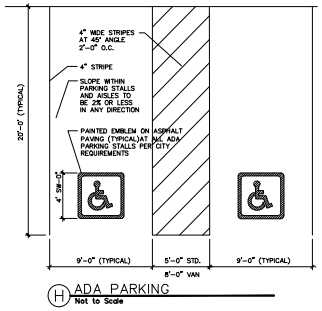
TYPE D

TYPE C

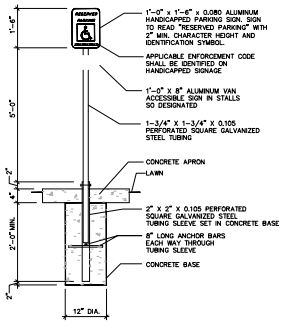
TYPE E

Curb Ramps

18 — ADA Ramps

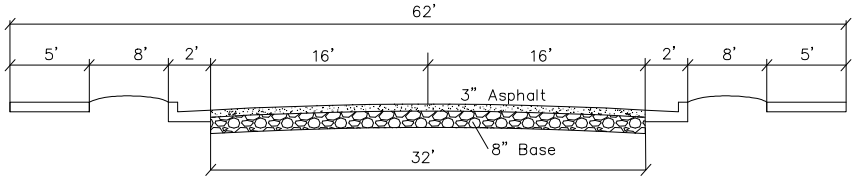


H ADA PARKING
Not to Scale

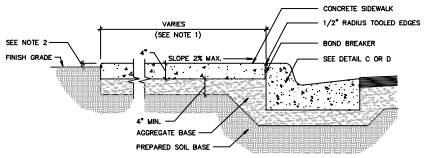


American Fork City Engineering
Approved for Construction

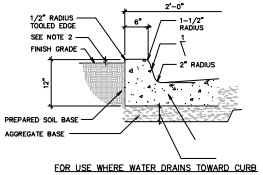
Note to Owner and Contractor:
American Fork City Engineering stamp of approval is intended as a plan review process benchmark notation. Nothing in this approval shall be construed as a waiver from compliance with any City building code ordinance. All construction must be in full compliance with City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



STREET CROSS SECTION

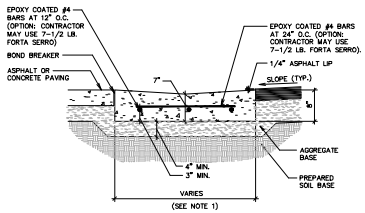


B SIDEWALK, CURB AND GUTTER
1" = 1'-0"



FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER
1" = 1'-0"



G CONCRETE WATERWAY
1" = 1'-0"

CONCRETE PAVING NOTES WHERE CONCRETE PAVING IS USED:

1. REINFORCEMENT: ASTM A 615, GRADE 60, EPOXY COATED DEFORMED STEEL REBAR OR SMOOTH STEEL DOWELS WITH DIAMETER AND LENGTH AS INDICATED.
   A. SPACE REBAR AND DOWELS AT 12 TO 15 INCHES ON CENTER.
   B. GREASE DOWELS TO PROVIDE MOVEMENT IN EXPANSION JOINTS.
   C. KEEP TIE BARS IN THE VERTICAL CENTER OF THE CONCRETE SLAB AND PERPENDICULAR TO THE JOINT DURING CONCRETE PLACEMENT.
2. SAWING: KEEP AT LEAST 3 WORKING POWER SAWS ON-SITE WHEN CONCRETE IS BEING PLACED. SAW CRACK CONTROL JOINTS (CONTRACTION JOINTS) BEFORE SHRINKAGE CRACKING TAKES PLACE. DO NOT TEAR OR RAVEL CONCRETE DURING SAWING. IN COOL WEATHER, THE JOINT SAWING MAY BE DELAYED ONLY FOR THE TIME REQUIRED TO PREVENT TEARING AND RAVELING THE CONCRETE. CUT JOINTS TO DIMENSIONS RECOMMENDED BY SEALANT MANUFACTURER AND APPROVED BY ENGINEER.
3. JOINTS: LAY OUT JOINTS TO AID CONSTRUCTION AND CONTROL RANDOM CRACKING.
   A. JOINT SPACING SHALL BE 12 FEET MAXIMUM ON CENTER IN BOTH DIRECTIONS.
   B. EXTEND TRANSVERSE CONTROL JOINTS CONTINUOUSLY ACROSS THE FULL WIDTH OF THE CONCRETE. MAKE THE JOINTS COINCIDE WITH CURB AND GUTTER JOINTS.
   C. MAKE ADJUSTMENTS IN JOINT LOCATIONS TO MEET INLET OR MANHOLE LOCATIONS.
   D. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS A BUILDING WALL, SIDEWALK, CURB, GUTTER OR ANY IMMOVABLE STRUCTURE.
4. JOINT FILLER: BITUMINOUS (ASPHALT OR TAR) MASTIC, ASTM D994, FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT EXTENDING TO THE BOTTOM OF THE CONCRETE SLAB.
5. BACKER ROD: ROUND RODS. IT MUST BE OVERSIZED APPROXIMATELY 25 PERCENT TO FIT TIGHTLY INTO EACH JOINT AND COMPATIBLE WITH HOT POURED SEALANT.
6. JOINT SEALANT: HOT APPLIED, ASPHALT BASE TYPE, ASTM D 3405. REMOVE DIRT, OIL, AND CURING COMPOUNDS FROM JOINT RESERVOIR. SEAL JOINTS IMMEDIATELY AFTER CLEANING.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801.224.1250

Bonneville Vista Townhomes "D"

Detail Sheet

REVISIONS

DATE 10-20-2020
SCALE not to scale
BY BHT
TRACING NO. L - 13848

SHEET No. C - 9

Attachment: Approved street detail_Bonneville Vista Plat D (Bonneville Vista Plat D - Street Cross Section

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Review and action on a resolution approving a Land Use Map Amendment, known as Southam Industrial, located at approximately 300 East 1700 South. The property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.

SUMMARY RECOMMENDATION
The Planning Commission recommended approval on November 8, 2023.

BACKGROUND
The applicant has applied for a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from Shoreline Protection to Design Industrial.

BUDGET IMPACT
N/A

SUGGESTED MOTION
Move to adopt the resolution approving the Land Use Map Amendment, located at approximately 300 East 1700 South, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation.

SUPPORTING DOCUMENTS

COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (PDF)
COMMENTS (2023.09.21) Winkel Family Zone Change Letter (PDF)
Southam Industrial-Land Use Map Amendment - Staff Report (PDF)
11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (PDF)
11.28.23 - Southam Land Use Map Amendment (DOCX)

Next Step:
Reviewed
Proceed to Planning Commission on October 4th, 2023

American Fork City
Development Review Commit

Planning and Zoning
Reviewed
tvanekelenburg 09/20/2023

Engineering Division
Reviewed
bhunter 09/21/2023

Letter of Support for Zoning change from Marine to Industrial Zoning

August 30, 2023

Patrick O'Brien, Development Service Director
Planning Department
275 E 200 N
American Fork, UT 84003

Re: Proposed rezone of Parcel 13:078:0103 to Industrial Land (I-1)

Dear Director O'Brien,

The purpose of this letter is to inform you and the American Fork Planning Commission of our support for the proposed rezone of Marina (M-1) land to Industrial (I-1) on Parcel 13:078:0103.

Our company, Southam and Associates Inc. (Southam) has been located in American Fork at 572 East 1700 South for several years and has been a respected corporate citizen of Utah County for over 40 years. Along with our family of companies, we employ nearly 300 employees and are a premier provider of metal fabrication and installation along with various wall covering materials to commercial, multi-family, and residential customers throughout the Intermountain West and in at least 16 States.

Our continued growth and long-term viability are dependent on us having a supportive community, responsive government and land use practices that allow us to operate a light metal manufacturing and installation business. There is currently an opportunity to solidify our long-term citizenship in American Fork City through the continued occupation of our current location and the expansion onto a parcel nearby. The parcel in question is currently zoned Marina and is being considered for a rezone request for Industrial use. Southam supports the rezone request and intends to occupy the parcel for expansion for our industrial use, which will consist primarily of construction material lay-down and short-term staging and storage of building materials and equipment.

Southam has enjoyed a productive long-term relationship with American Fork City but is at a crossroads with our growth and ability to operate in the city. As you are well aware, Industrial zoned available land is in short supply. If Southam is unable to expand in our current location, we will be forced to seek expansion opportunities elsewhere. This option has always been and will continue to be our least favored alternative.

If a zone change is approved, a slope easement may be required along the east parcel line for the future city trail to be installed on city property directly east of the parcel. Pending confirmation from city attorney's office. Also, due to the floodplain, development may be limited and additional requirements for development may be required.

572 E 1700 S, American Fork, UT 84003
SouthamAndAssociates.com
801.796.1600

Attachment: COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (Southam Industrial Land Use Map Amendment)

We thank you for your time in reading this letter and considering our support for the rezone request and are available to answer any questions you may have or to provide any missing information.

Thank you again for your consideration.

Sincerely,



Michael Sears

Chief Financial Officer
Southam and Associates, Inc.

572 E 1700 S, American Fork, UT 84003
SouthamAndAssociates.com
801.796.1600

Attachment: COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (Southam Industrial Land Use Map Amendment)

Next Step:
Reviewed
Proceed to Planning Commission on October 4th, 2023

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 09/20/2023

Engineering Division
Reviewed
bhunter 09/21/2023

F.M. Winkel Family, LLC
3651 N 100 E STE 125
Provo, UT 84604

August 30, 2023

Regarding Subject Parcel 13:078:0103

Dear American Fork City,

We currently own two properties along this industrial area of 1700 South. We own one property that is leased to Southam and Associates at 572 E 1700 S as well as the subject parcel being considered for a rezone, which is a few parcels directly west of Southam. Southam and Associates is a great tenant and been a contributor to the local economy for many years (Please see their letter of support for more information about them).

We are grateful for the recent infrastructure and access improvements the City has made along 1700 South. This area is a very nice, quiet place for businesses and industrial tenants to enjoy.

The subject parcel used to be part of a larger, 23.7 acre parcel to the west which was zoned M-1. Years ago, a small 5 acre parcel was carved off and sold. Currently about 19 acres remains to the west and is zoned M-1. While we understand the City may want to keep Marina uses in the area to support the Boat Harbor, we hope that can still be achieved on the remaining 19 acres. I'm guessing the boundary between I-1 and M-1 Zoning in that area was intended to be along the larger parcel. If we were to be granted our request for a rezone of the 5 acres, that boundary would be moved a little to the west (not much, because the parcel is so narrow) and would still maintain the intent and goals of the City, keeping the large parcel for M-1 type services. It is challenging to create supportive M-1 uses on this narrow, 5 acre parcel. The I-1 zoning on this 5 acre subject parcel would seem to match the use and size of the several parcels to the east.

Southam and Associates, the business and tenant at our location at 572 E 1700 S, has been exploring expansion with us for years. They are not able to accommodate their growth on their existing location. However, if they could use the land on the subject parcel in addition to their current location, they could remain in American Fork City between the two locations. This would require the rezone of the subject parcel from M-1 to I-1.

Additionally, we intend to take measures to protect the shoreline and cooperate on any public pathways in the area. We recently improved a shoreline trail along the Weber River and granted a public easement along the shore and trail so the public could enjoy it (see attached photo).

Thank you for your consideration. We feel that this rezone is reasonable because

1) the subject parcel is a small, narrow parcel,

2) the goals of the M-1 services in this area can still be maintained,

3) the I-1 uses immediately to the east of the subject parcels are a natural extension,

4) it helps a local business that employs many people remain in the community,

Attachment: COMMENTS (2023.09.21) Winkel Family Zone Change Letter (Southam Industrial Land Use Map Amendment)

and 5) we will cooperate with the city and protect the shoreline.

Thank you again. Sincerely,

McKay Winkel



Attachment: COMMENTS (2023.09.21) Winkel Family Zone Change Letter (Southam Industrial Land Use Map Amendment)

Planning Commission Staff Report
Meeting Date: November 8th, 2023

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

Agenda Topic

Review and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Project Type:		Land Use Map Amendment
Applicants:		McKay Winkel
Existing Land Use:		Shoreline Protection
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		M-1
Proposed Zoning:		I-1
Surrounding Zoning:	North	PI-1
	South	N/A
	East	I-1
	West	M-1

Background

The applicant has applied for a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from Shoreline Protection to Design Industrial.

The proposed Land Use Map Amendment was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in

order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment.

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:

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

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

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

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

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

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

17.11.200 Intent With Respect To Amendments

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

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Land Use Map Amendment, does not meet the requirements of Section 17.11.200.

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

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.
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).

Potential Motions – LUMA

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

Attachment: Southam Industrial-Land Use Map Amendment - Staff Report (Southam Industrial Land Use Map Amendment)

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, and instruct staff/developer to……..

UNAPPROVED MINUTES
11.08.2023

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

November 08, 2023

The American Fork City Planning Commission met in a regular session on November 8th, 2023, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Chris Christiansen, Harold Dudley, Jenny Peay, David Bird, Rodney Martin, Christine Anderson, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner
Travis Van Ekelenburg	Planner
Ben Hunter	City Engineer
Matt Sacco	Fire Marshall
David Bunker	City Administrator
Angie McKee	Administrative Assistant I

Others Present: Rob Shelton, Kevin Barnes, Ryan Hunter, Kurt Ostler, Breeze Stringham, Elizabeth Phelon, Jordi Barrett, Shawn Warenski, John Bush, Stephen Phelon, Tom Freeman, Mitch McCuistion, Kobe Freeman, Payton Freeman, Matt Sacco, David Bunker

REGULAR SESSION

Chairwomen Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the October 18th, 2023, Planning Commission Regular Session.**

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

Rodney Martin motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**ABSTAIN**
Bruce Frandsen	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 0.98 acres of land located at approximately 9826 N 4800 W from the Institutional Lands, Schools and Public Facilities designation, to the Design Commercial designation.**

Travis Van Ekelenburg reviewed the background information for Public Hearing item letter a: The applicant is applying for a land use amendment for the property located at 9826 N 4800 W from the Institutional Lands, Schools, and Public Facilities to Design Commercial. The parcel consists of 0.98 acres and the Institutional Lands, Schools, and Public Facilities land use would be replaced by the Design Commercial land use. The proposed Design Commercial land use is being requested prior to the property's annexation into American Fork City. The applicant was before you before and was tabled at the planning commission meeting on December 7, 2022 with instructions from the planning commission to submit a traffic study which included the four bullet points listed on the screen. As stated in the staff report, the applicant has had some more recent notes of the traffic study requirements. The latest of which was stated is unacceptable level of service from city staff and third-party engineering review.

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

Chairwomen Anderson: Could you go over the third-party report that you received about the level of service?

Travis Van Ekelenburg: Yes. I'll make a comment on what's in the staff report for the public and in case it wasn't read, and then maybe Ben if he has anything to add to it. In the staff report, Ben's Engineers' comments were based on information provided thus far including the latest iteration of the TIS. The information provided is insufficient to move forward with a positive recommendation for change of General Land Use. David Rollins from Horrocks Engineering on September 27, 2023, stated to American Fork City that Horrocks has reviewed the traffic impact study dated September 20, 2023, by Hales Engineering. The overall valuation of the TIS is that the number of trips from the fast-food restaurant with a drive-through is more traffic than the local roads 1750 North can accommodate. The only proposed mitigation is adding a westbound left turn lane on 1750 North and results in an unacceptable level of service.

Chairwomen Anderson: If anyone has questions for planning at this point or we could also hear from engineering if your questions are related to engineering.

Jenny Peay: Okay, I will wait for engineering.

Ben Hunter: Ultimately, what the applicant has been proposing is a change of use for this particular property. A lot of the concern that we have is that the type of use that they propose, based on the findings from the traffic study, it just generates sufficient enough traffic that the intersections function at a poor level of service per what the code requires. So, because of those concerns and the amount of added volume, and just the traffic demand that particular type of use would generate on that particular site and with the proximity to North County Boulevard, Harvey Boulevard not having any access on Harvey Boulevard, it just pushes everything into the subdivision streets to the north, which just is not sustainable for that type of a street and for the amount of traffic that's coming through.

Jenny Peay: So, I guess I'm gonna go to the water and sewer issues where that piece of property is. Are there restrictions on obtaining certain water rights on that property right now? I know that Cedar Hills is kind of involved in that.

Ben Hunter: Yeah, so this particular area, these subdivisions, and these homes right here, there is an American Fork City utility infrastructure that is there. So, it isn't a matter of insufficient water as far as being able to provide and have sufficient water for the particular service or the particular use that's going to be there. It would connect to American Fork water infrastructure. We do have some agreements because it does tie into Cedar Hills water connections and things like that as well. That's probably what you're referring to, but at this particular stage and level where it was just strictly a land use zone change of general land use that they were looking at doing, because it doesn't have a designated zone in that area yet since it's not annexed. Some of those technicalities weren't evaluated at this stage. The big question was what all for that type of change of the general land use for what the outcome is proposing, would it generate problems with the traffic and stuff like that for that type of land use. As far as infrastructure, there's main

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

line utilities there that they'd be able to tie into, and they would have to provide sufficient water to the city, just like any other development.

Jenny Peay: Okay, I just didn't know if there were limitations on this type of commercial land use.

Chairwomen Anderson: I have a question. In some of the drawings it showed widening 1750 by means of vacating the park strip and the sidewalk currently connected to the funeral home property, is that permissible and has the funeral home agreed to that?

Ben Hunter: To my knowledge, I don't know if the funeral home has been notified as far as anything in that regard. The challenge that you run into is our code requires that the road cross sections meet current standards which in this case, this is a local road is what 1750 North is identified as. But the additional turn lanes that are being generated because of the proposed change of use type would indicate that they required an additional like the left turn lanes and things like that. And so typically, you would end up having to add on top of what that cross section would look like. You'd have to widen it. So, that would end up coming from the property that is creating that need for that demand which would further shape that property. The only other way around that, is if staff has a recommendation, and if City Council approves any sort of modifications that way, but anything that's created because of this site and this development and this additional demand, like the left turn lanes would have to come from the property that has been developed for that.

Chairwomen Anderson: Okay and is it correct because of the proximity to the intersection, access to this property would not be able to come through Harvey or North County, and all of the drive-thru lanes or anything backed up in that queue, would go out into the 1750 area.

Ben Hunter: Correct. So, our access standards would not allow, because of the proximity of North County Boulevard and Harvey Boulevard intersection, they would not be allowed access onto Harvy Boulevard because it doesn't meet those spacing requirements. So, all the traffic being generated would have to come in and out onto 1750 North. Their traffic study showed that some of their queue lanes for traffic that is turning left, southbound from North County Boulevard onto Harvy Boulevard, that some of that queue length would actually go beyond this intersection which is part of what triggers the poor level of service at 1750 North because you already have enough cars, queuing to turn left from North County Boulevard to go eastbound on Harvey, that now how are other cars supposed to be able to turn out of 1750 North?

Chairwomen Anderson: Any other questions for staff?

Rodney Martin: So, I just want to clarify that we are bringing this back to us again because of traffic studies that we wanted previously. We are not talking about anything else other than this land use amendment and so we need to make sure we're focusing on that. And the traffic study clearly shows us not able to go forward.

Ben Hunter: Correct, for this type of use.

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

Rodney Martin: That's my opinion, we've got more steps to follow.

Chairwomen Anderson: Good Clarification. Okay, as a matter of process at this point, we will hear from the applicant and then we will open it up for a public hearing. After the public hearing is closed, we will have discussion of the commission and then vote. Applicant, you're welcome to come forward, if you could state your name for the record.

Kurt Ostler: Thank you, commission. My name is Kurt Ostler. I was here back in December 7, 2022. Some of you were there, some of you were not. This parcel was acquired back in August 2021, and prior to that, it came before you guys back in August 2020. Before August, this land was a general commercial. That was changed at that time to be a public facility. I don't know if there was some negotiation, it appears was going on with the city and Utah County. This parcel was purchased by the County. We purchased this after a bidding process, almost a year after this was changed to public facility. So, what we request is this is public facility, and in your own code it is supposed to be owned by the city and it's not. So, you have the wrong code on this, and the wrong zoning on it. Here are some things I think to help us understand how we got here. So, we purchased it, you guys and the City Council back in August 2020 changed this to be a public facility. I don't know why that was done because the city did not own the property. That would be a decision from the city. But we, after acquiring it, from September December of 2021, we inquired to the city to be able to go forth to start making an annexation request, because this is currently in Utah County. We were told that there was no planning staff, so they would not accept any applications. I got a hold of Mayor Brad Frost, and I know you also have your city administrator here, Dave. We reached out at that time, and we were told the city was looking to mend some things with annexations. So, for almost six months, we were pretty well held up. Now I have my own personal opinions on why we were held up. I believe it's probably because American Fork was negotiating for the ground behind me, and this is where you talk all about the access around Harvey Boulevard. If we were to come first, we would have grabbed the access. Does that make sense? So, the hindrance is 'Hey, we've got to hinder the property owner, so the fire station gets the access'. I understand the process there. So, as we go through the several following months, we decided to actually just go in March and make an application to annex in. We went before the city council on July 26, 2020. They said they would annex the property. They were amenable to that we would then start moving forward. That's how we got to December of last year. The last Planning Commission request was we could either move forward, or we could go ahead and get a traffic study. So last December, we said we would go ahead and get a traffic study based off your guys' recommendation. That has been a nightmare. You know, I think we have had five submittals by four different reviewers. We've had different comments each time, it has become a nightmare. The engineering firm we hired for our traffic study was Hales Engineering. I understand they've done a lot of work here for American Fork city as well as Horrocks that you have. So, at this time, it appears a lot of the questions come down to the traffic study. So, we have our traffic engineer, and the city has theirs. It appears there is some dispute or misunderstanding, or there's a difference of opinion on what would be an acceptable level. So, at this time, if it's okay, I have Jordi with Hale's Engineering here, and I'd

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like to have him come up and address what we went through with those five different reviews with four different reviewers. It's taken us almost a year to get back here. So, if it's okay, I'll turn the time to Jordi with Hale's Engineering.

Jordi Barrett: Hi, thank you for your time. My name is Jordi Barrett, I'm with Hales Engineering. We were hired to do the traffic impact study for Kurt's property there on the corner. Just to kind of recap a little bit of what was spoken. Initially last year in planning commission, the traffic impact study was requested with four specific items to be addressed. The first was a traffic study to ensure all aspects are viewed regarding zoning, that would allow access to Harvey Boulevard. Second our view as to what UDOT would allow for access to North County Boulevard and access to the north to ensure all unknowns are taken into account. Third, real accurate data on fire and police station traffic. And then fourth, information from the fire station and police department should be obtained regarding their opinion on what their use will be. So, the American Fork Fire Marshall, Mat Sacco, was really helpful in helping us to get the right information for us to assume the operations for the new facility. We included that information and those trips in the background of our report, just to make sure everything works currently before the project was layered in. Another item was to talk with UDOT and determine what they would find acceptable for access on to North County Boulevard. Obviously, direct access isn't permissible this close to the signal, but the current road at 1750 North, just north of the site there that we've been speaking about. We spoke with the region three traffic engineers like Bassett and members of his team, and they were fine with full access at 1750 North. They did acknowledge that left turns out of there are going to be difficult, and it was actually their recommendation that we would go back and evaluate an access on to Harvy Boulevard. Our first draft of the traffic impact study did show an access onto Harvey Boulevard. And it did show acceptable levels of service at both the access on to Harvey Boulevard, the signal at Harvey Boulevard and North County, as well as the 1750 North intersections. In subsequent reviews as Kurt mentioned, there have been five reviews by three American Fork city staff, and by Horrocks, I believe did two separate reviews. I'm not sure if David Rollins did both of those or if another member of the team did one. But it was requested that we no longer consider an access onto Harvey Boulevard because of spacing. I believe it meets the spacing requirements from the signal, but because there is now the proposed access from the fire station, it doesn't meet the spacing requirements from that land use. In our initial report, of course an access that close to a signal, our initial recommendation before we even ran our study, was that if there is access onto Harvey Boulevard, it would be right in, right out. Our report showed that right in, right out functioned well, and it helped get those left turns off of 1750 North so they would head to the site, turn right and then use the signal to get back onto North County, which is certainly better than turning left during rush hour at a non-signalized intersection. So as the report went on, again, we've had review after review, it's been a little bit difficult. Difficult, I think due to some staff turnover with the city. I think our initial reviewer was Jeff Mortimer and then he left and then we have Levi Berr who is also no longer with the city, and then we've had other reviews since then. We've clearly shown that we've met all of these requirements for the traffic impact study. Again, level of service is poor if we do not have an access on to Harvey Boulevard and we only have that

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access onto 1750. We would propose, if we do not want a poor level of service for that left turn, to restrict that access to three quarter. However, I don't think that's ideal for the fire station. Based on my talks with the Fire Marshal, I think they want full access there. And then the alternative if that access were restricted, of course left turns would learn to reroute and turn right and U-turn further up North County, or they would be able to route to 1800 North. As far as the items I have to speak on, that pretty much summarizes the traffic reports. We did request from American Fork city a geotechnical report to look at the impact from the fire trucks on to 1750. I know the pavement was a concern especially, I think it was brought on by Horrocks engineers and we haven't seen that geotechnical report yet. However, based on kind of like common knowledge, a heavy loaded fire truck is going to have a lot more impact to the pavement than you know, regular passenger vehicles going to Wendy's or whatever this ends up as. We also acknowledge that the impact on to 1750 North would primarily be along the frontage of the property, just that short little section in which we did propose widening, to include that left turn lane to accommodate if that's determined to be needed. So, with that, I think that sums up our traffic studies up to this point. I don't know if you have any questions for me. I'm happy to answer them.

Chairwoman Anderson: Any questions at this point? Okay, thank you so much.

Jordi Barrett: Yep. Thank you.

Chairwomen Anderson: All right. We will open now for a public hearing.

Kurt Ostler: Do you mind if I make some final thoughts?

Chairwomen Anderson: We need to move forward to the public hearing.

Harold Dudley: I do have a question if that’s okay?

Chairwomen Anderson: Yeah, go ahead Harold.

Harold Dudley: I have a question for the applicant. Could you repeat the dates that you are indicating the Land Use Amendments have taken place in the past?

Kurt Ostler: When I looked it up, it was August of 2020.

Harold Dudley: August of 2020 is when it [did what]?

Kurt Ostler: Was when it came to the city. Actually, that's when the planning commission heard it. You guys changed it from commercial use to the public facility. My question is why that was done. But that was neither here nor there and there wasn’t a lot of comment. I went and looked at all the minutes with a lot of comments from City Council. It just all kind of went through. My thing, just as a follow up from the traffic study, is that we did have UDOT, and UDOT said yes it was acceptable to have access off 1750. I think what's frustrating is we keep having the traffic study, and we'd get one comment, and we'd be okay. And then you get a different reviewer, and you get different comments. It's like you're going down a rat hole, you know. One thing to understand, when we ask for access onto Harvey, the fire station will be able to preempt the

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light. So, if they come out on the call, they'll be able to turn that light and preempt it, and they'll be able to move out there. The best thing for our parcel is actually have access to Harvey. We recognize there's some concerns, but we've met with UDOT. We've met with staff two or three times. I noticed one of the fire department [staff] has come here. We've tried to work with them. We've had them in our meetings, and we get an agreement, and then all sudden, it comes back different. It's been a frustrating time because it's like I can't ever pin down what to do. It seems like any reviewer just keeps changing what their opinion was, and it was different than what the last one was. So, you can see my frustration when we've kind of taken a year to get there. I think we've been a pretty good neighbor here. Even with all this frustration, I think we've saved the city over $100,000 because we allowed the cranes to be on our property in order to be able to build the fire station. We allowed most of the material to be stored on our property. We've allowed all the different cars to go there. When the fire station was now getting ready to open up, they had an issue because they didn't have power there yet. Now I should have probably said, "hell no you guys have treated me not very good". I still said you know what, I'll be a good neighbor. Go ahead and put your generators, and they are still there now. The generators just sit on my property. My question is, what type of property neighbor do I have? Because it doesn't seem like I'm getting treated very good. One of my concerns I have is the zone seems to be crafted. This should be commercial here as a commercial retail use. I recognize the concern was the traffic. Our engineer, I think, has tried to work with the city to try to come up with a way to mitigate those concerns. And I'm just asking for you guys to say yes or no. And then we'll move forward, and I need to have a decision. So, thank you.

Chairwoman Anderson: Thank you so much. We will go ahead and open the public hearing if there are any who would like to step forward and comment, you are welcome to come forward and state your name for the record please.

Public Hearing Opened

Sean Warenski: My name is Shawn Warenski; I represent the Warenski Funeral home that's on the north side of this parcel. I heard about this meeting and I'm grateful that you allow me to come and to be here. The concern that I have, and it's been a big concern since the fire station went in, is my processions leaving the funeral home. What I have done, we built this 20 years ago, some of you may remember. The problem I have now is you talked about the queue lane. So even if I'm in a single funeral car, leaving on a death call, it takes me three lights on average before I can get out on to North County Boulevard.

David Bird: From 1800?

Sean Warenski: From my parking lot. I'm at 1776, which is my address, but coming out of the parking lot and I only have one exit or entrance that you see. Getting on to North County Boulevard and going south to the hospital or to a care center, wherever it may be, I'm waiting at

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least three lights to get out. Now, I approached the mayor. This was a couple of years ago and I said, “is there any way that we can find some access to get onto Harvey?” and he said, “when the fire station is built, you'll have an access road.” Of course, that didn't happen. I realized that now there is no solution. Now, we have discussed, and I'm working with the Fire Marshall, my processions are going to come out of the back of the funeral home and are going to cut through the parking lot of the fire station if I have to access to go to American Fork City which is south of me. That's not going to work well. Now, neither here nor there. What my point is, if we have a business there and again, nothing against Mayor Ostler or anything, this is something for my business that has already established and been there. But I have no way to get older people, your residents that are aged, to come to viewings and funerals and get them out onto that road. So now we're going to highly congest that at all hours of the day and night when my business is doing funerals during the day and viewings at night. So, we're going to complicate that more is what it amounts to if we access, and we open that up when I can't even get my own cars out onto the road. Now it was also mentioned widening that. Nobody has talked to me about that. This is the first meeting that I've been able to come to or express or even know about. So, I approached you with a thought. You can do whatever you want. We'll have to work with it. But it's very poor poor planning when you've taken a resident business of the funeral home in American Fork City, I am American Fork City, we annexed in 20 years ago. You accepted us graciously as a city and I've loved your services. I've loved everything about you. That's why I didn’t want to annex into Cedar Hills. I had my dispute and we've talked about water and everything. Okay, that was all part of what we did when we annexed in American Fork and so still the little ripple effects have happened. I just think you ought to look at it a little more closely. And if you're trying to punch that in so tight, what's it going to do to your residents? I'm still going to operate day to day, and I'll figure it out. You may not like it, but I will figure it out. But remember, you're going to come up to the funeral home too. You're gonna see somebody, a friend or whomever. When you go to cross, to get out, you'll see the frustration that I deal with everyday trying to operate my business. It's just if you look at it, it's way too tight. 1750 and then you jump on the other side of the property and you're at 1800 North. Now please remember this, 1800 North is only going to get more busy and I have seen that since Cedar Hills created their development. I'm going to their meetings too. With what's going on there, it's going to get highly, highly dense with traffic. I lived at the funeral home until a year or so ago. We've moved out. Prior to that, we were seeing increased traffic. Now I'm getting a lot of cars that are slipping through the back to come around on to 1750, hoping they can get out or vice versa. It's only going to get busier if you're only giving access on 1750. American Fork poor mistake with that queue lane and with the added traffic now. I appreciate the study that was done, but this is a poor solution of a bad situation. Thank you for your time.

Chairwomen Anderson: Thank you. Is there anyone else who would like to step forward for the public hearing? We will close the public hearing.

Public Hearing Closed

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Chairwoman Anderson: Staff, do you have any further comments?

Ben Hunter: Yeah, just a couple of clarifications. As far as the original idea or anything like that, as far as taking some of the right of way from the funeral home, that was one of the recommendations that Hales had prepared in the report. It wasn't anything that the city had said, "hey, you know, we could do that." Generally, our comments have been consistent in that whether it's widening of lanes, whether it's additional thickness of asphalt pavements, or things like that, if it is a direct result of what this development is creating, then it would come from that development, which is why you know, at least the city had never talked to the funeral home about doing any of that. Another point of clarification to Jordi's statement. So, Harvey Boulevard is identified as a major collector on our road. The access spacing requirements are 330 feet, it's typically measured from centerline to centerline. From the centerline of North County Boulevard to the very east property line of the parcel in question, it is only 300 feet so it wouldn't meet any code allowance or anything spacing requirement wise because of that. And then obviously, on top of that, we have the concerns of just responding fire trucks. Even though there is the preempt, it may be at the traffic signal there. If there's cars that are not paying attention, if they did have a right out or anything, that's part of the concern that is generated from that. And then the only other clarification, and I recognize some of the frustration other developers have had some of the same frustrations, as far as new comments on some of the reviews. I believe the first submittal and what the traffic study had included that right in and right out, we had reiterated at that point, "hey, this isn't going to be allowed, so you've got to reroute all the traffic out of 1750". So, then they modified that and indicated Okay, well you know, we will send all the traffic out to 1750. Another comment was well, with this much traffic uncertainty on 1750 that doesn't work. So, then the next iteration, they said, Okay, well if 1750 doesn't work, we believe that human nature will divert traffic to 1800 North, so that was a new submittal. So, that's part of why there have been multiple submittals, as they addressed a new comment. Some of the information they provided has changed, which generates some of those new comments. But ultimately, with all these iterations, we have not identified a way with this type of intense use, and how those intersections and access points can function at an adequate level of service. So just to help clarify some of that process and why it's gotten to that point.

Harold Dudley: I am not suggesting that this is a solution, I just have a basic question you may or may not be able to answer. On UDOT standards, would there ever be a semaphore at 1800 North as well as at Harvey?

Ben Hunter: Generally, their standards as far as the traffic signals, 1800 North is probably too close.

Harold Dudley: That's what it looked like to me, but I just assumed, that's not a fact. No fact has been stated here, I was just curious.

Ben Hunter: Correct.

Chris Christiansen: So can I clarify one thing then, you said from the centerline of North County to the east property line at the property in question is 300 feet and so there's no way. Has that designation of Harvey changed since 2021?

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Ben Hunter: No.

Chris Christiansen: Has the requirement of that distance changed since August of 2021?

Ben Hunter: No. That section of code hasn't changed since I've been here, five years. I don't recall from previous master plans, but the one that was adopted in 2018 had Harvey Boulevard identified as a major collector. So, the statement that 'well, if they had gotten in first before the fire station would have gone in, it would have met the access spacing requirements,' Still, they would have had to expand their property onto the fire station property to meet that spacing requirement.

Chris Christiansen: Thank you, that was the clarification I was looking for.

Jenny Peay: Can I just ask one question too? Where this is stated as a major collector street, it's going to be eventually, up to Canyon Road, is that correct?

Ben Hunter: So that's one of the challenges on our end with the city limits end right here, I don't recall what Cedar Hills shows. I mean, I believe it connects or has that potential to connect to Canyon Road, but that would be through Cedar Hills, based on their master plan. But on our master plan, that is what it's identified through American Fork City.

Jenny Peay: Just to give a little heads up, in PG where people pass East past 4000 West, it's PG and Cedar Hills Road. So, they are working currently with MAG to get that as a through street.

Ben Hunter: Yeah, and that's part of why with this type of use, that's been some of the concern. As Mr. Warenski indicated too, he's seen the stuff over the years that they've been there, and everything north of 1800 still hasn't fully been developed. There's still some parcels that can develop and that traffic continues to grow. That's part of why adding this high intensity use has been a concern for the city. Adding that much more traffic plus everything else that's going on in the area as well.

Chairwomen Anderson: Thank You. Do we have any other discussion or comments or questions from the commission?

Bruce Frandsen: Yeah, I have one. I have one. So tonight, the discussion is the land use designation. After this, they're gonna be coming in to get the zone change. And at some point, they're gonna be coming in to get a development agreement and a building permit and all of that. It'd be great if American Fork could just buy this and keep it a public facility because all we can do is put a park or a church or a school on it, and that's not really going to work on that. But if the land use were to change tonight, is there another step in the process, before they would be able to build a building where there would be an opportunity for the city to say 'it doesn't meet code, you can't put a Wendy's in but you can put a nail salon where you're going to have one customer every three hours', and others? Is there another process that they have to go through between now and building to find a fit? I guess that's the question.

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Ben Hunter: Yeah, and I'll also let Patrick talk a little bit, but one of the comments specifically from the engineering report, and one of the concerns that we could not identify at this point is, what is the queue length? Because if it were a fast-food restaurant, how many cars are in the drive-thru lane? If it's an In-N-Out or a Chick-fil-a that has longer queue lengths, does it back out onto 1750 then out onto North County? That extent we couldn't determine at this stage because there's not an associated site plan, but it would be additional information that would be required at that time. But for tonight, this is just general land use because they don't even have a zoning designation because they're not annexed into the city. So, this is just general land use. This was the information that we had about shifting it to commercial, but can this area handle that type of use in this area? They may be able to go back and say 'well, maybe we'll change it to this type of use,' and that's up to them. The city won't direct them in what way they would like it to go, but what they have proposed, currently does not give us sufficient assurance that it would meet code. Patrick can kind of clarify some more.

Patrick O'Brien: Really, it would boil down to having a more concrete site plan that we could review square footage of the building, how traffic would be proposed to circulate on site, and all of those things. This is really just quite a high-level overview of it, and what is being proposed has solely been the fast-food outlet. What we're seeing through all of our reviews is that that level of intensity appears to be too much based on the staff and independent third-party review for the city. But we haven't looked at other potential lower intensity uses might be in that regard, and if those would be feasible options.

Bruce Frandsen: Okay, so that gets some of it. So tonight, we are being asked to look at a potential fast-food restaurant, on a piece of property that they'd like to change the land use designation. I mean, my question is, what's the problem to flip this into a different land use and give them a new zone, and at some point, they come and say we want to build a fast-food restaurant and we say you can't do that?

Patrick O'Brien: So, the use has been proposed to be changed to a commercial use.

Bruce Frandsen: Okay.

Patrick O'Brien: They are specifying that use to be that intense fast-food outlet use.

Bruce Frandsen: Correct.

Patrick O'Brien: There are other uses within that that may have a lower use. There are also other land uses and zones that may have a lower intense use associated. It's not saying that all of these other uses are not compatible. It's just that specific use of a fast-food outlet right now.

Bruce Frandsen: Right. But we're not approving a fast-food outlet now, we're just saying you can build a commercial project there. That was my question. Down the line at some point, is there a way for the city to say 'hey, the fast-food is not gonna work, but something of lower intensity will,' and the owner can come in and do something that will work. Is that possible?

Patrick O'Brien: Yes. They're not constrained to a fast-food restaurant. There are a list of other uses that that they could choose from.

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Bruce Frandsen: Sure.

Patrick O'Brien: Right now the applicant, based on the on the TIS that has been presented and the proposed land use right now, they're being advised that's probably not the best use to get an approved site plan through. There are other options in that land use, and there are other land uses and zonings that could be more compatible with that too, based on the site constraints that exist.

Harold Dudley: What are those Patrick? What are the zones within the commercial land use designations?

Patrick O'Brien: Now you're asking the tough questions!

Harold Dudley: What are the choices? I know, I should have looked at that before now.

Patrick O'Brien: Yeah, so right now it's being proposed to come in as design commercial. Let me pull my back up here if you'll allow me. There are a couple of options. It would come in generally as GC-2 in that regard, under design commercial, potentially GC-1. They are generally higher intensity uses. We do have PO-1 uses that may be options as well. That would be the actual zone of it. That would fall under the land use of professional office. That that might be an option, professional office land use would then inform the zoning designation that will come afterwards as PO-1. We're seeing a lot of that along North County Boulevard as well. It would be a similar kind of feel all along North County Boulevard to have something similar to that. I know in the past, we discussed that we do have GC-2 south of the site and north, but they're different types of uses. When you look at the GC-2 zone and the uses, we have a funeral home to the north, and a garden center to the south. A fast-food outlet is very out of line with those, but there are other uses within that as well.

Harold Dudley: Thank You.

Rodney Martin: Seeing that there are other uses available and having heard that explanation, designed commercial to me does not fit the future use of this property. I want to get rid of the shed there and have something built there. Something needs to be built there. Design commercial is not the way to go. I'm sorry. That's my opinion, obviously, and that's the way I'm leaning to vote. But I want it on record that we're not trying to stop somebody from developing it. It just cannot be this way. You knew that the land use was the way it was a year before you bought it, and whatever information was available to you before you purchased this property. Knowing the traffic and knowing everything that is going on there and knowing the growth that we are experiencing. Expecting to go commercial in there, that was a little ill advised. So just want that on the record.

Chairwomen Anderson: Bruce, I think with your question, if we were to recommend for the land use to change to commercial, I can just see it causing a lot of headaches later, trying to fit commercial into that space. I just maybe think it is not in our best interest, or the interest of the applicant who would be trying to fit commercial onto that space. I think they would have a very hard time coming up with something that would work and so to me it makes more sense to keep it at a level that will work in that space.

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Bruce Frandsen: No, I agree. I'm not trying to just kick it down the road and say, 'hey, let's have this discussion in another two years.' I just look at it and think 'we have this in a PF, Public Facilities area.' That really is not what it ought to be. Rod says he wants to build something there, but they're not going to build it in Public Facilities. I'd like to be able to somehow help the property owner find a way to do something with that, because right now they really got their hands tied as I see it, with the current zone. And maybe it's just that they've got to look at a different zone and land designation and things like that, but...

Chris Christiansen: To reiterate, I think what Christine has said, we know there is other land uses that could go here. It'd be nice to have a vision of what is going to be on that when we approve a land use change, right? The vision we've been given, we all feel like it does not meet that use change. Yes, I agree we could just say it's going to be commercial right now. I think you'd rather have a vision of what commercial would work there. I'd rather see the vision as it comes versus a blanket change in land use.

Bruce Frandsen: Sure, I agree.

Chairwomen Anderson: It's my opinion that we should table until a use comes that we are comfortable moving forward with, but if we have any other comments we can discuss further.

Rodney Martin: Question for the applicant; You would prefer an up or down vote?

Kurt Ostler: Yes.

Ben Hunter: One other thing to keep in mind, especially depending on what that end use ultimately ends up being, and what the site plan looks like. If Travis is able to pull up the county parcel map... So, this parcel would at a minimum, be required to convey additional right of way. 1750 North is a local road. It's not identified as a collector or anything like that. It is a local road which is 62-feet of right of way. So, the county parcel map reflects, you can see now on the fire station parcel, basically where that South right of way line would be. That will obviously take some of the land and reduce the area that you can develop. As they described in their traffic impact study, if the development requires left turn lanes or anything like that, that would further shrink that space, because that right of way would be required of this development to accommodate the needs for this development. So that's one of the other challenges that you have at this high-level stage. It's obviously a concern, but until you get to a site plan stage, I don't have the details on it, but that is one of the other things to be aware of.

Chairwomen Anderson: Thank you. Being that a year ago, we voted to table until we saw a traffic study that proved that this would work. And being that we do not have that today. I'm still of the opinion that tabling is the thing we should do.

David Bird: Just for the record, as I listen to various opinions here, I'm looking at this and, in my mind, I'm thinking it's a prime location for business because this is a very busy intersection. I'd like to see some way to make it work, but I don't see what that could be. I look at the traffic, the access to the fire station there, and in my mind, I'm going over different scenarios. I honestly

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cannot see how that could be done. I just can't come up with a viable solution on how this can be done and be compatible with the uses that are proposed here. So, just for the record.

Chairwomen Anderson: We are ready for a motion.

Rodney Martin moved to recommend Tabling the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W and instruct the developer and staff to find another land use that will work for this location.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

b. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.5.105 titled Area of Accessory Building, to amend language related to structure size, and to clarify language related to the approval procedure to be followed.

Patrick O'Brien reviewed the background information for Public Hearing item letter b. The code text amendment looks to amend the language of Section 17.5.105 of the American Fork Municipal Code related to accessory structures. Staff has met with Council members Shelton and Barnes who are proposing the amendments to the Code. Legal Counsel has prepared a draft ordinance with some suggested changes, which outlines the proposed removal of Planning Commissions role in the decision-making process for accessory structures, and to make the chief

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building official the approval authority and removing the over 1000 square feet requirements. There is quite a large red line document in the packet that outlines all of the proposed amendments. I do apologize we have been working on it significantly with staff, along with the applicants, to try and have something before you but I know it came out, I believe yesterday morning. I hope it was sufficient time to be able to read it. There are additional criteria that have been added that the accessory structures would need to comply with. It would still have the requirements of anything that would be considered as an undue negative impact would be addressed by the chief building official as potentially grounds for denial. If you have any comments on the red line, I'd be happy to answer them. The applicants are here as well, and all staff, fire marshal, city engineer, and planners have been involved in the discussions on that. I still think there is probably some disagreement or differing opinions on certain points and direction for it, but we'd be happy to discuss any questions or comments you might have.

Chairwomen Anderson: Okay, thank you. Do we have any questions for planning right now?

Rodney Martin: Yeah, number five. Appeal. This removes the ability for the applicant to appeal a decision by the planning department.

Patrick O'Brien: So, if the chief building official is the approval person involved in the process, the appeal authority will become the planning commission on that. There has been discussion on that simply because you see significantly more plans than the other appeal authority that we have outlined. On top of that, you meet frequently throughout the year, and you have also been involved in the review of these plans in the past.

Rodney Martin: You're trying to lighten our load here?

Partick O'Brien: No, I'm not. I think there are some challenges associated with making it a single person. It becomes an issue where one person holds that power and then if there is a change in that role, the previous person might have found something to be an undue negative impact, and that could shift with the next person. I think having a group of peers and citizens for an applicant is quite beneficial as well.

Chris Christiansen: It's not like we receive a ton of these that we spend a lot of time on throughout the year.

Patrick O'Brien: I think the main challenge in the past has just been the three criteria that have been outlined in the code. I'm not sure which of you brought it up at the last item, but I do remember there was a commissioner who did bring it up and mentioned it was challenging to review plans with such little information, and to really give advice because it wasn't really what you would consider a complete set of plans. However, under the way the code is structured, that's what should've been brought forward to you. So, it was right under code, it just makes your role a little bit more challenging in that regard.

Chairwomen Anderson: There are some conditions where the accessory structure is larger than the dwelling which has to pass a pretty rigorous set of approvals.

Patrick O'Brien: Yes, currently the way the code is structured is that you can have an accessory structure over two times the size of the primary structure. I think we've discussed it in the past,

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staff has discussed it, it's kind of an issue in terms of the language that's used. Our perspective is that an accessory should be considered something that's subservient. If we have something that is borderline two times the size of a primary structure, it challenges that role of being subservient, I think.

Chairwomen Anderson: I just want to clarify this size requirement is different for agricultural.

Patrick O'Brien: There are exemptions in the building code. There's an agricultural exemption that can be utilized under different more stringent criteria that go along with that as well. You can generally see the difference in a large accessory structure regarded in someone's yard and what is meant to be an agricultural environment.

Chairwomen Anderson: So, is this the same language that I reviewed on Tuesday, or has it changed since then?

Patrick O'Brien: This is what was in the packet that went out yesterday morning.

Chairwomen Anderson: Okay, could you point me to the part where it kind of lists three requirements?

Patrick O'Brien: Yes. So, that's been redlined out now. You will see point one as being,

Chairwomen Anderson: Line D on page one?

Patrick O'Brien: Line E I think. Sorry it is quite chaotic.

Chairwomen Anderson: Oh, I see. The parentheses number is following the items?

Patrick O'Brien: Yes. I can pull up the actual section of code that might be easier. Travis is actually going to pull it up so you have another screen in front of you that we can compare to the existing section of language of 17.5.105 and then review what's in your packet as well. Because, as I mentioned, there's significant red line to it. It's quite hard to read through it with the different colors and the strikethrough.

Chairwomen Anderson: Okay, so we have these three requirements as the code stands now.

Patrick O'Brien: Yes. So incidental to the primary use of the parcel, that there's an adequate assurance that neither the accessory buildings or any portion thereof will be used or converted for living or sleeping quarters or for the conduct of business. Then point three is that the bulk height, style, and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties. So, there has been significant language added to the proposal to clarify some of those sections of code, to specify what could be considered or may be considered as an undue negative impact. You'll see the strikethrough is down on some of the other areas that have been outlined.

Chairwomen Anderson: Okay, so it's kind of an attempt to streamline the process. I see that as far as items one and two, those are boxes that can be checked easily by a computer. Item three I see more as something that is good to come before commission, but we can talk about that. Engineering do you have comment on this?

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Ben Hunter: No.

Jenny Peay: With the proposed change, when an application comes in, it will go directly to the building official who will make the determination on all of these factors, correct?

Patrick O'Brien: Correct. On the proposal, yes.

Jenny Peay: So, I guess my concern is the building height, particularly on this. Is there guidelines?

Patrick O'Brien: Currently, the section of code that deals with each of the different zonings outlines that the primary height of the building cannot exceed 36 feet. There's nothing under the accessory structure code that specifies the maximum height of an accessory structure. However, staff has interpreted that the primary use and that 36-foot height would also apply to the accessory structure.

Jenny Peay: So, they just need to match pretty much.

Patrick O'Brien: It could be 36 feet. However, if you have a neighborhood or a zone that allows for buildings to go up to 36-feet, and it's one of our communities that has the Rambler style homes, that 36 feet could end up towering over the existing homes. I'm not sure what perspective people would have in terms of character. My planning perspective is that overshadowing of structures and rear yards on the primary residences in the area, could potentially fall within that undue negative impact.

Jenny Peay: Okay, I guess my concern is this falls directly back on the building official to make this determination.

Patrick O'Brien: 100%, yes.

Jenny Peay: And what is his interpretation of the code going to be, and what kind of impact that's going to have. I just have some reservations on that because building officials change. One may decide something that is completely wrong. If he reads the code and there's no building height requirements on that, or his interpretation of what the character of the neighborhood is going to be. I just think there needs to be a little bit more guidance here.

Patrick O'Brien: I understand that. Are you asking based on the proposal that there's additional criteria or additional framework that should potentially be added?

Jenny Peay: Just a little bit more guidelines so this type of proposal, when they come in, the building official doesn't have that sole heaviness of making these determinations. If he can call out what the code says, it takes a lot of pressure off of the building official, they either meet or don't meet the code.

Patrick O'Brien: So, it gives them something more, that should the person change, there is less room for them to have more variation within how they come to that decision. Yeah, I can see that.

Chris Christiansen: Not just use their own interpretations.

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Chairwomen Anderson: The language as it stands, talks about the third requirement is that it shall be of character which is consistent and compatible with the Bolkiah style construction materials of existing dwellings in the immediate vicinity. I do feel like those kinds of decisions are better decided by a body rather than one official who has all the weight of that decision.

Jenny Peay: I just think it puts a lot of undue stress on that building official to have to determine all these things.

Rodney Martin: Stress and/or their opinion having too much weight to make the decision.

Chairwomen Anderson: The other point is that these kinds of structures have the possibility of having a large impact on the community. We're talking about the character of the community that it would be impacting. If it just went to a building official, it wouldn't be noticed to the neighbors. I feel like we owe that noticing to the neighbor to be impacted, to be able to have a public forum to come and talk about that.

Patrick O'Brien: Currently, we don't notice the neighbors directly, but we do follow the state requirements for the public noticing, which gives the opportunity to still come. I guess there's the neighborly point. Do you inform your neighbors or not of what you're planning on doing? That's where each and every individual person should know it falls on a public meeting agenda. We follow the requirements in our municipal code under state code to post those public notices.

Chairwomen Anderson: Bruce, do you have a question?

Bruce Frandsen: Yes. So, if somebody comes in now with a 999 square foot building, the building official approves, it doesn't come to us, correct?

Patrick O'Brien: Yes.

Bruce Frandsen: So, the building official uses their judgment, and might say 36 feet is good. So, maybe we leave the code as it is and not change it, 1000 square feet is kind of arbitrary, maybe it's 1230 feet, I don't know. We do allow the building official to make a lot of decisions on their own, but we're saying that there's a magic number 1001 feet, correct? And now it comes here.

Patrick O'Brien: The way the billing official makes his determination right now, he doesn't take any of these other items into consideration. He's looking at it solely from a building perspective. He's not taking into account the area, character, Bolkiah, all of those requirements that are in code. The way the code change is proposed that would add the requirements to make those considerations on any items that fall within that limit.

Chairwomen Anderson: I do think that maybe in another meeting, we could discuss that maybe that number is arbitrary, and maybe it could be considered more as a percentage of the lot size, or something like that.

Bruce Frandsen: That could work. Some people may have a 10-acre lot, and a 1200 square foot building is no big deal.

Patrick O'Brien: I agree, and that's something that I think we've all been in agreement on. The 1000 square feet was increased in the past. I believe it was 750 square feet in 2000. I'm not sure where the 1000 came from, but maybe having something that could be dependent on the zone or

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like you mentioned, the size of the lot. Something like that might be a better consideration. But taking out those arbitrary points is something that we definitely should be looking at to help with the streamlining.

Chris Christiansen: I look at points one and two as being very objective and look at point three as being somewhat subjective. If we want to make it that one sole person does this, then I do think we need to have more structured guidelines, restrictions, things like that, and make sure that we're objective instead of subjective. If we're gonna go down that road, I think we need more time to discuss and define what those things look like. A percentage of lot size or building, just some thoughts there to put on the record.

Chairwomen Anderson: I'd like to move forward to hearing from the applicant and then we will open a public hearing, close the public hearing, have some discussion, and then do the vote. I believe that the applicant has a short presentation that you're welcome to present?

Rob Shelton: Thanks, I appreciate that. Rob Shelton and Kevin Barnes, we are council members that put this forward. I've had a lot of complaints come from residents on this when they go through the process. So that really was the catalyst to having this change come before you. I think that when we look at any structure, the foundations got to be strong and engineered in the right way. We look at that in building, and that's our code. Our code is engineered with certain foundational points. Part of that is the Municipal Planning Organization. Our code is very clear on the duties of every part of the planning process. Planning commission is spelled out very clear. Board of adjustment, city planning staff, is pointed out very clear. Prior to 2013 there was no 750 code for these. It was just in 2013 Adam Olsen, the city planner at the time, came before the city council, on recommendation from the planning commission, and said 'hey, we think these need to be reviewed a little bit more.' They came up with these three points and the 1000 square foot limit. Before that, it was all up to the building official to issue a building permit. I think we go back. And I apologize, some of these are great questions. I wish I would have anticipated those a little bit beforehand. But Jenny, your question about the approval of accessory structures and the onerous being on the building official. If you go into all of our codes, especially the residential code, I just pulled up, for instance, section 17.4.201. In that code, it's the R1-2000 residential zone, it has a whole section that talks about accessory structures for that zone. Trying to regulate it at a high level, at an arbitrary, and saying for every zone it's got to meet what is next to it. I think it should be in every specific zone. So, an R1-2000 where the lots are 20,000 square feet, should have different requirements for accessory structures than the R1-7500. And that is how our code has been written in the past. I think what would make more sense to add that language in there, and the subjectiveness of whether it's you as a body being subjective to that, or one building official being subjective to it. My own personal experience when I submitted my pool house that you guys saw last year come forward, there were no questions asked about any of this. To put any documentation about what my neighbor's houses look like, what the heights were, none of that was even considered. I went back over the last two years and looked at every application that was submitted. None of that was even required. So, part of me when I was writing this was saying 'well, if we're not even looking at it, then why do we even have it in the code?' It's not even being considered in the meetings. It did take me 60 days to get on the Planning Commission agenda. Where if the building official was to look at it, I think I can be able to work directly more with them on an easier basis. If I could, for the sake of

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time, just go through the redline version and let you know maybe some of my concerns and thoughts and input would be under Section 17.5.105 with the proposed ordinance this size.

Chairwomen Anderson: Are you reading from what we have?

Rob Shelton: Yes, the redline version was provided to you.

Harold Dudley: Could you pull that up, I'm not seeing that great on the iPad.

Rob Shelton: So, we're not suggesting any changes to the size. Time being a consideration for tonight, if something with size wants to be considered, we suggest doing that some other time. I would suggest putting it in each of the individual zones because that's where it goes best. Under criteria two; approval for accessory structures, and we look at item A we go in and say okay, compatibility with bulk, height, style, I'm okay with that. That's what we want to continue to do. Again, I think that's better put in each individual code section of the code for each zone that is different. R2-7500 is so much more different than R1-2000 and I think it should be plashed out a little bit more, but item A, if that's what passes tonight, I'd be totally fine with that.' There shall be no signage,' I'm good with that. 'The area surrounding the building shall be landscaped,' well that's maybe another subjective one. Some people put down crushed gravel and say that's nice landscaping, and others will take a look at that and say well, I need four different trees of a two-inch caliber to be considered landscaped. In our city code. I went and looked at the landscaping ordinance. Nothing is specified as to what landscape is defined as. I would just love that to be able to be in there, but if that doesn't happen, that's okay. Let's let the building official make that determination on landscaping. Then we jumped down to the number D; 'The accessory building we need to know the use of the parcel,' that's fine. I think I've had a hard time with staff defining what incidental is, and that's tough. I think what's incidental to one person, another's a little bit different. Personally, I think we should just follow the International Building Code that's out there. And it's clear that we don't want these accessory structures to turn into dwelling units. I think that's the biggest concern that's out there. And the dwelling unit is defined in the International Building Code. I've got that definition here for you if you'd like.

(Mr. Shelton passed out a copy of the code definition to each of the commissioners. See Attached)

This year in the international building code, the definition of a dwelling unit is; An independent living facility for one or more persons including permanent provisions for living sleeping, eating, cooking and sanitation. So, when they're going through and looking at the building plan, I think it's very clear to be able to say 'hey, there's no kitchen to use, it's not going to be used as a sleeping quarters.' I think it's already built in there. Why does it have to come before a body to be able to make that determination? They're looking at all the other international building codes, there is just one more box for the building official to look at to streamline the process. When you look at item E, this adequate assurances, that's another one that is very arbitrary to me. I think that is quite honestly. With a change with planning commission members, and definition of what that would be, I feel like this adequate assurances we came up with, and I said, 'hey, I need to get my building permit. I'll sign whatever document needs to be signed,' Right? So, we came up with this thing with the attorney, and we signed it and moved forward. Honestly, right now that's still sitting on my desk, notarized, and hasn't been asked for or requested by the city. I think

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we're adding more requirements than if we just said 'hey, make sure that you meet the definition. You don't have all five of these areas in your plan, right? You can have a kitchen, but you can't have a bathroom. Right? You can have a bathroom but not a kitchen.' I think it's really easy to be able to describe than us trying to create anything new that's already there. The International Building Code already has it. Item F to me is redundant. So, I suggest we strike that. If you look at item A, that talks about the structure shall be the character consistent compatible with the bulk, height, weight, style. Item F says the bulk, height, weight, style, construction materials have to be compatible with; It's just a redundant statement. So, I don't see any reason why we need item F to be there. I think it's contained in item A. Item G; the structure will not result in the negative undue influence. Well let's go through the definition in item three that talks about undue negative influence. Item 3a, the materials would distract from the character of the neighborhood. Well, again, I think that's caught in 2a, right? Item 3b, building height. Again, that's going to be caught in 2a. 3c, building setbacks. If you were to pull up our code, again, that R1-20000 already has a section for accessory structures in that zone and what the setbacks are for it. So, I'm not sure why we have to have them look at that and be arbitrary. We're kind of contradicting the code. On one area, we're very descriptive, in another we're saying, hey, it's up to the building official to decide. Well, if you already have it in the code, let's just follow the code as it is. And then item F is the one that I felt like it just says, 'Any other negative impact particularly by the building official that would not have occurred without the proposed structure.' Even if that came to the planning commission, how would you guys decide that? Now, our code came in and said the Planning Commission's role is getting everything up to the point of an individual lot of record. Once an individual lot of record is there. It goes directly to the building department and that's why this code was crafted. After that, was following our current code that already states that. I'll be happy to hand that out to you. That was section 17.1.700. (see attached) You can see that with an existing lot of record, the person that has authority to issue a building permit is not the planning commission. It is the building authority. And there's a reason for that, the rest of the code outlines it. So, if we change the one foundational pinning, we create a ripple effect and a negative impact all the way through. I'm going to transition real quick and talk about the board of adjustments versus the planning commission real quick. I'm going to hand out to you the section of code that deals with board of adjustments. I served on that board for nine years. So, I'm very, very familiar with that board. We dealt with these all the time and I could give you an example where individuals submitted the building permit, they felt that the building official mis-read or interpreted the code, and they appealed it with the board of adjustments. In here you'll be able to see. You'll notice in there it talks about the responsibilities of the board. In 17.2.303 on the bottom part of page one, it tells you that the Board of adjustments has two responsibilities. If you look at Item B it says, 'The power to hear and decide appeals where it is alleged that there's an error in any order requirement, decision or determination made by an administrative official in the enforcement of this code subject to compliance with the terms and conditions of this code and provisions of section... Then that states some state code there. That's exactly where the appeal authority should lie. That's exactly where the appeal authority should lie if someone has a disagreement with the issuing of a building permit. Then you'll go through, and you'll see sections 304, 305, 306, 307, 308 and 309 all outline the procedures of how that appeal is to take place. They have to file it within 45 days how that all is handled. None of that is included in the appeal if we put the Planning Commission as appeal authority, none of this is already down for

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you guys to have protections on how appeals are to be handled. Why do we say if someone wants to build a house and get a building permit for a home, let's say a 10,000 square foot home, and they have a disagreement with the building official. They go to the board of adjustments. But when it's a disagreement with an accessory structure we go to the planning commission. To me that doesn't make sense. If we're going to change our whole code, and make you the appeal authority, which I would disagree with, then let's do it. But to silo out one item in our code and say that now you're the appellate authority for it, when there's already well written code with parameters and well established procedures. I think we as a city need to increase the frequency of meetings for the board of adjustments or increase the training to help them understand. That's not a code issue. That's stuff that we need to take care of on an administrative level. So I would ask for your consideration on this. Again, I didn't ask the residents to come here tonight, I guess I could have or should have. But I could tell you more and I'd be happy to answer any questions you have about their concerns and complaints. The biggest one being with it coming to the planning commission, has been that it seems as if it's being viewed as it's a development, where there's requirements being put on them that are looked at by staff from a development perspective. And that's been the biggest consideration and concern that's been out there. Happy to answer any questions or concerns you guys have. Sorry I went through that pretty quick.

Chairwomen Anderson: Did you also have the other slides, or did you take care of it here?

Rob Shelton: I think I took care of everything that we had there. As it is, most of it is fairly dry and we can move forward on it, and then we can tweak it. I know the city is looking at a code rewrite, perhaps that's where we give instructions again at that point in each zone area to define what the height is and if it's the same as the primary. That's an easy one liner to put in there. It really is. And then we get people to be able to submit an application and not taking 60 to 90 days. Some of them were up to six months of delays in being able to get a permit for building an accessory structure out back.

Harold Dudley: So, you made some notes of the text that's before us, but you're in favor of this going forward, and it can be tweaked a little bit more before it hits City Council. Is that what I heard? I'm a little slow.

Rob Shelton: I submitted this back in April. We got our meeting with the staff finally, on October 30. So, that's why this is coming rushed is because councilmember Barnes and I just said 'hey, our term's up, we submitted this back in April. Can we really just try to get this done before we get out?' So, my biggest concerns if I was to highlight them, I would get rid of item three altogether. I think all of those items, except for Item F, are addressed in other places within the city code. I could point you directly to where those are at. I think that some of the redundancies like item F and 2f should just be stricken. And then the other one is just that the appeal authority really should be the board of adjustments. We should follow our code and not just carve out certain provisions. That's going to cause some legal issues down the road in my opinion.

Christine Anderson: And the other change with this is that nothing would come to planning commission at all.

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Rob Shelton: That's already stated in here. You guys do a great job at site plans and all that other stuff when it's an individual lot of record. It takes it out of the planning commission and puts it to the building authority under the board of adjustments.

Chairwomen Anderson: Okay, thank you Rob.

Rob Shelton: Any other questions?

Patrick O'Brien: Yes, my apologies. So, we have the item that was presented in the packet. There have been a lot of different things that have been discussed and added or recommended here. I haven't been able to track all of the work to be done on our working document. It seems there is a significant change being proposed then what we put forward and noticed to the public. In terms of what has been brought forward, we've recommended significant changes just here. I worry about that. Moving forward with that much changes through condition.

Chairwomen Anderson: From what has been noticed in the packet.

Patrick O'Brien: Correct.

Rob Shelton: Can I address that chairperson?

Chairwomen Anderson: Yes.

Rob Shelton: When we met as a city council back in September and the council suggested that this should go forward, that Rob and Kevin work with city staff, that took us till October 30 to be able to find a time when all the staff would be in town for us to be able to meet. We tried to find a workaround and then it was, 'hey, we will notice this,' not even having anything proposed yet because we were trying to be flexible enough to be able to meet. I know I presented a lot of stuff, get rid of it all in 3, 2f and 2g, and make the appeal authority the board of adjustments. My application, this was not my application. Unfortunately, they didn't actually have my application included in the packet. This is the staff's recommendation. I'm just asking that you guys can go through and easily strike this, and let it be able to move forward for vote. We really only have one more council meeting that we can be able to act upon this before the end of the year.

Bruce Frandsen: Madam Chair, I think I could craft a motion that would cover all of the items.

Chairwomen Anderson: Well, we do have to discuss,

Patrick O'Brien: We need to have a public hearing as well.

Chairwomen Anderson: We have a few other things that we have to do but hold on to that. Is there anyone present that would like to come forward and make a comment on this item?

Public Hearing Opened

No Comments

Public Hearing Closed

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Chairwomen Anderson: Seeing none we'll close the public hearing. Any other comments from the commission?

Jenny Peay: So, Patrick, per state code, and I'm a little sketchy on this, with the new state code the city cannot determine the character is that just for single or family dwellings or does that include accessory structures as well?

Patrick O'Brien: My understanding is that it's for residential structures.

Jenny Peay: And this wouldn't cover the accessory structures?

Patrick O'Brien: It can't. An accessory structure can't be a residential structure according to the code and is one of the criteria. Otherwise, we're adding additional units to a lot. My understanding is that we could still address the character of an accessory structure as it is not a residential structure. We can seek further clarification from legal on that as well if that is something that you're concerned about. I think that's a good point. I hadn't considered it.

Chairwomen Anderson: So, looking at this and hearing from the applicant and kind of getting the pulse from the Commission. I think all of us see that there are things in this code that we would like to change, possibly to streamline in some cases. There may be, you know, some redundancies that we all agree on, there may be some things that we feel should be stricken from what is presented in the packet. I think that, you know, we're on the same page as far as that. We want to look at this and find a better way to handle this process. It's my understanding that we can vote on what's in the packet, we can vote yea or nay on what's in the packet. It would be a long list of changes in the motion if we wanted to say, you know, strike this, keep this, reword this, and pass it.

Patrick O'Brien: Yeah, given the extent of changes, it would be something that we want to make sure that the changes have been satisfactorily met. The extended conditions, I'm not comfortable addressing it without legals advice on that as well. In terms of how far we can deviate from the packet and what would move forward with a recommendation from the commission, or what minor conditions could be made. Especially with reference to other sections of code that should be amended in the future as well. I think that could get quite problematic if we're seeking to address them. If the proposed new code is crafted in a certain way that maybe those things are handled differently, do we run into a situation where the conditions have not been satisfactorily met, and then this not being valid as we move further forward? I just think there's too many moving parts that could go wrong. If we're trying to streamline the process, it would be sensible to also be streamlined in how we move forward as well.

Chairwomen Anderson: My understanding of the way this language came about, was that there was a request from the applicant, and staff and legal worked to draft a possible way to address those requests.

Patrick O'Brien: Yes, so the applicant or the applicant's presented something to staff in the capacity as council members. It was brought before a work session for discussion with all of the

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council. There was some consensus on it that the council members should meet with staff and try and find something that we can all agree on. It doesn't seem like the applicants are agreeable with what's being presented. Staffs not overly agreeable. So maybe that's the best way forward if we've got something that none of us agree on, but it's also a recipe for disaster, too. I think that maybe further discussion might need to be had. Staff have tried to make themselves available. I know Mr. Shelton had brought it up that we weren't available to meet until the 30th. We actually had a meeting scheduled earlier in October, but his schedule didn't work out for that. So, I think it's unfair to blame staff for delaying the process, when one schedule can be respected and another's' can't.

Chairwomen Anderson: Being that we don't have another meeting in November. Would it be possible to meet within the next few weeks sometime?

Patrick O'Brien: In an official capacity as a public meeting, or do you mean within groups without breaking an open meetings issue?

Chairwomen Anderson: It would have to be only a couple of the commission, staff, legal, and the applicant.

Patrick O'Brien: Staff can make themselves available, yeah.

Chairwomen Anderson: If it helps to kind of move this forward. I don't think we're at a place where we have a clear idea of what we would be passing at this point. But I think several of us are in agreement that we would love to see these efforts move forward.

Harold Dudley: We haven't had a vote yet Madam Chair. I'd like to not categorize that several of us agree because I am upset that I hear a common theme that applicants' materials don't make it to what we see in our packet. I would hope that the changes in the applicants' materials would make it to our packet.

Patrick O'Brien: In what way did not make it to the packet? Could you please clarify?

Harold Dudley: I was told by the applicant that there was things that they supplied that didn't make it into our packet.

Patrick O'Brien: In his Council capacity, not as an individual applicant. That was something that had to be brought before the council in a work session capacity, and that's what moves forward. I think that is a little bit one sided on how that ties in.

Rob Shelton: The application should have been in the packet. That's my opinion.

Harold Dudley: I'm struggling because in our last meeting we discussed, and I don't believe you were here, Patrick, but we discussed that as a staff as a planning commission that we didn't feel like we needed to see these type of residential or accessory structures. We had some discussion on that I feel similarly that when we have had discussions on accessory structures, and I put this blame on me, is I haven't looked much at the character of that building or what it looks like. We have a couple that as I've driven around, we shouldn't have a steel building sitting on a corner.

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And maybe that was not 1000 feet, I don't know. But I think we're making some headway with this, and I think it's unfortunate that we're at the same time trying to get this before a public body, when we have members of that public body on there. They would certainly have the opportunity to continue as residents to push this forward as well. But I do believe at the same time that there's enough here with the change, that I think someone, I don't know that I can make a motion, but another planning commission member said that they were maybe prepared. As a recommending body, we have more than once made recommendations with conditions, or other recommendations to forward it on to the city council, with things that still need to be addressed, or maybe tweaked a little bit. And the character of this is that of such, that's my opinion. I know that differs with some on the commission and I don't know if I stated that correctly, but I'm prepared to move forward with this proposal.

Bruce Frandsen: Well, Madam Chair, I'd be prepared if I'm allowed to recommend a motion. And it may not even get a second or it may get slammed down, but I'd like to give it a shot.

Chairwomen Anderson: Okay.

Bruce Frandsen moved to recommend approval with the conditions stated: I would make a motion that we accept the proposed code change with the following notes. We strike items 2-F and G, Items A, B, C, D, and E, and we change the appeal authority from the planning commission to the board of adjustments. And we direct legal counsel to review this recommendation and attach her comments to the packet as it goes to the city council.

Rodney Martin: Make sure you have the code 17.5.105

Bruce Frandsen: Right, for code 17.5.105.

Harold Dudley seconded the motion.

Chairwomen Anderson: Is it appropriate to have comment at this point, or do we vote?

Patrick O'Brien: It has to be comment on the motion.

Voting was as follows:

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

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The motion passed

Chairwomen Anderson: I would just make the comment that if we're putting all of this weight on one person to make this decision, it is detrimental, I believe, to remove so many of the specificity items. I feel like if you take out the public body, you need more specificity in the verbiage. So, I feel like it's a mistake to condense both the verbiage and the amount of eyes on the issue.

ACTION ITEMS

a. **Review and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.**

Travis Van Ekelenburg reviewed the background information for Action item letter a. The applicant has applied for a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from Shoreline Protection to Design Industrial. The proposed Land Use Map Amendment was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment. The Land Use Map Amendment and zone change does not meet the requirements in section 17.11.200, as design industrial is not contiguous land use designation to the subject property.

Travis Van Ekelenburg: Any questions of staff?

Harold Dudley: Could you just repeat, the current zone is M-1?

Travis Van Ekelenburg: Yes.

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Harold Dudley: And is M-1 further to the west as well?

Travis Van Ekelenburg: Yeah. So, here's the land use map and you can see the shoreline protection surrounding it. Switch back to the zoning map. You can see it's currently that M-1 zoning designation.

Jenny Peay: So, Travis, you're saying it does not meet the 17.11.200, is that correct?

Travis Van Ekelenburg: Correct. If you take a look at the land use map, it's not contiguous to the land use above.

Harold Dudley: Further clarify what you mean there could you please? Contiguous is a big word for me.

Travis Van Ekelenburg: Attached.

Rodney Martin: Because of that angle?

Travis Van Ekelenburg: Well, there's a road there, so zoning doesn't actually go across the road, the road doesn't really count.

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Harold Dudley: Those general plan maps, to my knowledge, don't necessarily follow property lines or boundary lines or roads. Because even if I look at the shoreline protection you see the curve nature, so I'm not convinced that it's not contiguous just because there happens to be a little bit of a gap on the map.

Patrick O'Brien: So just in relation to one of your comments. While in many of the areas we do try to follow the property lines, the shoreline protection in the past when that had been created, my understanding is that it followed the FEMA flood plains lines, which is why it could be partial zoning on some property.

Harold Dudley: Thank you for that clarification. Good information.

Chairwomen Anderson: Okay, any other questions for planning?

Travis Van Ekelenburg: One more additional comment. You guys wanted to table this in regard to having more planning commissioner's decision on this.

Chairwomen Anderson: Did you show a map right before this included the marina?

Travis Van Ekelenburg: Yes. So, changing the Land use specification will give an opportunity to change the underlying zone.

Chairwomen Anderson: Does this affect the SP area then?

Travis Van Ekelenburg: It does not.

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Bruce Frandsen: What area, excuse me?

Travis Van Ekelenburg: The shoreline protection.

Bruce Frandsen: Does the shoreline protection area currently follow the FEMA flood plain? I know they were changing it a year ago, does this still follow that?

Ben Hunter: So, FEMA did the update two-three years ago, but some of the exclusions to that update was pending the Utah Lake study. FEMA, I believe just this last year did approve that, so there is some updating that we need to do based on that updated information. It generally followed. I mean, there's some changes and variations between the two but it was based more on the previously adopted FEMA map. And that is one of the things we've been waiting for that finalization. The last one that they're working on right now are the river tie-ins, including the American Fork River. I talked to the state about a month ago and that has been submitted to FEMA for review.

Bruce Frandsen: So, we don't know?

Ben Hunter: So, it's not exact from the update that they made, but there weren't a lot of variations from the maps from three years ago, but there were some changes in base flood elevations from the Utah Lake study that was just more recently adopted.

Bruce Frandsen: So, the request is to go to the I-1, is that correct? Which is to east of this property?

Travis Van Ekelenburg: Yes

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Bruce Frandsen: We were invited down. I went down and walked the area with some of the owners and landowners down there. I think the city has taken that trail that goes through the SP area there and it's dropped that down to follow right along the bottom. That is my understanding, is that correct?

Travis Van Ekelenburg: Are you talking about the property to the east?

Bruce Frandsen: Yeah.

Travis Van Ekelenburg: We are going to be talking about that tonight.

Bruce Frandsen: The trail is to the to the south. I think that's a good delineation between the properties and in the shoreline. And in fact, it's very difficult to find a shoreline down there. You can't just walk out there and say, here's the shoreline.

Travis Van Ekelenburg: So, there's a couple of things there. There's the trail, so we have to amend the trail map, and that has to be brought down. We've also got a subdivision, the site plan for those properties that we'll be talking about tonight.

Bruce Frandsen: And my understanding is this parcel we're talking about, would be used similar to what the properties to the east would be used for.

Travis Van Ekelenburg: Correct. They've talked about that they are going to have the activities up to the north part of the property, and the south part of the property will remain essentially as it is.

Bruce Frandsen: Gottcha, okay.

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Chairwomen Anderson: Is there a road to the west of this property?

Travis Van Ekelenburg: In the adjacent M-1 property.

Chairwomen Anderson: Okay, so this would be the access to the M-1 area that would be changing to I-1, basically?

Travis Van Ekelenburg: The road on the North, is that what you're talking about?

Chairwomen Anderson: The one on the East.

Ben Hunter: That's the trail. It's not on the East and West, only on the north.

Chairwomen Anderson: Just the North, Okay.

Chris Christiansen: At the previous meeting when this was discussed, we only had four commissioners here, and it was a split, sort of 50 50 on that. One of the concerns was with this being M-1, this isn't a land use that we can just take and put somewhere else in the city, so if we take this away and change it, then we are committed to this, right? So, that is why we wanted additional eyes and ears on this issue. So just to make sure we're clear, if we move this over, where do we stop? I think we're maybe looking at and opening up that door to go all the way through? Is that something we want? I guess that's the question.at hand.

Chairwomen Anderson: Because this is limited space that we won't get back anywhere else.

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Chris Christiansen: Correct.

Jenny Peay: It's my understanding that if it does not meet the intended code. Our hands are a little bit tied here, is that correct?

Travis Van Ekelenburg: Well, you can still you can still make a decision on whether or not you think the land use should be changed.

Chris Christiansen: We're still the recommending body.

Chairwomen Anderson: Discussion or questions?

Bruce Frandsen: My thought, and I haven't been involved with a lot of the ground down here over the years. I know about 15 years ago, somebody decided 'hey, we need an M-1 zone in town and let's just put it on these properties here.' I don't know. I look over here in the white section. I don't know what we're going to do with that. We've got private marina in there, that cuts us off from the city's Marina. I don't know, that's a tough parcel for me to see what's going to happen Marina wise. Because it's not contiguous with the city's Marina. We have a private marina in there, Personally, I'm not sure. I realize we don't ever get that back. What's going to happen, what kind of future does that have?

Ben Hunter: And Bruce, if I can give a little bit of insight on that. So, that parcel you're talking about, the white parcel directly west of M-1 and east of the current boat harbor area, that parcel that is owned by TSSD, and they have current plans to be relocating their lift station down onto that parcel. And then retaining ownership of the rest of that parcel is what their intentions are.

Bruce Frandsen: Yeah, so now we're gonna put a nice sewer station in there. In our nice Marina zone. That sewer station that they're relocating there is on my property, and it's a mess. That

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thing smells so bad. Every Wednesday, the sewer department comes down and they pull all of this stuff out of the Archimedes screw and try to clean it. I don't know that throwing another lift station in the middle of our nice recreational areas is a great idea, but I don't know what the vision is down there. I know the city's got grant money. Where is the private marina on that?

Patrick O'Brien: It borders the west of the TSSD parcel, so if you look at the two legs of the harbor wall, it splits on the right-hand side of that.

Ben Hunter: The parcel is that upside-down Utah shape.

Bruce Frandsen: I have never seen TSSD develop a property to be a nice park. You can see there are over 100 acres down there, but it's not public property to go down and picnic on, you know. So, that white parcel now becomes an extension of the sewer department.

Patrick O'Brien: That could be your hard boundary for that.

Bruce Frandsen: I wondered if that makes a more logical boundary to keep M-1 to the west.

Chairwomen Anderson: As far as an M-1 zone, what are the uses? Is this something we should be saving for potential uses that we will want later, and will we be sorry we lost it? What are the possibilities for this land in M-1?

Patrick O'Brien: Let me check, I can give you the list. It's not your typical resort style as the land use would be suggesting. It's a little bit different. Permitted uses within recreational and cultural areas and facilities, this constitutes the primary use or activity of the resort including but not limited to, boat launch ramps, marinas, water ski lakes golf courses, horse stables arenas. 2. RV courts and campgrounds. 3. Camping and picnic facilities. 4. Boat storage. 5. Group lodging facility. 6. Recreational housing facility. 7. Eating, gasoline service stations and restaurant use.

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And then 8, 9, and 10 are just incidental, essentially. So, there is scope for some extremely beneficial development that can enhance the harbor itself. I guess the point that you brought up commissioner, is that with the TSSD property severing that potential connectivity between the larger M-1, which I believe Rodricks own, that there could pose a connectivity issue which then could pose a challenge for development in that M-1 use, if they don't have direct access to the harbor without needing to utilize an alternative route on public streets.

Chairwomen Anderson: Okay, thank you.

Rodney Martin: So, it looks like to me, and I am just a dumb mechanic, that this land will not be used for anything other than what is built on it. It hasn't been developed in this long. You've got TSSD on the other side, you've got a concrete company, you've got all these other things going on. I drove that just the other day this last weekend, and especially because the TSSD owns this and they're not going to give it up, they don't do that. I mean, I don't see a problem with moving forward with this. The original intent, great, but doing all these things that are recommended tonight, I don't see a problem with it based on what's there and what's the potential in the future.

Jenny Peay: My thoughts on this is once we approve this, we cannot go back. If we move forward with it, and a proposition comes in the future where they need that piece of land to do something with, that opportunity is gone. That shoreline protection, I think needs to be protected.

Rodney Martin: Yeah, but we are not taking the entire shoreline. We are not going clear to the lake. There is a big gap there, we can see that on the maps. The piece of property that's being proposed tonight, I don't think encroaches on the shoreline myself.

Bruce Frandsen: I think the map you are looking at there, their piece comes down to what's going to be the trail. And I think that trail makes a good delineation of the shoreline for protection. They still have a couple hundred feet, but I guess it depends on the day you're there. If you look to the East, most of it is under the lake some days, and some days it's not. But I think if that trails running right up through there, we're gonna run into trouble when it floods into the TSSD property. I don't know where that trail will go at that point. My thought is that's a pretty good delineation. Right now, it's being used in an agricultural kind of setting versus south of that.

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Really, that's more defined, I think. Shorelines, potentially wetlands, I don't know what all the legal things are. But anyway, that's sort of different south of that and I think that's why they chose that for the trail, because I think in the past that was kind of a no defend. You know, anything south of that you build something there and you're flooded. That'd be a good delineation.

Patrick O'Brien: There is a route for the trail to continue across, and for your point, the southern boundary of that, there is no private ownership of the property to the south of that.

Bruce Frandsen: That parcel. You are correct.

Patrick O'Brien: So, that is as far south that essentially, development would be occurring in the private capacity.

Bruce Frandsen: I think the state owns everything south of that.

Patrick O'Brien: It is showing up as zero parcel but it's probably because it's part of the lake and needs to be considered a part of that.

Chairwomen Anderson: I'm a little torn because like Jenny said, it's the only marina land we have. And the conditions of the lake currently won't be the condition always, and we don't have the ability to see what we will want this for in the future. It's hard to let it go, you know, from that standpoint.

Chris Christiansen: I agree. It is hard. That was my concern before.

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David Bird: My understanding is the proposed property was not going to be developed the development was mostly on the upper end of it, is that correct?

Travis Van Ekelenburg: That's what the applicant states, yes.

David Bird: I understand the need to provide or to retain Marina property, but to retain it and leave it in limbo forever. I don't know if that's really a good reason to do that.

Chairwomen Anderson: Is there any possibility for a future connection of roads, or would that not even happen? Between this Marina property and the other Marina property.

Ben Hunter: So, in our master plan what we intend to happen, and kind of some of that same defend no defend line as far as roadway infrastructure, you can see in the aerial image there the roadway of 1700 south as you go across TSSD's property. That's intended to curve up to the northwest and basically the city owns some of the parcels in that little sliver, that little finger north of the Timp Marina Boat Harbor, and south of the Marina Cove boat storage. That kind of just looks like dirt that's been moved around on there. So, the intention is to have a road that would connect through there that could be one of the alternatives as far as the trail continuation, because then as you cross to the west side of 100 West, it continues climbing through but whether they continue the trail closer to the lake or next to the road, there will be a road piece and the trail piece moving through TSSD's property in some way shape or form. With the road being a little more defined and it's got to go through that finger of land north of the RV campground and south of the parcel to the north of there.

Chairwomen Anderson: Alright. I believe the applicant is here, if you would like to come forward and tell us about your project. Please state your name for the record.

McKay Winkle: Thanks. McKay Winkle, the applicant. I may be putting staff on the spotlight; I submitted some materials?

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Travis Van Ekelenburg: Which one?

McKay Winkle: There you go, right here. One thing I wanted to point out in the shoreline protection area, is just a little bit to the northwest, there is this kind of larger development that was also built in the shoreline protection area recently. But just to reiterate kind of the thought that we still have plenty of space behind our property. We only want to use the top a little bit. I still think that shore would be protected. I mean our parcel is 927 feet long and so there's another three or four hundred feet after that. We want to protect that shoreline and are happy to cooperate with any trails, etcetera that go in. I think that is it. I did want to mention to the commissioners that were gone, we own a parcel about four or five parcels to the east, Southam and Associates are there. They are a growing industry, and they are bursting at the seams and would like some more land to have some outdoor storage and a small building up at the front. That would be the intent moving forward.

David Bird: Would that be fenced, that property you're looking to develop?

McKay Winkle: I'm sure it would be, yes.

David Bird: On the bottom area also? Where would that fence be? If you're not going all the way to the trail, where's the designation going to be?

McKay Winkle: Yeah, I just have not gotten that far with them yet.

Chairwomen Anderson: Any further questions for the applicant at this time? Okay, Thank you.

McKay Winkle: Appreciate your time.

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Chairwomen Anderson: Okay, I think we are ready for a motion

Harold Dudley moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Rodney Martin seconded the motion.

Voting was as follows:

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

The motion Passed

b. **Review and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone**

Travis Van Ekelenburg reviewed the background information for Action item letter b. The applicant has applied for a proposed Zone Change. The project looks to change the Land Use

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Map in order to change the zoning designation on the property from M-1 to the I-1 zoning designation. The proposed Zone Change was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment and zone change.

Harold Dudley moved to recommend approval for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

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

Rodney Martin: I would like to thank the commissioners that were here on that previous date with their wisdom to table this, because we definitely needed the additional numbers to make sure that we had proper discussion.

Bruce Frandsen: I was not here, but they were good minutes. The minutes got me down there walking the area, so thank you.

Chairwomen Anderson: And I agree. I still hope that the remaining land there might be something, but I would love to see what needs the land currently, to be able to use it. But I still have hope for the rest of it.

The motion Passed

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c. Review and action on an application for a Commercial Site Plan, known as 77 W Main St Sign, located at 77 W Main Street, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.32 acres and will be in the Central Commercial (CC-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter c. The applicant has applied for a Commercial Site Plan for an existing Billboard Sign to be relocated to the adjacent property to the west. Per Utah State Code 10-9a-513, Outdoor Advertising Structures are allowed to be relocated on the existing property or relocated to within 5,280 feet of the existing sign. The site plan meets these requirements. A site plan is required so the City is able to review the new site for any issues that may arise in the proposed new location.

Rodney Martin: And that sign is not attached to the building currently?

Travis Van Ekelenburg: No, it's a pylon sign.

Rodney Martin: Okay.

Chris Christiansen moved to approve the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, UT 84003, in the CC-1 (Central Commercial) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

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Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Harold Dudley: Madam chair, just for matter of the record because it's going to make a big difference. As I estimated that state requirement that was put in 10 or 15 years ago was just the beginning of the state continuing to overstep their bounds in requiring local governments or regulating local governments beyond their purview, in my opinion. I want it in the record so if the governor comes down and looks.

Chairwomen Anderson: Thank you.

d. Review and action on an application for a Preliminary Plan, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Preliminary Plan will be for approximately 4.34 acres and will be in the Industrial (I-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter d. The applicant has applied for a Preliminary Plan to develop a company known as Sunline Landscape. The subject property is currently part of the proposed Final Plat - Lakeland Industrial Park – Plat B. The applicant submitted their application for process in conjunction with the proposed subdivision final plat, and upon recordation of the plat and potential approval from the City of the Preliminary Plan the applicant is looking to develop the site for a 21,019 square foot building that will be approximately 38 feet in height.

Chairwomen Anderson: And we are the approval body on this, is that correct?

Travis Van Ekelenburg: Yes, it’s a preliminary plan.

Chairwomen Anderson: Any questions? This meets all of the requirements?

Travis Van Ekelenburg: Yeah, we’re not worried about it.

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Chairwomen Anderson: If the applicant is here, if you'd like to step forward, you're welcome to talk about your project. I guess we are ready for a motion.

Bruce Frandsen moved to approve the proposed Preliminary Plan, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

e. Review and recommendation on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be for approximately 10.48 acres and will be in the Industrial (I-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter e. The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (267,359 sq ft)

Lot 2 – Area = 4.34 acres (189,054 sq ft)

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The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels we part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Travis Van Ekelenburg: For Harold, I actually went to the county and reviewed it just for you.

Patrick O'Brien: We will bill you for it later.

Harold Dudley: I rescind all of my previous Comments

Rodney Martin: No, you don't.

Travis Van Ekelenburg: Any questions with the final plat.

Jenny Peay: Is there any dedicated roadway?

Ben Hunter: Not on this particular plat because it has already been dedicated for 1700 South. On their plan set, this is just subdividing land, but the road infrastructure along there, a lot of it is already in place.

Chairwomen Anderson: Does this affect the trail at all?

Travis Van Ekelenburg: No.

Chairwomen Anderson: It does not?

Travis Van Ekelenburg: The original configuration had some of that, but they revised it and so now the trails going to be a separate issue that we have to deal with in regard to moving it.

Patrick O'Brien: The plat changes the trail alignment.

Chairwomen Anderson: Okay, great. All right. Any questions for staff? Or if you're ready for a motion we can proceed to that.

Bruce Frandsen moved to recommend approval for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

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Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

f. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Site Plan, located at 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter f. The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation. The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic issues in the area a Traffic Impact Study was required for the applicant to submit for staff and 3rd party review.

Travis Van Ekelenburg: Any questions of staff?

Chairwomen Anderson: Do you have any questions? Engineering?

Ben Hunter: Yeah, I'll just speak to those conditions and then I also just wanted to make sure that it was included in the record, and we've already mentioned this to Mr. Freeman with the application. This was another one of those instances where due to the proximity to pioneer crossing, there were traffic concerns, which is why the traffic study was required. Based on the traffic study that the applicant provided, they are generating less than 10 trips per day, which is equivalent to like a single-family home. Because of that low level of the trip generation on the site, as long as the use continues to remain the same and generate those 10 trips per day, then we'd be able to continue to move forward. If it were future changes at all, there may be some reevaluation that would need to be had. Also, in light of those traffic concerns, that's part of why one of the conditions that was identified on there was installing a pork chop on their access, to try and promote vehicles to use this intersection at 9th west on Pioneer crossing. West of this there's an intersection that is not functioning at an adequate level of service. So, these are some

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of the requirements imposed on them in order to be able to pass through and because of those low trip generations, they'll be able to move forward with their project. The last one was because the existing infrastructure for 900 West is there, City Council need to specifically approve a variance request for the cross section, because it doesn't meet the current local road standard. It's modified but it's existing. So, the sidewalk and the park strip are not the current widths in current road requirements. So, that just clarifies what those conditions were.

Harold Dudley: Pork Chop?

Ben Hunter: Basically, to force vehicles they are allowed a left turn in and a right turn out, but not a left turn out of the site. They could also go right in as well, but no left turns that move traffic over to the other intersection.

Patrick O'Brien: You're making the argument that these meetings are too close to dinnertime.

Harold Dudley: That too!

Travis Van Ekelenburg: Any other questions?

Jenny Peay: Has fire been out for a fire access review?

Travis Van Ekelenburg: Fire has reviewed this, and they are fine with the configuration.

Jenny Peay: And then the retention pond, is that going to be landscaped? Is it gravel, or how is that?

Travis Van Ekelenburg: Looks like it's gravel at this point.

Jenny Peay: Just curious. Thank you.

Travis Van Ekelenburg: We went back and forth on how to handle that part of the property. And this was what we ended up coming up with.

Chairwomen Anderson: Okay, thank you. If applicants here you're welcome to come forward and I apologize to the Lakeland applicants, I meant to have you come forward if you have any burning things, I'm sure you can share. But yes, the applicant for Freeman is welcome to come forward if you would like to have anything on record.

Tom Freeman: Can I just stand right here?

Chairwomen Anderson: I think we need you to come to the microphone so it's easier for them to hear.

Tom Freeman: I don't have much to say really? It's my first time so I have to say something.

Rodney Martin: What's your name?

Tom Freeman: Tom Freeman. Birth date... Just as a point of clarity, on that left side where the pond is, that's a road base section on that left side. So that would be road base material and you

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

can see where the asphalt for the parking will come in. There's also another small pond provisioned on the northeast side which is just a small pie shape, and that's going to be landscaped over there. And other than that, based on my calculation of the last 28 votes it's been 27 'Yays' and so I don't want to ruin the momentum that's going on. Just keep that going.

David Bird: Past performance is not a guarantee.

Tom Freeman: We're just super excited.

Bruce Frandsen: One question. Is that a detention pond or a retention? Does the water go somewhere, and if so, where?

Tom Freeman: I think the provision, wherein if there was 100-year storm and just retaining that water on our lot. I think that was the provision.

Bruce Frandsen: So, it's a detention, Correct? Retention pond, I think the definition is it fills up so full and it runs over the head gate goes downstream. Is that not right?

Ben Hunter: I'll verify.

Bruce Frandsen: My question is, if this is going down downstream, where's it going?

Ben Hunter: I think it's retention but let me just verify that. I know it'd stay on site; I can just verify that really quick.

Patrick O'Brien: I think that's a part of the state requirement that is held on site.

Ben Hunter: They have to meet like the 80th percentile storm event, which is the first half inch retention on site. I'll just verify that.

Tom Freeman: Also, if anyone likes fishing, we'd be happy to get you a friends and family rate on a pontoon boat.

Chairwomen Anderson: But do you have pork chops?

Ben Hunter: It is retention. It doesn't connect out because there's some existing infrastructure, but it just stays on site. Well let's see, there's one other connection that comes through.

Tom Freeman: The two ponds are networked together.

Ben Hunter: Yeah, that's right. That's why I had to look back to see how it was interconnected. The back pond, the larger pond, is connected with storm drain. So, it is detention correcting my previous statement, it is detention. The pipe goes across their site over on the 900 West frontage, and then ties into an existing storm drain that's on the south side of their site.

Bruce Frandsen: It's an existing storm drain?

Ben Hunter: Correct.

Chairwomen Anderson: Okay, I believe we can move forward with motion.

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

Rodney Martin moved to recommend to approve the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chairwomen Anderson: I just have a question. It says approved, but in my agenda. It says recommendation. Are we approving or recommending?

Patrick O'Brien: Recommending. So, the motion is incorrect, but the notice is correct. So, apologies. Whatever motion, you are recommending approval or recommending denial.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Other Business

Patrick O'Brien told the commission that staff will notice the cancelation of the next meeting, as it is the eve of Thanksgiving. He informed them of a couple of projects that will be on the agenda for the first meeting in December and reminded them that the code review is also getting closer. He was happy to share that we did receive a notice of compliance on our annual report for the

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

moderate-income housing. Very few cities in the state have received that and over 30% of the cities in the state also have been found to be non-compliant.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 8:36 PM

Angie McKee

Administrative Assistant I

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

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Land Use Map Amendment)

RESOLUTION NO. _____

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 300 EAST 1700 SOUTH FROM THE SHORELINE PROTECTION DESIGNATION TO THE DESIGN INDUSTRIAL LAND USE DESIGNATION.

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 Planning Commission has recommended approval of the land use map amendment, 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 300 East 1700 South be amended from the Shoreline Protection designation to the Design Industrial land use designation as shown in the Land Use Map below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

Attachment: 11.28.23 - Southam Land Use Map Amendment (Southam Industrial Land Use Map Amendment)

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.

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 28th DAY OF NOVEMBER 2023.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 11.28.23 - Southam Land Use Map Amendment (Southam Industrial Land Use Map Amendment)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Review and action on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.

SUMMARY RECOMMENDATION
The Planning Commission recommended approval at the November 8, 2023 meeting.

BACKGROUND
The applicant has applied for a proposed Zone Change. The project looks to change the Land Use Map in order to change the zoning designation on the property from M-1 to the I-1 zoning designation.

BUDGET IMPACT
N/A

SUGGESTED MOTION
Move to approve the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation

SUPPORTING DOCUMENTS

Southam Industrial-Zone Change - Staff Report (PDF)
COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (PDF)
COMMENTS (2023.09.21) Winkel Family Zone Change Letter (PDF)
11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (PDF)

Planning Commission Staff Report
Meeting Date: November 8th, 2023

Agenda Topic

Review and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Project Type:		Land Use Map Amendment
Applicants:		McKay Winkel
Existing Land Use:		Shoreline Protection
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		M-1
Proposed Zoning:		I-1
Surrounding Zoning:	North	PI-1
	South	N/A
	East	I-1
	West	M-1

Background

The applicant has applied for a proposed Zone Change. The project looks to change the Land Use Map in order to change the zoning designation on the property from M-1 to the I-1 zoning designation.

The proposed Zone Change was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

more Planning Commissioners weigh in on the proposed Land Use Map Amendment and zone change.

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:

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

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

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

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

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

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

17.11.200 Intent With Respect To Amendments

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

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Zone Change does not meet the requirements of Section 17.11.200.

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

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.
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).

Potential Motions – Zone Change

Approval

Madame Chair, I move to recommend approval for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

Madame Chair, I move to recommend denial for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation.

Table

Madame Chair, I move to table action for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, and instruct staff/developer to……..

Attachment: Southam Industrial-Zone Change - Staff Report (Southam Industrial Zone Change)

Next Step:
Reviewed
Proceed to Planning Commission on October 4th, 2023

American Fork City
Development Review Commit

Planning and Zoning
Reviewed
tvanekelenburg 09/20/2023

Engineering Division
Reviewed
bhunter 09/21/2023

Letter of Support for Zoning change from Marine to Industrial Zoning

August 30, 2023

Patrick O'Brien, Development Service Director
Planning Department
275 E 200 N
American Fork, UT 84003

Re: Proposed rezone of Parcel 13:078:0103 to Industrial Land (I-1)

Dear Director O'Brien,

The purpose of this letter is to inform you and the American Fork Planning Commission of our support for the proposed rezone of Marina (M-1) land to Industrial (I-1) on Parcel 13:078:0103.

Our company, Southam and Associates Inc. (Southam) has been located in American Fork at 572 East 1700 South for several years and has been a respected corporate citizen of Utah County for over 40 years. Along with our family of companies, we employ nearly 300 employees and are a premier provider of metal fabrication and installation along with various wall covering materials to commercial, multi-family, and residential customers throughout the Intermountain West and in at least 16 States.

Our continued growth and long-term viability are dependent on us having a supportive community, responsive government and land use practices that allow us to operate a light metal manufacturing and installation business. There is currently an opportunity to solidify our long-term citizenship in American Fork City through the continued occupation of our current location and the expansion onto a parcel nearby. The parcel in question is currently zoned Marina and is being considered for a rezone request for Industrial use. Southam supports the rezone request and intends to occupy the parcel for expansion for our industrial use, which will consist primarily of construction material lay-down and short-term staging and storage of building materials and equipment.

Southam has enjoyed a productive long-term relationship with American Fork City but is at a crossroads with our growth and ability to operate in the city. As you are well aware, Industrial zoned available land is in short supply. If Southam is unable to expand in our current location, we will be forced to seek expansion opportunities elsewhere. This option has always been and will continue to be our least favored alternative.

If a zone change is approved, a slope easement may be required along the east parcel line for the future city trail to be installed on city property directly east of the parcel. Pending confirmation from city attorney's office. Also, due to the floodplain, development may be limited and additional requirements for development may be required.

572 E 1700 S, American Fork, UT 84003
SouthamAndAssociates.com
801.796.1600

Attachment: COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (Southam Industrial Zone Change)

We thank you for your time in reading this letter and considering our support for the rezone request and are available to answer any questions you may have or to provide any missing information.

Thank you again for your consideration.

Sincerely,



Michael Sears

Chief Financial Officer
Southam and Associates, Inc.

Attachment: COMMENTS (2023.09.21) Letter of Support for Zone Change - Southam (Southam Industrial Zone Change)

572 E 1700 S, American Fork, UT 84003
SouthamAndAssociates.com
801.796.1600

Next Step:
Reviewed
Proceed to Planning Commission on October 4th, 2023

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 09/20/2023

Engineering Division
Reviewed
bhunter 09/21/2023

F.M. Winkel Family, LLC
3651 N 100 E STE 125
Provo, UT 84604

August 30, 2023

Regarding Subject Parcel 13:078:0103

Dear American Fork City,

We currently own two properties along this industrial area of 1700 South. We own one property that is leased to Southam and Associates at 572 E 1700 S as well as the subject parcel being considered for a rezone, which is a few parcels directly west of Southam. Southam and Associates is a great tenant and been a contributor to the local economy for many years (Please see their letter of support for more information about them).

We are grateful for the recent infrastructure and access improvements the City has made along 1700 South. This area is a very nice, quiet place for businesses and industrial tenants to enjoy.

The subject parcel used to be part of a larger, 23.7 acre parcel to the west which was zoned M-1. Years ago, a small 5 acre parcel was carved off and sold. Currently about 19 acres remains to the west and is zoned M-1. While we understand the City may want to keep Marina uses in the area to support the Boat Harbor, we hope that can still be achieved on the remaining 19 acres. I'm guessing the boundary between I-1 and M-1 Zoning in that area was intended to be along the larger parcel. If we were to be granted our request for a rezone of the 5 acres, that boundary would be moved a little to the west (not much, because the parcel is so narrow) and would still maintain the intent and goals of the City, keeping the large parcel for M-1 type services. It is challenging to create supportive M-1 uses on this narrow, 5 acre parcel. The I-1 zoning on this 5 acre subject parcel would seem to match the use and size of the several parcels to the east.

Southam and Associates, the business and tenant at our location at 572 E 1700 S, has been exploring expansion with us for years. They are not able to accommodate their growth on their existing location. However, if they could use the land on the subject parcel in addition to their current location, they could remain in American Fork City between the two locations. This would require the rezone of the subject parcel from M-1 to I-1.

Additionally, we intend to take measures to protect the shoreline and cooperate on any public pathways in the area. We recently improved a shoreline trail along the Weber River and granted a public easement along the shore and trail so the public could enjoy it (see attached photo).

Thank you for your consideration. We feel that this rezone is reasonable because

1) the subject parcel is a small, narrow parcel,

2) the goals of the M-1 services in this area can still be maintained,

3) the I-1 uses immediately to the east of the subject parcels are a natural extension,

4) it helps a local business that employs many people remain in the community,

Attachment: COMMENTS (2023.09.21) Winkel Family Zone Change Letter (Southam Industrial Zone Change)

and 5) we will cooperate with the city and protect the shoreline.

Thank you again. Sincerely,

McKay Winkel



Attachment: COMMENTS (2023.09.21) Winkel Family Zone Change Letter (Southam Industrial Zone Change)

UNAPPROVED MINUTES
11.08.2023

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

November 08, 2023

The American Fork City Planning Commission met in a regular session on November 8th, 2023, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Chris Christiansen, Harold Dudley, Jenny Peay, David Bird, Rodney Martin, Christine Anderson, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner
Travis Van Ekelenburg	Planner
Ben Hunter	City Engineer
Matt Sacco	Fire Marshall
David Bunker	City Administrator
Angie McKee	Administrative Assistant I

Others Present: Rob Shelton, Kevin Barnes, Ryan Hunter, Kurt Ostler, Breeze Stringham, Elizabeth Phelon, Jordi Barrett, Shawn Warenski, John Bush, Stephen Phelon, Tom Freeman, Mitch McCuistion, Kobe Freeman, Payton Freeman, Matt Sacco, David Bunker

REGULAR SESSION

Chairwomen Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the October 18th, 2023, Planning Commission Regular Session.**

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

Rodney Martin motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**ABSTAIN**
Bruce Frandsen	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 0.98 acres of land located at approximately 9826 N 4800 W from the Institutional Lands, Schools and Public Facilities designation, to the Design Commercial designation.**

Travis Van Ekelenburg reviewed the background information for Public Hearing item letter a: The applicant is applying for a land use amendment for the property located at 9826 N 4800 W from the Institutional Lands, Schools, and Public Facilities to Design Commercial. The parcel consists of 0.98 acres and the Institutional Lands, Schools, and Public Facilities land use would be replaced by the Design Commercial land use. The proposed Design Commercial land use is being requested prior to the property's annexation into American Fork City. The applicant was before you before and was tabled at the planning commission meeting on December 7, 2022 with instructions from the planning commission to submit a traffic study which included the four bullet points listed on the screen. As stated in the staff report, the applicant has had some more recent notes of the traffic study requirements. The latest of which was stated is unacceptable level of service from city staff and third-party engineering review.

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

Chairwomen Anderson: Could you go over the third-party report that you received about the level of service?

Travis Van Ekelenburg: Yes. I'll make a comment on what's in the staff report for the public and in case it wasn't read, and then maybe Ben if he has anything to add to it. In the staff report, Ben's Engineers' comments were based on information provided thus far including the latest iteration of the TIS. The information provided is insufficient to move forward with a positive recommendation for change of General Land Use. David Rollins from Horrocks Engineering on September 27, 2023, stated to American Fork City that Horrocks has reviewed the traffic impact study dated September 20, 2023, by Hales Engineering. The overall valuation of the TIS is that the number of trips from the fast-food restaurant with a drive-through is more traffic than the local roads 1750 North can accommodate. The only proposed mitigation is adding a westbound left turn lane on 1750 North and results in an unacceptable level of service.

Chairwomen Anderson: If anyone has questions for planning at this point or we could also hear from engineering if your questions are related to engineering.

Jenny Peay: Okay, I will wait for engineering.

Ben Hunter: Ultimately, what the applicant has been proposing is a change of use for this particular property. A lot of the concern that we have is that the type of use that they propose, based on the findings from the traffic study, it just generates sufficient enough traffic that the intersections function at a poor level of service per what the code requires. So, because of those concerns and the amount of added volume, and just the traffic demand that particular type of use would generate on that particular site and with the proximity to North County Boulevard, Harvey Boulevard not having any access on Harvey Boulevard, it just pushes everything into the subdivision streets to the north, which just is not sustainable for that type of a street and for the amount of traffic that's coming through.

Jenny Peay: So, I guess I'm gonna go to the water and sewer issues where that piece of property is. Are there restrictions on obtaining certain water rights on that property right now? I know that Cedar Hills is kind of involved in that.

Ben Hunter: Yeah, so this particular area, these subdivisions, and these homes right here, there is an American Fork City utility infrastructure that is there. So, it isn't a matter of insufficient water as far as being able to provide and have sufficient water for the particular service or the particular use that's going to be there. It would connect to American Fork water infrastructure. We do have some agreements because it does tie into Cedar Hills water connections and things like that as well. That's probably what you're referring to, but at this particular stage and level where it was just strictly a land use zone change of general land use that they were looking at doing, because it doesn't have a designated zone in that area yet since it's not annexed. Some of those technicalities weren't evaluated at this stage. The big question was what all for that type of change of the general land use for what the outcome is proposing, would it generate problems with the traffic and stuff like that for that type of land use. As far as infrastructure, there's main

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

line utilities there that they'd be able to tie into, and they would have to provide sufficient water to the city, just like any other development.

Jenny Peay: Okay, I just didn't know if there were limitations on this type of commercial land use.

Chairwomen Anderson: I have a question. In some of the drawings it showed widening 1750 by means of vacating the park strip and the sidewalk currently connected to the funeral home property, is that permissible and has the funeral home agreed to that?

Ben Hunter: To my knowledge, I don't know if the funeral home has been notified as far as anything in that regard. The challenge that you run into is our code requires that the road cross sections meet current standards which in this case, this is a local road is what 1750 North is identified as. But the additional turn lanes that are being generated because of the proposed change of use type would indicate that they required an additional like the left turn lanes and things like that. And so typically, you would end up having to add on top of what that cross section would look like. You'd have to widen it. So, that would end up coming from the property that is creating that need for that demand which would further shape that property. The only other way around that, is if staff has a recommendation, and if City Council approves any sort of modifications that way, but anything that's created because of this site and this development and this additional demand, like the left turn lanes would have to come from the property that has been developed for that.

Chairwomen Anderson: Okay and is it correct because of the proximity to the intersection, access to this property would not be able to come through Harvey or North County, and all of the drive-thru lanes or anything backed up in that queue, would go out into the 1750 area.

Ben Hunter: Correct. So, our access standards would not allow, because of the proximity of North County Boulevard and Harvey Boulevard intersection, they would not be allowed access onto Harvy Boulevard because it doesn't meet those spacing requirements. So, all the traffic being generated would have to come in and out onto 1750 North. Their traffic study showed that some of their queue lanes for traffic that is turning left, southbound from North County Boulevard onto Harvy Boulevard, that some of that queue length would actually go beyond this intersection which is part of what triggers the poor level of service at 1750 North because you already have enough cars, queuing to turn left from North County Boulevard to go eastbound on Harvey, that now how are other cars supposed to be able to turn out of 1750 North?

Chairwomen Anderson: Any other questions for staff?

Rodney Martin: So, I just want to clarify that we are bringing this back to us again because of traffic studies that we wanted previously. We are not talking about anything else other than this land use amendment and so we need to make sure we're focusing on that. And the traffic study clearly shows us not able to go forward.

Ben Hunter: Correct, for this type of use.

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Rodney Martin: That's my opinion, we've got more steps to follow.

Chairwomen Anderson: Good Clarification. Okay, as a matter of process at this point, we will hear from the applicant and then we will open it up for a public hearing. After the public hearing is closed, we will have discussion of the commission and then vote. Applicant, you're welcome to come forward, if you could state your name for the record.

Kurt Ostler: Thank you, commission. My name is Kurt Ostler. I was here back in December 7, 2022. Some of you were there, some of you were not. This parcel was acquired back in August 2021, and prior to that, it came before you guys back in August 2020. Before August, this land was a general commercial. That was changed at that time to be a public facility. I don't know if there was some negotiation, it appears was going on with the city and Utah County. This parcel was purchased by the County. We purchased this after a bidding process, almost a year after this was changed to public facility. So, what we request is this is public facility, and in your own code it is supposed to be owned by the city and it's not. So, you have the wrong code on this, and the wrong zoning on it. Here are some things I think to help us understand how we got here. So, we purchased it, you guys and the City Council back in August 2020 changed this to be a public facility. I don't know why that was done because the city did not own the property. That would be a decision from the city. But we, after acquiring it, from September December of 2021, we inquired to the city to be able to go forth to start making an annexation request, because this is currently in Utah County. We were told that there was no planning staff, so they would not accept any applications. I got a hold of Mayor Brad Frost, and I know you also have your city administrator here, Dave. We reached out at that time, and we were told the city was looking to mend some things with annexations. So, for almost six months, we were pretty well held up. Now I have my own personal opinions on why we were held up. I believe it's probably because American Fork was negotiating for the ground behind me, and this is where you talk all about the access around Harvey Boulevard. If we were to come first, we would have grabbed the access. Does that make sense? So, the hindrance is 'Hey, we've got to hinder the property owner, so the fire station gets the access'. I understand the process there. So, as we go through the several following months, we decided to actually just go in March and make an application to annex in. We went before the city council on July 26, 2020. They said they would annex the property. They were amenable to that we would then start moving forward. That's how we got to December of last year. The last Planning Commission request was we could either move forward, or we could go ahead and get a traffic study. So last December, we said we would go ahead and get a traffic study based off your guys' recommendation. That has been a nightmare. You know, I think we have had five submittals by four different reviewers. We've had different comments each time, it has become a nightmare. The engineering firm we hired for our traffic study was Hales Engineering. I understand they've done a lot of work here for American Fork city as well as Horrocks that you have. So, at this time, it appears a lot of the questions come down to the traffic study. So, we have our traffic engineer, and the city has theirs. It appears there is some dispute or misunderstanding, or there's a difference of opinion on what would be an acceptable level. So, at this time, if it's okay, I have Jordi with Hale's Engineering here, and I'd

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like to have him come up and address what we went through with those five different reviews with four different reviewers. It's taken us almost a year to get back here. So, if it's okay, I'll turn the time to Jordi with Hale's Engineering.

Jordi Barrett: Hi, thank you for your time. My name is Jordi Barrett, I'm with Hales Engineering. We were hired to do the traffic impact study for Kurt's property there on the corner. Just to kind of recap a little bit of what was spoken. Initially last year in planning commission, the traffic impact study was requested with four specific items to be addressed. The first was a traffic study to ensure all aspects are viewed regarding zoning, that would allow access to Harvey Boulevard. Second our view as to what UDOT would allow for access to North County Boulevard and access to the north to ensure all unknowns are taken into account. Third, real accurate data on fire and police station traffic. And then fourth, information from the fire station and police department should be obtained regarding their opinion on what their use will be. So, the American Fork Fire Marshall, Mat Sacco, was really helpful in helping us to get the right information for us to assume the operations for the new facility. We included that information and those trips in the background of our report, just to make sure everything works currently before the project was layered in. Another item was to talk with UDOT and determine what they would find acceptable for access on to North County Boulevard. Obviously, direct access isn't permissible this close to the signal, but the current road at 1750 North, just north of the site there that we've been speaking about. We spoke with the region three traffic engineers like Bassett and members of his team, and they were fine with full access at 1750 North. They did acknowledge that left turns out of there are going to be difficult, and it was actually their recommendation that we would go back and evaluate an access on to Harvy Boulevard. Our first draft of the traffic impact study did show an access onto Harvey Boulevard. And it did show acceptable levels of service at both the access on to Harvey Boulevard, the signal at Harvey Boulevard and North County, as well as the 1750 North intersections. In subsequent reviews as Kurt mentioned, there have been five reviews by three American Fork city staff, and by Horrocks, I believe did two separate reviews. I'm not sure if David Rollins did both of those or if another member of the team did one. But it was requested that we no longer consider an access onto Harvey Boulevard because of spacing. I believe it meets the spacing requirements from the signal, but because there is now the proposed access from the fire station, it doesn't meet the spacing requirements from that land use. In our initial report, of course an access that close to a signal, our initial recommendation before we even ran our study, was that if there is access onto Harvey Boulevard, it would be right in, right out. Our report showed that right in, right out functioned well, and it helped get those left turns off of 1750 North so they would head to the site, turn right and then use the signal to get back onto North County, which is certainly better than turning left during rush hour at a non-signalized intersection. So as the report went on, again, we've had review after review, it's been a little bit difficult. Difficult, I think due to some staff turnover with the city. I think our initial reviewer was Jeff Mortimer and then he left and then we have Levi Berr who is also no longer with the city, and then we've had other reviews since then. We've clearly shown that we've met all of these requirements for the traffic impact study. Again, level of service is poor if we do not have an access on to Harvey Boulevard and we only have that

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access onto 1750. We would propose, if we do not want a poor level of service for that left turn, to restrict that access to three quarter. However, I don't think that's ideal for the fire station. Based on my talks with the Fire Marshal, I think they want full access there. And then the alternative if that access were restricted, of course left turns would learn to reroute and turn right and U-turn further up North County, or they would be able to route to 1800 North. As far as the items I have to speak on, that pretty much summarizes the traffic reports. We did request from American Fork city a geotechnical report to look at the impact from the fire trucks on to 1750. I know the pavement was a concern especially, I think it was brought on by Horrocks engineers and we haven't seen that geotechnical report yet. However, based on kind of like common knowledge, a heavy loaded fire truck is going to have a lot more impact to the pavement than you know, regular passenger vehicles going to Wendy's or whatever this ends up as. We also acknowledge that the impact on to 1750 North would primarily be along the frontage of the property, just that short little section in which we did propose widening, to include that left turn lane to accommodate if that's determined to be needed. So, with that, I think that sums up our traffic studies up to this point. I don't know if you have any questions for me. I'm happy to answer them.

Chairwoman Anderson: Any questions at this point? Okay, thank you so much.

Jordi Barrett: Yep. Thank you.

Chairwomen Anderson: All right. We will open now for a public hearing.

Kurt Ostler: Do you mind if I make some final thoughts?

Chairwomen Anderson: We need to move forward to the public hearing.

Harold Dudley: I do have a question if that’s okay?

Chairwomen Anderson: Yeah, go ahead Harold.

Harold Dudley: I have a question for the applicant. Could you repeat the dates that you are indicating the Land Use Amendments have taken place in the past?

Kurt Ostler: When I looked it up, it was August of 2020.

Harold Dudley: August of 2020 is when it [did what]?

Kurt Ostler: Was when it came to the city. Actually, that's when the planning commission heard it. You guys changed it from commercial use to the public facility. My question is why that was done. But that was neither here nor there and there wasn’t a lot of comment. I went and looked at all the minutes with a lot of comments from City Council. It just all kind of went through. My thing, just as a follow up from the traffic study, is that we did have UDOT, and UDOT said yes it was acceptable to have access off 1750. I think what's frustrating is we keep having the traffic study, and we'd get one comment, and we'd be okay. And then you get a different reviewer, and you get different comments. It's like you're going down a rat hole, you know. One thing to understand, when we ask for access onto Harvey, the fire station will be able to preempt the

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light. So, if they come out on the call, they'll be able to turn that light and preempt it, and they'll be able to move out there. The best thing for our parcel is actually have access to Harvey. We recognize there's some concerns, but we've met with UDOT. We've met with staff two or three times. I noticed one of the fire department [staff] has come here. We've tried to work with them. We've had them in our meetings, and we get an agreement, and then all sudden, it comes back different. It's been a frustrating time because it's like I can't ever pin down what to do. It seems like any reviewer just keeps changing what their opinion was, and it was different than what the last one was. So, you can see my frustration when we've kind of taken a year to get there. I think we've been a pretty good neighbor here. Even with all this frustration, I think we've saved the city over $100,000 because we allowed the cranes to be on our property in order to be able to build the fire station. We allowed most of the material to be stored on our property. We've allowed all the different cars to go there. When the fire station was now getting ready to open up, they had an issue because they didn't have power there yet. Now I should have probably said, "hell no you guys have treated me not very good". I still said you know what, I'll be a good neighbor. Go ahead and put your generators, and they are still there now. The generators just sit on my property. My question is, what type of property neighbor do I have? Because it doesn't seem like I'm getting treated very good. One of my concerns I have is the zone seems to be crafted. This should be commercial here as a commercial retail use. I recognize the concern was the traffic. Our engineer, I think, has tried to work with the city to try to come up with a way to mitigate those concerns. And I'm just asking for you guys to say yes or no. And then we'll move forward, and I need to have a decision. So, thank you.

Chairwoman Anderson: Thank you so much. We will go ahead and open the public hearing if there are any who would like to step forward and comment, you are welcome to come forward and state your name for the record please.

Public Hearing Opened

Sean Warenski: My name is Shawn Warenski; I represent the Warenski Funeral home that's on the north side of this parcel. I heard about this meeting and I'm grateful that you allow me to come and to be here. The concern that I have, and it's been a big concern since the fire station went in, is my processions leaving the funeral home. What I have done, we built this 20 years ago, some of you may remember. The problem I have now is you talked about the queue lane. So even if I'm in a single funeral car, leaving on a death call, it takes me three lights on average before I can get out on to North County Boulevard.

David Bird: From 1800?

Sean Warenski: From my parking lot. I'm at 1776, which is my address, but coming out of the parking lot and I only have one exit or entrance that you see. Getting on to North County Boulevard and going south to the hospital or to a care center, wherever it may be, I'm waiting at

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least three lights to get out. Now, I approached the mayor. This was a couple of years ago and I said, “is there any way that we can find some access to get onto Harvey?” and he said, “when the fire station is built, you'll have an access road.” Of course, that didn't happen. I realized that now there is no solution. Now, we have discussed, and I'm working with the Fire Marshall, my processions are going to come out of the back of the funeral home and are going to cut through the parking lot of the fire station if I have to access to go to American Fork City which is south of me. That's not going to work well. Now, neither here nor there. What my point is, if we have a business there and again, nothing against Mayor Ostler or anything, this is something for my business that has already established and been there. But I have no way to get older people, your residents that are aged, to come to viewings and funerals and get them out onto that road. So now we're going to highly congest that at all hours of the day and night when my business is doing funerals during the day and viewings at night. So, we're going to complicate that more is what it amounts to if we access, and we open that up when I can't even get my own cars out onto the road. Now it was also mentioned widening that. Nobody has talked to me about that. This is the first meeting that I've been able to come to or express or even know about. So, I approached you with a thought. You can do whatever you want. We'll have to work with it. But it's very poor poor planning when you've taken a resident business of the funeral home in American Fork City, I am American Fork City, we annexed in 20 years ago. You accepted us graciously as a city and I've loved your services. I've loved everything about you. That's why I didn’t want to annex into Cedar Hills. I had my dispute and we've talked about water and everything. Okay, that was all part of what we did when we annexed in American Fork and so still the little ripple effects have happened. I just think you ought to look at it a little more closely. And if you're trying to punch that in so tight, what's it going to do to your residents? I'm still going to operate day to day, and I'll figure it out. You may not like it, but I will figure it out. But remember, you're going to come up to the funeral home too. You're gonna see somebody, a friend or whomever. When you go to cross, to get out, you'll see the frustration that I deal with everyday trying to operate my business. It's just if you look at it, it's way too tight. 1750 and then you jump on the other side of the property and you're at 1800 North. Now please remember this, 1800 North is only going to get more busy and I have seen that since Cedar Hills created their development. I'm going to their meetings too. With what's going on there, it's going to get highly, highly dense with traffic. I lived at the funeral home until a year or so ago. We've moved out. Prior to that, we were seeing increased traffic. Now I'm getting a lot of cars that are slipping through the back to come around on to 1750, hoping they can get out or vice versa. It's only going to get busier if you're only giving access on 1750. American Fork poor mistake with that queue lane and with the added traffic now. I appreciate the study that was done, but this is a poor solution of a bad situation. Thank you for your time.

Chairwomen Anderson: Thank you. Is there anyone else who would like to step forward for the public hearing? We will close the public hearing.

Public Hearing Closed

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Chairwoman Anderson: Staff, do you have any further comments?

Ben Hunter: Yeah, just a couple of clarifications. As far as the original idea or anything like that, as far as taking some of the right of way from the funeral home, that was one of the recommendations that Hales had prepared in the report. It wasn't anything that the city had said, "hey, you know, we could do that." Generally, our comments have been consistent in that whether it's widening of lanes, whether it's additional thickness of asphalt pavements, or things like that, if it is a direct result of what this development is creating, then it would come from that development, which is why you know, at least the city had never talked to the funeral home about doing any of that. Another point of clarification to Jordi's statement. So, Harvey Boulevard is identified as a major collector on our road. The access spacing requirements are 330 feet, it's typically measured from centerline to centerline. From the centerline of North County Boulevard to the very east property line of the parcel in question, it is only 300 feet so it wouldn't meet any code allowance or anything spacing requirement wise because of that. And then obviously, on top of that, we have the concerns of just responding fire trucks. Even though there is the preempt, it may be at the traffic signal there. If there's cars that are not paying attention, if they did have a right out or anything, that's part of the concern that is generated from that. And then the only other clarification, and I recognize some of the frustration other developers have had some of the same frustrations, as far as new comments on some of the reviews. I believe the first submittal and what the traffic study had included that right in and right out, we had reiterated at that point, "hey, this isn't going to be allowed, so you've got to reroute all the traffic out of 1750". So, then they modified that and indicated Okay, well you know, we will send all the traffic out to 1750. Another comment was well, with this much traffic uncertainty on 1750 that doesn't work. So, then the next iteration, they said, Okay, well if 1750 doesn't work, we believe that human nature will divert traffic to 1800 North, so that was a new submittal. So, that's part of why there have been multiple submittals, as they addressed a new comment. Some of the information they provided has changed, which generates some of those new comments. But ultimately, with all these iterations, we have not identified a way with this type of intense use, and how those intersections and access points can function at an adequate level of service. So just to help clarify some of that process and why it's gotten to that point.

Harold Dudley: I am not suggesting that this is a solution, I just have a basic question you may or may not be able to answer. On UDOT standards, would there ever be a semaphore at 1800 North as well as at Harvey?

Ben Hunter: Generally, their standards as far as the traffic signals, 1800 North is probably too close.

Harold Dudley: That's what it looked like to me, but I just assumed, that's not a fact. No fact has been stated here, I was just curious.

Ben Hunter: Correct.

Chris Christiansen: So can I clarify one thing then, you said from the centerline of North County to the east property line at the property in question is 300 feet and so there's no way. Has that designation of Harvey changed since 2021?

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Ben Hunter: No.

Chris Christiansen: Has the requirement of that distance changed since August of 2021?

Ben Hunter: No. That section of code hasn't changed since I've been here, five years. I don't recall from previous master plans, but the one that was adopted in 2018 had Harvey Boulevard identified as a major collector. So, the statement that 'well, if they had gotten in first before the fire station would have gone in, it would have met the access spacing requirements,' Still, they would have had to expand their property onto the fire station property to meet that spacing requirement.

Chris Christiansen: Thank you, that was the clarification I was looking for.

Jenny Peay: Can I just ask one question too? Where this is stated as a major collector street, it's going to be eventually, up to Canyon Road, is that correct?

Ben Hunter: So that's one of the challenges on our end with the city limits end right here, I don't recall what Cedar Hills shows. I mean, I believe it connects or has that potential to connect to Canyon Road, but that would be through Cedar Hills, based on their master plan. But on our master plan, that is what it's identified through American Fork City.

Jenny Peay: Just to give a little heads up, in PG where people pass East past 4000 West, it's PG and Cedar Hills Road. So, they are working currently with MAG to get that as a through street.

Ben Hunter: Yeah, and that's part of why with this type of use, that's been some of the concern. As Mr. Warenski indicated too, he's seen the stuff over the years that they've been there, and everything north of 1800 still hasn't fully been developed. There's still some parcels that can develop and that traffic continues to grow. That's part of why adding this high intensity use has been a concern for the city. Adding that much more traffic plus everything else that's going on in the area as well.

Chairwomen Anderson: Thank You. Do we have any other discussion or comments or questions from the commission?

Bruce Frandsen: Yeah, I have one. I have one. So tonight, the discussion is the land use designation. After this, they're gonna be coming in to get the zone change. And at some point, they're gonna be coming in to get a development agreement and a building permit and all of that. It'd be great if American Fork could just buy this and keep it a public facility because all we can do is put a park or a church or a school on it, and that's not really going to work on that. But if the land use were to change tonight, is there another step in the process, before they would be able to build a building where there would be an opportunity for the city to say 'it doesn't meet code, you can't put a Wendy's in but you can put a nail salon where you're going to have one customer every three hours', and others? Is there another process that they have to go through between now and building to find a fit? I guess that's the question.

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Ben Hunter: Yeah, and I'll also let Patrick talk a little bit, but one of the comments specifically from the engineering report, and one of the concerns that we could not identify at this point is, what is the queue length? Because if it were a fast-food restaurant, how many cars are in the drive-thru lane? If it's an In-N-Out or a Chick-fil-a that has longer queue lengths, does it back out onto 1750 then out onto North County? That extent we couldn't determine at this stage because there's not an associated site plan, but it would be additional information that would be required at that time. But for tonight, this is just general land use because they don't even have a zoning designation because they're not annexed into the city. So, this is just general land use. This was the information that we had about shifting it to commercial, but can this area handle that type of use in this area? They may be able to go back and say 'well, maybe we'll change it to this type of use,' and that's up to them. The city won't direct them in what way they would like it to go, but what they have proposed, currently does not give us sufficient assurance that it would meet code. Patrick can kind of clarify some more.

Patrick O'Brien: Really, it would boil down to having a more concrete site plan that we could review square footage of the building, how traffic would be proposed to circulate on site, and all of those things. This is really just quite a high-level overview of it, and what is being proposed has solely been the fast-food outlet. What we're seeing through all of our reviews is that that level of intensity appears to be too much based on the staff and independent third-party review for the city. But we haven't looked at other potential lower intensity uses might be in that regard, and if those would be feasible options.

Bruce Frandsen: Okay, so that gets some of it. So tonight, we are being asked to look at a potential fast-food restaurant, on a piece of property that they'd like to change the land use designation. I mean, my question is, what's the problem to flip this into a different land use and give them a new zone, and at some point, they come and say we want to build a fast-food restaurant and we say you can't do that?

Patrick O'Brien: So, the use has been proposed to be changed to a commercial use.

Bruce Frandsen: Okay.

Patrick O'Brien: They are specifying that use to be that intense fast-food outlet use.

Bruce Frandsen: Correct.

Patrick O'Brien: There are other uses within that that may have a lower use. There are also other land uses and zones that may have a lower intense use associated. It's not saying that all of these other uses are not compatible. It's just that specific use of a fast-food outlet right now.

Bruce Frandsen: Right. But we're not approving a fast-food outlet now, we're just saying you can build a commercial project there. That was my question. Down the line at some point, is there a way for the city to say 'hey, the fast-food is not gonna work, but something of lower intensity will,' and the owner can come in and do something that will work. Is that possible?

Patrick O'Brien: Yes. They're not constrained to a fast-food restaurant. There are a list of other uses that that they could choose from.

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Bruce Frandsen: Sure.

Patrick O'Brien: Right now the applicant, based on the on the TIS that has been presented and the proposed land use right now, they're being advised that's probably not the best use to get an approved site plan through. There are other options in that land use, and there are other land uses and zonings that could be more compatible with that too, based on the site constraints that exist.

Harold Dudley: What are those Patrick? What are the zones within the commercial land use designations?

Patrick O'Brien: Now you're asking the tough questions!

Harold Dudley: What are the choices? I know, I should have looked at that before now.

Patrick O'Brien: Yeah, so right now it's being proposed to come in as design commercial. Let me pull my back up here if you'll allow me. There are a couple of options. It would come in generally as GC-2 in that regard, under design commercial, potentially GC-1. They are generally higher intensity uses. We do have PO-1 uses that may be options as well. That would be the actual zone of it. That would fall under the land use of professional office. That that might be an option, professional office land use would then inform the zoning designation that will come afterwards as PO-1. We're seeing a lot of that along North County Boulevard as well. It would be a similar kind of feel all along North County Boulevard to have something similar to that. I know in the past, we discussed that we do have GC-2 south of the site and north, but they're different types of uses. When you look at the GC-2 zone and the uses, we have a funeral home to the north, and a garden center to the south. A fast-food outlet is very out of line with those, but there are other uses within that as well.

Harold Dudley: Thank You.

Rodney Martin: Seeing that there are other uses available and having heard that explanation, designed commercial to me does not fit the future use of this property. I want to get rid of the shed there and have something built there. Something needs to be built there. Design commercial is not the way to go. I'm sorry. That's my opinion, obviously, and that's the way I'm leaning to vote. But I want it on record that we're not trying to stop somebody from developing it. It just cannot be this way. You knew that the land use was the way it was a year before you bought it, and whatever information was available to you before you purchased this property. Knowing the traffic and knowing everything that is going on there and knowing the growth that we are experiencing. Expecting to go commercial in there, that was a little ill advised. So just want that on the record.

Chairwomen Anderson: Bruce, I think with your question, if we were to recommend for the land use to change to commercial, I can just see it causing a lot of headaches later, trying to fit commercial into that space. I just maybe think it is not in our best interest, or the interest of the applicant who would be trying to fit commercial onto that space. I think they would have a very hard time coming up with something that would work and so to me it makes more sense to keep it at a level that will work in that space.

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Bruce Frandsen: No, I agree. I'm not trying to just kick it down the road and say, 'hey, let's have this discussion in another two years.' I just look at it and think 'we have this in a PF, Public Facilities area.' That really is not what it ought to be. Rod says he wants to build something there, but they're not going to build it in Public Facilities. I'd like to be able to somehow help the property owner find a way to do something with that, because right now they really got their hands tied as I see it, with the current zone. And maybe it's just that they've got to look at a different zone and land designation and things like that, but...

Chris Christiansen: To reiterate, I think what Christine has said, we know there is other land uses that could go here. It'd be nice to have a vision of what is going to be on that when we approve a land use change, right? The vision we've been given, we all feel like it does not meet that use change. Yes, I agree we could just say it's going to be commercial right now. I think you'd rather have a vision of what commercial would work there. I'd rather see the vision as it comes versus a blanket change in land use.

Bruce Frandsen: Sure, I agree.

Chairwomen Anderson: It's my opinion that we should table until a use comes that we are comfortable moving forward with, but if we have any other comments we can discuss further.

Rodney Martin: Question for the applicant; You would prefer an up or down vote?

Kurt Ostler: Yes.

Ben Hunter: One other thing to keep in mind, especially depending on what that end use ultimately ends up being, and what the site plan looks like. If Travis is able to pull up the county parcel map... So, this parcel would at a minimum, be required to convey additional right of way. 1750 North is a local road. It's not identified as a collector or anything like that. It is a local road which is 62-feet of right of way. So, the county parcel map reflects, you can see now on the fire station parcel, basically where that South right of way line would be. That will obviously take some of the land and reduce the area that you can develop. As they described in their traffic impact study, if the development requires left turn lanes or anything like that, that would further shrink that space, because that right of way would be required of this development to accommodate the needs for this development. So that's one of the other challenges that you have at this high-level stage. It's obviously a concern, but until you get to a site plan stage, I don't have the details on it, but that is one of the other things to be aware of.

Chairwomen Anderson: Thank you. Being that a year ago, we voted to table until we saw a traffic study that proved that this would work. And being that we do not have that today. I'm still of the opinion that tabling is the thing we should do.

David Bird: Just for the record, as I listen to various opinions here, I'm looking at this and, in my mind, I'm thinking it's a prime location for business because this is a very busy intersection. I'd like to see some way to make it work, but I don't see what that could be. I look at the traffic, the access to the fire station there, and in my mind, I'm going over different scenarios. I honestly

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cannot see how that could be done. I just can't come up with a viable solution on how this can be done and be compatible with the uses that are proposed here. So, just for the record.

Chairwomen Anderson: We are ready for a motion.

Rodney Martin moved to recommend Tabling the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W and instruct the developer and staff to find another land use that will work for this location.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

b. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.5.105 titled Area of Accessory Building, to amend language related to structure size, and to clarify language related to the approval procedure to be followed.

Patrick O'Brien reviewed the background information for Public Hearing item letter b. The code text amendment looks to amend the language of Section 17.5.105 of the American Fork Municipal Code related to accessory structures. Staff has met with Council members Shelton and Barnes who are proposing the amendments to the Code. Legal Counsel has prepared a draft ordinance with some suggested changes, which outlines the proposed removal of Planning Commissions role in the decision-making process for accessory structures, and to make the chief

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building official the approval authority and removing the over 1000 square feet requirements. There is quite a large red line document in the packet that outlines all of the proposed amendments. I do apologize we have been working on it significantly with staff, along with the applicants, to try and have something before you but I know it came out, I believe yesterday morning. I hope it was sufficient time to be able to read it. There are additional criteria that have been added that the accessory structures would need to comply with. It would still have the requirements of anything that would be considered as an undue negative impact would be addressed by the chief building official as potentially grounds for denial. If you have any comments on the red line, I'd be happy to answer them. The applicants are here as well, and all staff, fire marshal, city engineer, and planners have been involved in the discussions on that. I still think there is probably some disagreement or differing opinions on certain points and direction for it, but we'd be happy to discuss any questions or comments you might have.

Chairwomen Anderson: Okay, thank you. Do we have any questions for planning right now?

Rodney Martin: Yeah, number five. Appeal. This removes the ability for the applicant to appeal a decision by the planning department.

Patrick O'Brien: So, if the chief building official is the approval person involved in the process, the appeal authority will become the planning commission on that. There has been discussion on that simply because you see significantly more plans than the other appeal authority that we have outlined. On top of that, you meet frequently throughout the year, and you have also been involved in the review of these plans in the past.

Rodney Martin: You're trying to lighten our load here?

Partick O'Brien: No, I'm not. I think there are some challenges associated with making it a single person. It becomes an issue where one person holds that power and then if there is a change in that role, the previous person might have found something to be an undue negative impact, and that could shift with the next person. I think having a group of peers and citizens for an applicant is quite beneficial as well.

Chris Christiansen: It's not like we receive a ton of these that we spend a lot of time on throughout the year.

Patrick O'Brien: I think the main challenge in the past has just been the three criteria that have been outlined in the code. I'm not sure which of you brought it up at the last item, but I do remember there was a commissioner who did bring it up and mentioned it was challenging to review plans with such little information, and to really give advice because it wasn't really what you would consider a complete set of plans. However, under the way the code is structured, that's what should've been brought forward to you. So, it was right under code, it just makes your role a little bit more challenging in that regard.

Chairwomen Anderson: There are some conditions where the accessory structure is larger than the dwelling which has to pass a pretty rigorous set of approvals.

Patrick O'Brien: Yes, currently the way the code is structured is that you can have an accessory structure over two times the size of the primary structure. I think we've discussed it in the past,

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staff has discussed it, it's kind of an issue in terms of the language that's used. Our perspective is that an accessory should be considered something that's subservient. If we have something that is borderline two times the size of a primary structure, it challenges that role of being subservient, I think.

Chairwomen Anderson: I just want to clarify this size requirement is different for agricultural.

Patrick O'Brien: There are exemptions in the building code. There's an agricultural exemption that can be utilized under different more stringent criteria that go along with that as well. You can generally see the difference in a large accessory structure regarded in someone's yard and what is meant to be an agricultural environment.

Chairwomen Anderson: So, is this the same language that I reviewed on Tuesday, or has it changed since then?

Patrick O'Brien: This is what was in the packet that went out yesterday morning.

Chairwomen Anderson: Okay, could you point me to the part where it kind of lists three requirements?

Patrick O'Brien: Yes. So, that's been redlined out now. You will see point one as being,

Chairwomen Anderson: Line D on page one?

Patrick O'Brien: Line E I think. Sorry it is quite chaotic.

Chairwomen Anderson: Oh, I see. The parentheses number is following the items?

Patrick O'Brien: Yes. I can pull up the actual section of code that might be easier. Travis is actually going to pull it up so you have another screen in front of you that we can compare to the existing section of language of 17.5.105 and then review what's in your packet as well. Because, as I mentioned, there's significant red line to it. It's quite hard to read through it with the different colors and the strikethrough.

Chairwomen Anderson: Okay, so we have these three requirements as the code stands now.

Patrick O'Brien: Yes. So incidental to the primary use of the parcel, that there's an adequate assurance that neither the accessory buildings or any portion thereof will be used or converted for living or sleeping quarters or for the conduct of business. Then point three is that the bulk height, style, and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties. So, there has been significant language added to the proposal to clarify some of those sections of code, to specify what could be considered or may be considered as an undue negative impact. You'll see the strikethrough is down on some of the other areas that have been outlined.

Chairwomen Anderson: Okay, so it's kind of an attempt to streamline the process. I see that as far as items one and two, those are boxes that can be checked easily by a computer. Item three I see more as something that is good to come before commission, but we can talk about that. Engineering do you have comment on this?

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Ben Hunter: No.

Jenny Peay: With the proposed change, when an application comes in, it will go directly to the building official who will make the determination on all of these factors, correct?

Patrick O'Brien: Correct. On the proposal, yes.

Jenny Peay: So, I guess my concern is the building height, particularly on this. Is there guidelines?

Patrick O'Brien: Currently, the section of code that deals with each of the different zonings outlines that the primary height of the building cannot exceed 36 feet. There's nothing under the accessory structure code that specifies the maximum height of an accessory structure. However, staff has interpreted that the primary use and that 36-foot height would also apply to the accessory structure.

Jenny Peay: So, they just need to match pretty much.

Patrick O'Brien: It could be 36 feet. However, if you have a neighborhood or a zone that allows for buildings to go up to 36-feet, and it's one of our communities that has the Rambler style homes, that 36 feet could end up towering over the existing homes. I'm not sure what perspective people would have in terms of character. My planning perspective is that overshadowing of structures and rear yards on the primary residences in the area, could potentially fall within that undue negative impact.

Jenny Peay: Okay, I guess my concern is this falls directly back on the building official to make this determination.

Patrick O'Brien: 100%, yes.

Jenny Peay: And what is his interpretation of the code going to be, and what kind of impact that's going to have. I just have some reservations on that because building officials change. One may decide something that is completely wrong. If he reads the code and there's no building height requirements on that, or his interpretation of what the character of the neighborhood is going to be. I just think there needs to be a little bit more guidance here.

Patrick O'Brien: I understand that. Are you asking based on the proposal that there's additional criteria or additional framework that should potentially be added?

Jenny Peay: Just a little bit more guidelines so this type of proposal, when they come in, the building official doesn't have that sole heaviness of making these determinations. If he can call out what the code says, it takes a lot of pressure off of the building official, they either meet or don't meet the code.

Patrick O'Brien: So, it gives them something more, that should the person change, there is less room for them to have more variation within how they come to that decision. Yeah, I can see that.

Chris Christiansen: Not just use their own interpretations.

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Chairwomen Anderson: The language as it stands, talks about the third requirement is that it shall be of character which is consistent and compatible with the Bolkiah style construction materials of existing dwellings in the immediate vicinity. I do feel like those kinds of decisions are better decided by a body rather than one official who has all the weight of that decision.

Jenny Peay: I just think it puts a lot of undue stress on that building official to have to determine all these things.

Rodney Martin: Stress and/or their opinion having too much weight to make the decision.

Chairwomen Anderson: The other point is that these kinds of structures have the possibility of having a large impact on the community. We're talking about the character of the community that it would be impacting. If it just went to a building official, it wouldn't be noticed to the neighbors. I feel like we owe that noticing to the neighbor to be impacted, to be able to have a public forum to come and talk about that.

Patrick O'Brien: Currently, we don't notice the neighbors directly, but we do follow the state requirements for the public noticing, which gives the opportunity to still come. I guess there's the neighborly point. Do you inform your neighbors or not of what you're planning on doing? That's where each and every individual person should know it falls on a public meeting agenda. We follow the requirements in our municipal code under state code to post those public notices.

Chairwomen Anderson: Bruce, do you have a question?

Bruce Frandsen: Yes. So, if somebody comes in now with a 999 square foot building, the building official approves, it doesn't come to us, correct?

Patrick O'Brien: Yes.

Bruce Frandsen: So, the building official uses their judgment, and might say 36 feet is good. So, maybe we leave the code as it is and not change it, 1000 square feet is kind of arbitrary, maybe it's 1230 feet, I don't know. We do allow the building official to make a lot of decisions on their own, but we're saying that there's a magic number 1001 feet, correct? And now it comes here.

Patrick O'Brien: The way the billing official makes his determination right now, he doesn't take any of these other items into consideration. He's looking at it solely from a building perspective. He's not taking into account the area, character, Bolkiah, all of those requirements that are in code. The way the code change is proposed that would add the requirements to make those considerations on any items that fall within that limit.

Chairwomen Anderson: I do think that maybe in another meeting, we could discuss that maybe that number is arbitrary, and maybe it could be considered more as a percentage of the lot size, or something like that.

Bruce Frandsen: That could work. Some people may have a 10-acre lot, and a 1200 square foot building is no big deal.

Patrick O'Brien: I agree, and that's something that I think we've all been in agreement on. The 1000 square feet was increased in the past. I believe it was 750 square feet in 2000. I'm not sure where the 1000 came from, but maybe having something that could be dependent on the zone or

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like you mentioned, the size of the lot. Something like that might be a better consideration. But taking out those arbitrary points is something that we definitely should be looking at to help with the streamlining.

Chris Christiansen: I look at points one and two as being very objective and look at point three as being somewhat subjective. If we want to make it that one sole person does this, then I do think we need to have more structured guidelines, restrictions, things like that, and make sure that we're objective instead of subjective. If we're gonna go down that road, I think we need more time to discuss and define what those things look like. A percentage of lot size or building, just some thoughts there to put on the record.

Chairwomen Anderson: I'd like to move forward to hearing from the applicant and then we will open a public hearing, close the public hearing, have some discussion, and then do the vote. I believe that the applicant has a short presentation that you're welcome to present?

Rob Shelton: Thanks, I appreciate that. Rob Shelton and Kevin Barnes, we are council members that put this forward. I've had a lot of complaints come from residents on this when they go through the process. So that really was the catalyst to having this change come before you. I think that when we look at any structure, the foundations got to be strong and engineered in the right way. We look at that in building, and that's our code. Our code is engineered with certain foundational points. Part of that is the Municipal Planning Organization. Our code is very clear on the duties of every part of the planning process. Planning commission is spelled out very clear. Board of adjustment, city planning staff, is pointed out very clear. Prior to 2013 there was no 750 code for these. It was just in 2013 Adam Olsen, the city planner at the time, came before the city council, on recommendation from the planning commission, and said 'hey, we think these need to be reviewed a little bit more.' They came up with these three points and the 1000 square foot limit. Before that, it was all up to the building official to issue a building permit. I think we go back. And I apologize, some of these are great questions. I wish I would have anticipated those a little bit beforehand. But Jenny, your question about the approval of accessory structures and the onerous being on the building official. If you go into all of our codes, especially the residential code, I just pulled up, for instance, section 17.4.201. In that code, it's the R1-2000 residential zone, it has a whole section that talks about accessory structures for that zone. Trying to regulate it at a high level, at an arbitrary, and saying for every zone it's got to meet what is next to it. I think it should be in every specific zone. So, an R1-2000 where the lots are 20,000 square feet, should have different requirements for accessory structures than the R1-7500. And that is how our code has been written in the past. I think what would make more sense to add that language in there, and the subjectiveness of whether it's you as a body being subjective to that, or one building official being subjective to it. My own personal experience when I submitted my pool house that you guys saw last year come forward, there were no questions asked about any of this. To put any documentation about what my neighbor's houses look like, what the heights were, none of that was even considered. I went back over the last two years and looked at every application that was submitted. None of that was even required. So, part of me when I was writing this was saying 'well, if we're not even looking at it, then why do we even have it in the code?' It's not even being considered in the meetings. It did take me 60 days to get on the Planning Commission agenda. Where if the building official was to look at it, I think I can be able to work directly more with them on an easier basis. If I could, for the sake of

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time, just go through the redline version and let you know maybe some of my concerns and thoughts and input would be under Section 17.5.105 with the proposed ordinance this size.

Chairwomen Anderson: Are you reading from what we have?

Rob Shelton: Yes, the redline version was provided to you.

Harold Dudley: Could you pull that up, I'm not seeing that great on the iPad.

Rob Shelton: So, we're not suggesting any changes to the size. Time being a consideration for tonight, if something with size wants to be considered, we suggest doing that some other time. I would suggest putting it in each of the individual zones because that's where it goes best. Under criteria two; approval for accessory structures, and we look at item A we go in and say okay, compatibility with bulk, height, style, I'm okay with that. That's what we want to continue to do. Again, I think that's better put in each individual code section of the code for each zone that is different. R2-7500 is so much more different than R1-2000 and I think it should be plashed out a little bit more, but item A, if that's what passes tonight, I'd be totally fine with that.' There shall be no signage,' I'm good with that. 'The area surrounding the building shall be landscaped,' well that's maybe another subjective one. Some people put down crushed gravel and say that's nice landscaping, and others will take a look at that and say well, I need four different trees of a two-inch caliber to be considered landscaped. In our city code. I went and looked at the landscaping ordinance. Nothing is specified as to what landscape is defined as. I would just love that to be able to be in there, but if that doesn't happen, that's okay. Let's let the building official make that determination on landscaping. Then we jumped down to the number D; 'The accessory building we need to know the use of the parcel,' that's fine. I think I've had a hard time with staff defining what incidental is, and that's tough. I think what's incidental to one person, another's a little bit different. Personally, I think we should just follow the International Building Code that's out there. And it's clear that we don't want these accessory structures to turn into dwelling units. I think that's the biggest concern that's out there. And the dwelling unit is defined in the International Building Code. I've got that definition here for you if you'd like.

(Mr. Shelton passed out a copy of the code definition to each of the commissioners. See Attached)

This year in the international building code, the definition of a dwelling unit is; An independent living facility for one or more persons including permanent provisions for living sleeping, eating, cooking and sanitation. So, when they're going through and looking at the building plan, I think it's very clear to be able to say 'hey, there's no kitchen to use, it's not going to be used as a sleeping quarters.' I think it's already built in there. Why does it have to come before a body to be able to make that determination? They're looking at all the other international building codes, there is just one more box for the building official to look at to streamline the process. When you look at item E, this adequate assurances, that's another one that is very arbitrary to me. I think that is quite honestly. With a change with planning commission members, and definition of what that would be, I feel like this adequate assurances we came up with, and I said, 'hey, I need to get my building permit. I'll sign whatever document needs to be signed,' Right? So, we came up with this thing with the attorney, and we signed it and moved forward. Honestly, right now that's still sitting on my desk, notarized, and hasn't been asked for or requested by the city. I think

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we're adding more requirements than if we just said 'hey, make sure that you meet the definition. You don't have all five of these areas in your plan, right? You can have a kitchen, but you can't have a bathroom. Right? You can have a bathroom but not a kitchen.' I think it's really easy to be able to describe than us trying to create anything new that's already there. The International Building Code already has it. Item F to me is redundant. So, I suggest we strike that. If you look at item A, that talks about the structure shall be the character consistent compatible with the bulk, height, weight, style. Item F says the bulk, height, weight, style, construction materials have to be compatible with; It's just a redundant statement. So, I don't see any reason why we need item F to be there. I think it's contained in item A. Item G; the structure will not result in the negative undue influence. Well let's go through the definition in item three that talks about undue negative influence. Item 3a, the materials would distract from the character of the neighborhood. Well, again, I think that's caught in 2a, right? Item 3b, building height. Again, that's going to be caught in 2a. 3c, building setbacks. If you were to pull up our code, again, that R1-20000 already has a section for accessory structures in that zone and what the setbacks are for it. So, I'm not sure why we have to have them look at that and be arbitrary. We're kind of contradicting the code. On one area, we're very descriptive, in another we're saying, hey, it's up to the building official to decide. Well, if you already have it in the code, let's just follow the code as it is. And then item F is the one that I felt like it just says, 'Any other negative impact particularly by the building official that would not have occurred without the proposed structure.' Even if that came to the planning commission, how would you guys decide that? Now, our code came in and said the Planning Commission's role is getting everything up to the point of an individual lot of record. Once an individual lot of record is there. It goes directly to the building department and that's why this code was crafted. After that, was following our current code that already states that. I'll be happy to hand that out to you. That was section 17.1.700. (see attached) You can see that with an existing lot of record, the person that has authority to issue a building permit is not the planning commission. It is the building authority. And there's a reason for that, the rest of the code outlines it. So, if we change the one foundational pinning, we create a ripple effect and a negative impact all the way through. I'm going to transition real quick and talk about the board of adjustments versus the planning commission real quick. I'm going to hand out to you the section of code that deals with board of adjustments. I served on that board for nine years. So, I'm very, very familiar with that board. We dealt with these all the time and I could give you an example where individuals submitted the building permit, they felt that the building official mis-read or interpreted the code, and they appealed it with the board of adjustments. In here you'll be able to see. You'll notice in there it talks about the responsibilities of the board. In 17.2.303 on the bottom part of page one, it tells you that the Board of adjustments has two responsibilities. If you look at Item B it says, 'The power to hear and decide appeals where it is alleged that there's an error in any order requirement, decision or determination made by an administrative official in the enforcement of this code subject to compliance with the terms and conditions of this code and provisions of section... Then that states some state code there. That's exactly where the appeal authority should lie. That's exactly where the appeal authority should lie if someone has a disagreement with the issuing of a building permit. Then you'll go through, and you'll see sections 304, 305, 306, 307, 308 and 309 all outline the procedures of how that appeal is to take place. They have to file it within 45 days how that all is handled. None of that is included in the appeal if we put the Planning Commission as appeal authority, none of this is already down for

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you guys to have protections on how appeals are to be handled. Why do we say if someone wants to build a house and get a building permit for a home, let's say a 10,000 square foot home, and they have a disagreement with the building official. They go to the board of adjustments. But when it's a disagreement with an accessory structure we go to the planning commission. To me that doesn't make sense. If we're going to change our whole code, and make you the appeal authority, which I would disagree with, then let's do it. But to silo out one item in our code and say that now you're the appellate authority for it, when there's already well written code with parameters and well established procedures. I think we as a city need to increase the frequency of meetings for the board of adjustments or increase the training to help them understand. That's not a code issue. That's stuff that we need to take care of on an administrative level. So I would ask for your consideration on this. Again, I didn't ask the residents to come here tonight, I guess I could have or should have. But I could tell you more and I'd be happy to answer any questions you have about their concerns and complaints. The biggest one being with it coming to the planning commission, has been that it seems as if it's being viewed as it's a development, where there's requirements being put on them that are looked at by staff from a development perspective. And that's been the biggest consideration and concern that's been out there. Happy to answer any questions or concerns you guys have. Sorry I went through that pretty quick.

Chairwomen Anderson: Did you also have the other slides, or did you take care of it here?

Rob Shelton: I think I took care of everything that we had there. As it is, most of it is fairly dry and we can move forward on it, and then we can tweak it. I know the city is looking at a code rewrite, perhaps that's where we give instructions again at that point in each zone area to define what the height is and if it's the same as the primary. That's an easy one liner to put in there. It really is. And then we get people to be able to submit an application and not taking 60 to 90 days. Some of them were up to six months of delays in being able to get a permit for building an accessory structure out back.

Harold Dudley: So, you made some notes of the text that's before us, but you're in favor of this going forward, and it can be tweaked a little bit more before it hits City Council. Is that what I heard? I'm a little slow.

Rob Shelton: I submitted this back in April. We got our meeting with the staff finally, on October 30. So, that's why this is coming rushed is because councilmember Barnes and I just said 'hey, our term's up, we submitted this back in April. Can we really just try to get this done before we get out?' So, my biggest concerns if I was to highlight them, I would get rid of item three altogether. I think all of those items, except for Item F, are addressed in other places within the city code. I could point you directly to where those are at. I think that some of the redundancies like item F and 2f should just be stricken. And then the other one is just that the appeal authority really should be the board of adjustments. We should follow our code and not just carve out certain provisions. That's going to cause some legal issues down the road in my opinion.

Christine Anderson: And the other change with this is that nothing would come to planning commission at all.

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Rob Shelton: That's already stated in here. You guys do a great job at site plans and all that other stuff when it's an individual lot of record. It takes it out of the planning commission and puts it to the building authority under the board of adjustments.

Chairwomen Anderson: Okay, thank you Rob.

Rob Shelton: Any other questions?

Patrick O'Brien: Yes, my apologies. So, we have the item that was presented in the packet. There have been a lot of different things that have been discussed and added or recommended here. I haven't been able to track all of the work to be done on our working document. It seems there is a significant change being proposed then what we put forward and noticed to the public. In terms of what has been brought forward, we've recommended significant changes just here. I worry about that. Moving forward with that much changes through condition.

Chairwomen Anderson: From what has been noticed in the packet.

Patrick O'Brien: Correct.

Rob Shelton: Can I address that chairperson?

Chairwomen Anderson: Yes.

Rob Shelton: When we met as a city council back in September and the council suggested that this should go forward, that Rob and Kevin work with city staff, that took us till October 30 to be able to find a time when all the staff would be in town for us to be able to meet. We tried to find a workaround and then it was, 'hey, we will notice this,' not even having anything proposed yet because we were trying to be flexible enough to be able to meet. I know I presented a lot of stuff, get rid of it all in 3, 2f and 2g, and make the appeal authority the board of adjustments. My application, this was not my application. Unfortunately, they didn't actually have my application included in the packet. This is the staff's recommendation. I'm just asking that you guys can go through and easily strike this, and let it be able to move forward for vote. We really only have one more council meeting that we can be able to act upon this before the end of the year.

Bruce Frandsen: Madam Chair, I think I could craft a motion that would cover all of the items.

Chairwomen Anderson: Well, we do have to discuss,

Patrick O'Brien: We need to have a public hearing as well.

Chairwomen Anderson: We have a few other things that we have to do but hold on to that. Is there anyone present that would like to come forward and make a comment on this item?

Public Hearing Opened

No Comments

Public Hearing Closed

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Chairwomen Anderson: Seeing none we'll close the public hearing. Any other comments from the commission?

Jenny Peay: So, Patrick, per state code, and I'm a little sketchy on this, with the new state code the city cannot determine the character is that just for single or family dwellings or does that include accessory structures as well?

Patrick O'Brien: My understanding is that it's for residential structures.

Jenny Peay: And this wouldn't cover the accessory structures?

Patrick O'Brien: It can't. An accessory structure can't be a residential structure according to the code and is one of the criteria. Otherwise, we're adding additional units to a lot. My understanding is that we could still address the character of an accessory structure as it is not a residential structure. We can seek further clarification from legal on that as well if that is something that you're concerned about. I think that's a good point. I hadn't considered it.

Chairwomen Anderson: So, looking at this and hearing from the applicant and kind of getting the pulse from the Commission. I think all of us see that there are things in this code that we would like to change, possibly to streamline in some cases. There may be, you know, some redundancies that we all agree on, there may be some things that we feel should be stricken from what is presented in the packet. I think that, you know, we're on the same page as far as that. We want to look at this and find a better way to handle this process. It's my understanding that we can vote on what's in the packet, we can vote yea or nay on what's in the packet. It would be a long list of changes in the motion if we wanted to say, you know, strike this, keep this, reword this, and pass it.

Patrick O'Brien: Yeah, given the extent of changes, it would be something that we want to make sure that the changes have been satisfactorily met. The extended conditions, I'm not comfortable addressing it without legals advice on that as well. In terms of how far we can deviate from the packet and what would move forward with a recommendation from the commission, or what minor conditions could be made. Especially with reference to other sections of code that should be amended in the future as well. I think that could get quite problematic if we're seeking to address them. If the proposed new code is crafted in a certain way that maybe those things are handled differently, do we run into a situation where the conditions have not been satisfactorily met, and then this not being valid as we move further forward? I just think there's too many moving parts that could go wrong. If we're trying to streamline the process, it would be sensible to also be streamlined in how we move forward as well.

Chairwomen Anderson: My understanding of the way this language came about, was that there was a request from the applicant, and staff and legal worked to draft a possible way to address those requests.

Patrick O'Brien: Yes, so the applicant or the applicant's presented something to staff in the capacity as council members. It was brought before a work session for discussion with all of the

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council. There was some consensus on it that the council members should meet with staff and try and find something that we can all agree on. It doesn't seem like the applicants are agreeable with what's being presented. Staffs not overly agreeable. So maybe that's the best way forward if we've got something that none of us agree on, but it's also a recipe for disaster, too. I think that maybe further discussion might need to be had. Staff have tried to make themselves available. I know Mr. Shelton had brought it up that we weren't available to meet until the 30th. We actually had a meeting scheduled earlier in October, but his schedule didn't work out for that. So, I think it's unfair to blame staff for delaying the process, when one schedule can be respected and another's' can't.

Chairwomen Anderson: Being that we don't have another meeting in November. Would it be possible to meet within the next few weeks sometime?

Patrick O'Brien: In an official capacity as a public meeting, or do you mean within groups without breaking an open meetings issue?

Chairwomen Anderson: It would have to be only a couple of the commission, staff, legal, and the applicant.

Patrick O'Brien: Staff can make themselves available, yeah.

Chairwomen Anderson: If it helps to kind of move this forward. I don't think we're at a place where we have a clear idea of what we would be passing at this point. But I think several of us are in agreement that we would love to see these efforts move forward.

Harold Dudley: We haven't had a vote yet Madam Chair. I'd like to not categorize that several of us agree because I am upset that I hear a common theme that applicants' materials don't make it to what we see in our packet. I would hope that the changes in the applicants' materials would make it to our packet.

Patrick O'Brien: In what way did not make it to the packet? Could you please clarify?

Harold Dudley: I was told by the applicant that there was things that they supplied that didn't make it into our packet.

Patrick O'Brien: In his Council capacity, not as an individual applicant. That was something that had to be brought before the council in a work session capacity, and that's what moves forward. I think that is a little bit one sided on how that ties in.

Rob Shelton: The application should have been in the packet. That's my opinion.

Harold Dudley: I'm struggling because in our last meeting we discussed, and I don't believe you were here, Patrick, but we discussed that as a staff as a planning commission that we didn't feel like we needed to see these type of residential or accessory structures. We had some discussion on that I feel similarly that when we have had discussions on accessory structures, and I put this blame on me, is I haven't looked much at the character of that building or what it looks like. We have a couple that as I've driven around, we shouldn't have a steel building sitting on a corner.

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And maybe that was not 1000 feet, I don't know. But I think we're making some headway with this, and I think it's unfortunate that we're at the same time trying to get this before a public body, when we have members of that public body on there. They would certainly have the opportunity to continue as residents to push this forward as well. But I do believe at the same time that there's enough here with the change, that I think someone, I don't know that I can make a motion, but another planning commission member said that they were maybe prepared. As a recommending body, we have more than once made recommendations with conditions, or other recommendations to forward it on to the city council, with things that still need to be addressed, or maybe tweaked a little bit. And the character of this is that of such, that's my opinion. I know that differs with some on the commission and I don't know if I stated that correctly, but I'm prepared to move forward with this proposal.

Bruce Frandsen: Well, Madam Chair, I'd be prepared if I'm allowed to recommend a motion. And it may not even get a second or it may get slammed down, but I'd like to give it a shot.

Chairwomen Anderson: Okay.

Bruce Frandsen moved to recommend approval with the conditions stated: I would make a motion that we accept the proposed code change with the following notes. We strike items 2-F and G, Items A, B, C, D, and E, and we change the appeal authority from the planning commission to the board of adjustments. And we direct legal counsel to review this recommendation and attach her comments to the packet as it goes to the city council.

Rodney Martin: Make sure you have the code 17.5.105

Bruce Frandsen: Right, for code 17.5.105.

Harold Dudley seconded the motion.

Chairwomen Anderson: Is it appropriate to have comment at this point, or do we vote?

Patrick O'Brien: It has to be comment on the motion.

Voting was as follows:

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

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The motion passed

Chairwomen Anderson: I would just make the comment that if we're putting all of this weight on one person to make this decision, it is detrimental, I believe, to remove so many of the specificity items. I feel like if you take out the public body, you need more specificity in the verbiage. So, I feel like it's a mistake to condense both the verbiage and the amount of eyes on the issue.

ACTION ITEMS

a. **Review and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.**

Travis Van Ekelenburg reviewed the background information for Action item letter a. The applicant has applied for a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from Shoreline Protection to Design Industrial. The proposed Land Use Map Amendment was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment. The Land Use Map Amendment and zone change does not meet the requirements in section 17.11.200, as design industrial is not contiguous land use designation to the subject property.

Travis Van Ekelenburg: Any questions of staff?

Harold Dudley: Could you just repeat, the current zone is M-1?

Travis Van Ekelenburg: Yes.

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Harold Dudley: And is M-1 further to the west as well?

Travis Van Ekelenburg: Yeah. So, here's the land use map and you can see the shoreline protection surrounding it. Switch back to the zoning map. You can see it's currently that M-1 zoning designation.

Jenny Peay: So, Travis, you're saying it does not meet the 17.11.200, is that correct?

Travis Van Ekelenburg: Correct. If you take a look at the land use map, it's not contiguous to the land use above.

Harold Dudley: Further clarify what you mean there could you please? Contiguous is a big word for me.

Travis Van Ekelenburg: Attached.

Rodney Martin: Because of that angle?

Travis Van Ekelenburg: Well, there's a road there, so zoning doesn't actually go across the road, the road doesn't really count.

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Harold Dudley: Those general plan maps, to my knowledge, don't necessarily follow property lines or boundary lines or roads. Because even if I look at the shoreline protection you see the curve nature, so I'm not convinced that it's not contiguous just because there happens to be a little bit of a gap on the map.

Patrick O'Brien: So just in relation to one of your comments. While in many of the areas we do try to follow the property lines, the shoreline protection in the past when that had been created, my understanding is that it followed the FEMA flood plains lines, which is why it could be partial zoning on some property.

Harold Dudley: Thank you for that clarification. Good information.

Chairwomen Anderson: Okay, any other questions for planning?

Travis Van Ekelenburg: One more additional comment. You guys wanted to table this in regard to having more planning commissioner's decision on this.

Chairwomen Anderson: Did you show a map right before this included the marina?

Travis Van Ekelenburg: Yes. So, changing the Land use specification will give an opportunity to change the underlying zone.

Chairwomen Anderson: Does this affect the SP area then?

Travis Van Ekelenburg: It does not.

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Bruce Frandsen: What area, excuse me?

Travis Van Ekelenburg: The shoreline protection.

Bruce Frandsen: Does the shoreline protection area currently follow the FEMA flood plain? I know they were changing it a year ago, does this still follow that?

Ben Hunter: So, FEMA did the update two-three years ago, but some of the exclusions to that update was pending the Utah Lake study. FEMA, I believe just this last year did approve that, so there is some updating that we need to do based on that updated information. It generally followed. I mean, there's some changes and variations between the two but it was based more on the previously adopted FEMA map. And that is one of the things we've been waiting for that finalization. The last one that they're working on right now are the river tie-ins, including the American Fork River. I talked to the state about a month ago and that has been submitted to FEMA for review.

Bruce Frandsen: So, we don't know?

Ben Hunter: So, it's not exact from the update that they made, but there weren't a lot of variations from the maps from three years ago, but there were some changes in base flood elevations from the Utah Lake study that was just more recently adopted.

Bruce Frandsen: So, the request is to go to the I-1, is that correct? Which is to east of this property?

Travis Van Ekelenburg: Yes

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Bruce Frandsen: We were invited down. I went down and walked the area with some of the owners and landowners down there. I think the city has taken that trail that goes through the SP area there and it's dropped that down to follow right along the bottom. That is my understanding, is that correct?

Travis Van Ekelenburg: Are you talking about the property to the east?

Bruce Frandsen: Yeah.

Travis Van Ekelenburg: We are going to be talking about that tonight.

Bruce Frandsen: The trail is to the to the south. I think that's a good delineation between the properties and in the shoreline. And in fact, it's very difficult to find a shoreline down there. You can't just walk out there and say, here's the shoreline.

Travis Van Ekelenburg: So, there's a couple of things there. There's the trail, so we have to amend the trail map, and that has to be brought down. We've also got a subdivision, the site plan for those properties that we'll be talking about tonight.

Bruce Frandsen: And my understanding is this parcel we're talking about, would be used similar to what the properties to the east would be used for.

Travis Van Ekelenburg: Correct. They've talked about that they are going to have the activities up to the north part of the property, and the south part of the property will remain essentially as it is.

Bruce Frandsen: Gottcha, okay.

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Chairwomen Anderson: Is there a road to the west of this property?

Travis Van Ekelenburg: In the adjacent M-1 property.

Chairwomen Anderson: Okay, so this would be the access to the M-1 area that would be changing to I-1, basically?

Travis Van Ekelenburg: The road on the North, is that what you're talking about?

Chairwomen Anderson: The one on the East.

Ben Hunter: That's the trail. It's not on the East and West, only on the north.

Chairwomen Anderson: Just the North, Okay.

Chris Christiansen: At the previous meeting when this was discussed, we only had four commissioners here, and it was a split, sort of 50 50 on that. One of the concerns was with this being M-1, this isn't a land use that we can just take and put somewhere else in the city, so if we take this away and change it, then we are committed to this, right? So, that is why we wanted additional eyes and ears on this issue. So just to make sure we're clear, if we move this over, where do we stop? I think we're maybe looking at and opening up that door to go all the way through? Is that something we want? I guess that's the question.at hand.

Chairwomen Anderson: Because this is limited space that we won't get back anywhere else.

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Chris Christiansen: Correct.

Jenny Peay: It's my understanding that if it does not meet the intended code. Our hands are a little bit tied here, is that correct?

Travis Van Ekelenburg: Well, you can still you can still make a decision on whether or not you think the land use should be changed.

Chris Christiansen: We're still the recommending body.

Chairwomen Anderson: Discussion or questions?

Bruce Frandsen: My thought, and I haven't been involved with a lot of the ground down here over the years. I know about 15 years ago, somebody decided 'hey, we need an M-1 zone in town and let's just put it on these properties here.' I don't know. I look over here in the white section. I don't know what we're going to do with that. We've got private marina in there, that cuts us off from the city's Marina. I don't know, that's a tough parcel for me to see what's going to happen Marina wise. Because it's not contiguous with the city's Marina. We have a private marina in there, Personally, I'm not sure. I realize we don't ever get that back. What's going to happen, what kind of future does that have?

Ben Hunter: And Bruce, if I can give a little bit of insight on that. So, that parcel you're talking about, the white parcel directly west of M-1 and east of the current boat harbor area, that parcel that is owned by TSSD, and they have current plans to be relocating their lift station down onto that parcel. And then retaining ownership of the rest of that parcel is what their intentions are.

Bruce Frandsen: Yeah, so now we're gonna put a nice sewer station in there. In our nice Marina zone. That sewer station that they're relocating there is on my property, and it's a mess. That

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thing smells so bad. Every Wednesday, the sewer department comes down and they pull all of this stuff out of the Archimedes screw and try to clean it. I don't know that throwing another lift station in the middle of our nice recreational areas is a great idea, but I don't know what the vision is down there. I know the city's got grant money. Where is the private marina on that?

Patrick O'Brien: It borders the west of the TSSD parcel, so if you look at the two legs of the harbor wall, it splits on the right-hand side of that.

Ben Hunter: The parcel is that upside-down Utah shape.

Bruce Frandsen: I have never seen TSSD develop a property to be a nice park. You can see there are over 100 acres down there, but it's not public property to go down and picnic on, you know. So, that white parcel now becomes an extension of the sewer department.

Patrick O'Brien: That could be your hard boundary for that.

Bruce Frandsen: I wondered if that makes a more logical boundary to keep M-1 to the west.

Chairwomen Anderson: As far as an M-1 zone, what are the uses? Is this something we should be saving for potential uses that we will want later, and will we be sorry we lost it? What are the possibilities for this land in M-1?

Patrick O'Brien: Let me check, I can give you the list. It's not your typical resort style as the land use would be suggesting. It's a little bit different. Permitted uses within recreational and cultural areas and facilities, this constitutes the primary use or activity of the resort including but not limited to, boat launch ramps, marinas, water ski lakes golf courses, horse stables arenas. 2. RV courts and campgrounds. 3. Camping and picnic facilities. 4. Boat storage. 5. Group lodging facility. 6. Recreational housing facility. 7. Eating, gasoline service stations and restaurant use.

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And then 8, 9, and 10 are just incidental, essentially. So, there is scope for some extremely beneficial development that can enhance the harbor itself. I guess the point that you brought up commissioner, is that with the TSSD property severing that potential connectivity between the larger M-1, which I believe Rodricks own, that there could pose a connectivity issue which then could pose a challenge for development in that M-1 use, if they don't have direct access to the harbor without needing to utilize an alternative route on public streets.

Chairwomen Anderson: Okay, thank you.

Rodney Martin: So, it looks like to me, and I am just a dumb mechanic, that this land will not be used for anything other than what is built on it. It hasn't been developed in this long. You've got TSSD on the other side, you've got a concrete company, you've got all these other things going on. I drove that just the other day this last weekend, and especially because the TSSD owns this and they're not going to give it up, they don't do that. I mean, I don't see a problem with moving forward with this. The original intent, great, but doing all these things that are recommended tonight, I don't see a problem with it based on what's there and what's the potential in the future.

Jenny Peay: My thoughts on this is once we approve this, we cannot go back. If we move forward with it, and a proposition comes in the future where they need that piece of land to do something with, that opportunity is gone. That shoreline protection, I think needs to be protected.

Rodney Martin: Yeah, but we are not taking the entire shoreline. We are not going clear to the lake. There is a big gap there, we can see that on the maps. The piece of property that's being proposed tonight, I don't think encroaches on the shoreline myself.

Bruce Frandsen: I think the map you are looking at there, their piece comes down to what's going to be the trail. And I think that trail makes a good delineation of the shoreline for protection. They still have a couple hundred feet, but I guess it depends on the day you're there. If you look to the East, most of it is under the lake some days, and some days it's not. But I think if that trails running right up through there, we're gonna run into trouble when it floods into the TSSD property. I don't know where that trail will go at that point. My thought is that's a pretty good delineation. Right now, it's being used in an agricultural kind of setting versus south of that.

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Really, that's more defined, I think. Shorelines, potentially wetlands, I don't know what all the legal things are. But anyway, that's sort of different south of that and I think that's why they chose that for the trail, because I think in the past that was kind of a no defend. You know, anything south of that you build something there and you're flooded. That'd be a good delineation.

Patrick O'Brien: There is a route for the trail to continue across, and for your point, the southern boundary of that, there is no private ownership of the property to the south of that.

Bruce Frandsen: That parcel. You are correct.

Patrick O'Brien: So, that is as far south that essentially, development would be occurring in the private capacity.

Bruce Frandsen: I think the state owns everything south of that.

Patrick O'Brien: It is showing up as zero parcel but it's probably because it's part of the lake and needs to be considered a part of that.

Chairwomen Anderson: I'm a little torn because like Jenny said, it's the only marina land we have. And the conditions of the lake currently won't be the condition always, and we don't have the ability to see what we will want this for in the future. It's hard to let it go, you know, from that standpoint.

Chris Christiansen: I agree. It is hard. That was my concern before.

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David Bird: My understanding is the proposed property was not going to be developed the development was mostly on the upper end of it, is that correct?

Travis Van Ekelenburg: That's what the applicant states, yes.

David Bird: I understand the need to provide or to retain Marina property, but to retain it and leave it in limbo forever. I don't know if that's really a good reason to do that.

Chairwomen Anderson: Is there any possibility for a future connection of roads, or would that not even happen? Between this Marina property and the other Marina property.

Ben Hunter: So, in our master plan what we intend to happen, and kind of some of that same defend no defend line as far as roadway infrastructure, you can see in the aerial image there the roadway of 1700 south as you go across TSSD's property. That's intended to curve up to the northwest and basically the city owns some of the parcels in that little sliver, that little finger north of the Timp Marina Boat Harbor, and south of the Marina Cove boat storage. That kind of just looks like dirt that's been moved around on there. So, the intention is to have a road that would connect through there that could be one of the alternatives as far as the trail continuation, because then as you cross to the west side of 100 West, it continues climbing through but whether they continue the trail closer to the lake or next to the road, there will be a road piece and the trail piece moving through TSSD's property in some way shape or form. With the road being a little more defined and it's got to go through that finger of land north of the RV campground and south of the parcel to the north of there.

Chairwomen Anderson: Alright. I believe the applicant is here, if you would like to come forward and tell us about your project. Please state your name for the record.

McKay Winkle: Thanks. McKay Winkle, the applicant. I may be putting staff on the spotlight; I submitted some materials?

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Travis Van Ekelenburg: Which one?

McKay Winkle: There you go, right here. One thing I wanted to point out in the shoreline protection area, is just a little bit to the northwest, there is this kind of larger development that was also built in the shoreline protection area recently. But just to reiterate kind of the thought that we still have plenty of space behind our property. We only want to use the top a little bit. I still think that shore would be protected. I mean our parcel is 927 feet long and so there's another three or four hundred feet after that. We want to protect that shoreline and are happy to cooperate with any trails, etcetera that go in. I think that is it. I did want to mention to the commissioners that were gone, we own a parcel about four or five parcels to the east, Southam and Associates are there. They are a growing industry, and they are bursting at the seams and would like some more land to have some outdoor storage and a small building up at the front. That would be the intent moving forward.

David Bird: Would that be fenced, that property you're looking to develop?

McKay Winkle: I'm sure it would be, yes.

David Bird: On the bottom area also? Where would that fence be? If you're not going all the way to the trail, where's the designation going to be?

McKay Winkle: Yeah, I just have not gotten that far with them yet.

Chairwomen Anderson: Any further questions for the applicant at this time? Okay, Thank you.

McKay Winkle: Appreciate your time.

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Chairwomen Anderson: Okay, I think we are ready for a motion

Harold Dudley moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Rodney Martin seconded the motion.

Voting was as follows:

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

The motion Passed

b. **Review and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone**

Travis Van Ekelenburg reviewed the background information for Action item letter b. The applicant has applied for a proposed Zone Change. The project looks to change the Land Use

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Map in order to change the zoning designation on the property from M-1 to the I-1 zoning designation. The proposed Zone Change was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment and zone change.

Harold Dudley moved to recommend approval for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

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

Rodney Martin: I would like to thank the commissioners that were here on that previous date with their wisdom to table this, because we definitely needed the additional numbers to make sure that we had proper discussion.

Bruce Frandsen: I was not here, but they were good minutes. The minutes got me down there walking the area, so thank you.

Chairwomen Anderson: And I agree. I still hope that the remaining land there might be something, but I would love to see what needs the land currently, to be able to use it. But I still have hope for the rest of it.

The motion Passed

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c. Review and action on an application for a Commercial Site Plan, known as 77 W Main St Sign, located at 77 W Main Street, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.32 acres and will be in the Central Commercial (CC-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter c. The applicant has applied for a Commercial Site Plan for an existing Billboard Sign to be relocated to the adjacent property to the west. Per Utah State Code 10-9a-513, Outdoor Advertising Structures are allowed to be relocated on the existing property or relocated to within 5,280 feet of the existing sign. The site plan meets these requirements. A site plan is required so the City is able to review the new site for any issues that may arise in the proposed new location.

Rodney Martin: And that sign is not attached to the building currently?

Travis Van Ekelenburg: No, it's a pylon sign.

Rodney Martin: Okay.

Chris Christiansen moved to approve the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, UT 84003, in the CC-1 (Central Commercial) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

Voting was as follows:

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Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Harold Dudley: Madam chair, just for matter of the record because it's going to make a big difference. As I estimated that state requirement that was put in 10 or 15 years ago was just the beginning of the state continuing to overstep their bounds in requiring local governments or regulating local governments beyond their purview, in my opinion. I want it in the record so if the governor comes down and looks.

Chairwomen Anderson: Thank you.

d. Review and action on an application for a Preliminary Plan, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Preliminary Plan will be for approximately 4.34 acres and will be in the Industrial (I-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter d. The applicant has applied for a Preliminary Plan to develop a company known as Sunline Landscape. The subject property is currently part of the proposed Final Plat - Lakeland Industrial Park – Plat B. The applicant submitted their application for process in conjunction with the proposed subdivision final plat, and upon recordation of the plat and potential approval from the City of the Preliminary Plan the applicant is looking to develop the site for a 21,019 square foot building that will be approximately 38 feet in height.

Chairwomen Anderson: And we are the approval body on this, is that correct?

Travis Van Ekelenburg: Yes, it’s a preliminary plan.

Chairwomen Anderson: Any questions? This meets all of the requirements?

Travis Van Ekelenburg: Yeah, we’re not worried about it.

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Chairwomen Anderson: If the applicant is here, if you'd like to step forward, you're welcome to talk about your project. I guess we are ready for a motion.

Bruce Frandsen moved to approve the proposed Preliminary Plan, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

e. Review and recommendation on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be for approximately 10.48 acres and will be in the Industrial (I-1) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter e. The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (267,359 sq ft)

Lot 2 – Area = 4.34 acres (189,054 sq ft)

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The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels we part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Travis Van Ekelenburg: For Harold, I actually went to the county and reviewed it just for you.

Patrick O'Brien: We will bill you for it later.

Harold Dudley: I rescind all of my previous Comments

Rodney Martin: No, you don't.

Travis Van Ekelenburg: Any questions with the final plat.

Jenny Peay: Is there any dedicated roadway?

Ben Hunter: Not on this particular plat because it has already been dedicated for 1700 South. On their plan set, this is just subdividing land, but the road infrastructure along there, a lot of it is already in place.

Chairwomen Anderson: Does this affect the trail at all?

Travis Van Ekelenburg: No.

Chairwomen Anderson: It does not?

Travis Van Ekelenburg: The original configuration had some of that, but they revised it and so now the trails going to be a separate issue that we have to deal with in regard to moving it.

Patrick O'Brien: The plat changes the trail alignment.

Chairwomen Anderson: Okay, great. All right. Any questions for staff? Or if you're ready for a motion we can proceed to that.

Bruce Frandsen moved to recommend approval for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

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Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

f. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Site Plan, located at 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter f. The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation. The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic issues in the area a Traffic Impact Study was required for the applicant to submit for staff and 3rd party review.

Travis Van Ekelenburg: Any questions of staff?

Chairwomen Anderson: Do you have any questions? Engineering?

Ben Hunter: Yeah, I'll just speak to those conditions and then I also just wanted to make sure that it was included in the record, and we've already mentioned this to Mr. Freeman with the application. This was another one of those instances where due to the proximity to pioneer crossing, there were traffic concerns, which is why the traffic study was required. Based on the traffic study that the applicant provided, they are generating less than 10 trips per day, which is equivalent to like a single-family home. Because of that low level of the trip generation on the site, as long as the use continues to remain the same and generate those 10 trips per day, then we'd be able to continue to move forward. If it were future changes at all, there may be some reevaluation that would need to be had. Also, in light of those traffic concerns, that's part of why one of the conditions that was identified on there was installing a pork chop on their access, to try and promote vehicles to use this intersection at 9th west on Pioneer crossing. West of this there's an intersection that is not functioning at an adequate level of service. So, these are some

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

of the requirements imposed on them in order to be able to pass through and because of those low trip generations, they'll be able to move forward with their project. The last one was because the existing infrastructure for 900 West is there, City Council need to specifically approve a variance request for the cross section, because it doesn't meet the current local road standard. It's modified but it's existing. So, the sidewalk and the park strip are not the current widths in current road requirements. So, that just clarifies what those conditions were.

Harold Dudley: Pork Chop?

Ben Hunter: Basically, to force vehicles they are allowed a left turn in and a right turn out, but not a left turn out of the site. They could also go right in as well, but no left turns that move traffic over to the other intersection.

Patrick O'Brien: You're making the argument that these meetings are too close to dinnertime.

Harold Dudley: That too!

Travis Van Ekelenburg: Any other questions?

Jenny Peay: Has fire been out for a fire access review?

Travis Van Ekelenburg: Fire has reviewed this, and they are fine with the configuration.

Jenny Peay: And then the retention pond, is that going to be landscaped? Is it gravel, or how is that?

Travis Van Ekelenburg: Looks like it's gravel at this point.

Jenny Peay: Just curious. Thank you.

Travis Van Ekelenburg: We went back and forth on how to handle that part of the property. And this was what we ended up coming up with.

Chairwomen Anderson: Okay, thank you. If applicants here you're welcome to come forward and I apologize to the Lakeland applicants, I meant to have you come forward if you have any burning things, I'm sure you can share. But yes, the applicant for Freeman is welcome to come forward if you would like to have anything on record.

Tom Freeman: Can I just stand right here?

Chairwomen Anderson: I think we need you to come to the microphone so it's easier for them to hear.

Tom Freeman: I don't have much to say really? It's my first time so I have to say something.

Rodney Martin: What's your name?

Tom Freeman: Tom Freeman. Birth date... Just as a point of clarity, on that left side where the pond is, that's a road base section on that left side. So that would be road base material and you

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

can see where the asphalt for the parking will come in. There's also another small pond provisioned on the northeast side which is just a small pie shape, and that's going to be landscaped over there. And other than that, based on my calculation of the last 28 votes it's been 27 'Yays' and so I don't want to ruin the momentum that's going on. Just keep that going.

David Bird: Past performance is not a guarantee.

Tom Freeman: We're just super excited.

Bruce Frandsen: One question. Is that a detention pond or a retention? Does the water go somewhere, and if so, where?

Tom Freeman: I think the provision, wherein if there was 100-year storm and just retaining that water on our lot. I think that was the provision.

Bruce Frandsen: So, it's a detention, Correct? Retention pond, I think the definition is it fills up so full and it runs over the head gate goes downstream. Is that not right?

Ben Hunter: I'll verify.

Bruce Frandsen: My question is, if this is going down downstream, where's it going?

Ben Hunter: I think it's retention but let me just verify that. I know it'd stay on site; I can just verify that really quick.

Patrick O'Brien: I think that's a part of the state requirement that is held on site.

Ben Hunter: They have to meet like the 80th percentile storm event, which is the first half inch retention on site. I'll just verify that.

Tom Freeman: Also, if anyone likes fishing, we'd be happy to get you a friends and family rate on a pontoon boat.

Chairwomen Anderson: But do you have pork chops?

Ben Hunter: It is retention. It doesn't connect out because there's some existing infrastructure, but it just stays on site. Well let's see, there's one other connection that comes through.

Tom Freeman: The two ponds are networked together.

Ben Hunter: Yeah, that's right. That's why I had to look back to see how it was interconnected. The back pond, the larger pond, is connected with storm drain. So, it is detention correcting my previous statement, it is detention. The pipe goes across their site over on the 900 West frontage, and then ties into an existing storm drain that's on the south side of their site.

Bruce Frandsen: It's an existing storm drain?

Ben Hunter: Correct.

Chairwomen Anderson: Okay, I believe we can move forward with motion.

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

Rodney Martin moved to recommend to approve the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chairwomen Anderson: I just have a question. It says approved, but in my agenda. It says recommendation. Are we approving or recommending?

Patrick O'Brien: Recommending. So, the motion is incorrect, but the notice is correct. So, apologies. Whatever motion, you are recommending approval or recommending denial.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Other Business

Patrick O'Brien told the commission that staff will notice the cancelation of the next meeting, as it is the eve of Thanksgiving. He informed them of a couple of projects that will be on the agenda for the first meeting in December and reminded them that the code review is also getting closer. He was happy to share that we did receive a notice of compliance on our annual report for the

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

moderate-income housing. Very few cities in the state have received that and over 30% of the cities in the state also have been found to be non-compliant.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 8:36 PM

Angie McKee

Administrative Assistant I

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

Attachment: 11.08.2023 UNAPPROVED PC Meeting Minutes - Copy (Southam Industrial Zone Change)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Review and action on an ordinance approving a Commercial Site Plan, known as Freeman Site Plan, located at 19 North 900 West. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation.

The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic issues in the area a Traffic Impact Study was required for the applicant to submit for staff and 3rd party review.

The variance request on 900 W is to make the public right of way 58' wide instead of the required 62'. 58' wide would be sufficient to match existing roadway width within the area. The City Engineer recommends to apply Section 15.01.100 (D)(2) which indicates that the development has articulable conditions that warrant modification from existing standard street sections.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to adopt the ordinance approving the Commercial Site Plan and variance request for 900 West to be 58' wide, located at 19 North 900 West, in the Design Commercial (GC-2) zone, with instructions to the city recorder to withhold publishing the ordinance subject to all conditions identified in the public record associated with the November 8th, 2023, Planning Commission meeting.

SUPPORTING DOCUMENTS

COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (PDF)
COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (PDF)
Ordinance - Freeman - Site Plan (DOCX)
Minutes - Freeman-Commercial Site Plan (PDF)

FREEMAN SITE PLAN

19 NORTH 900 WEST
A COMMERCIAL SITE PLAN
AMERICAN FORK, UTAH
FINAL PLAN SET
OCTOBER 2023

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Fire Department
Reviewed
M. Sacco 10/12/2023

No new comment

Engineering Division
Reviewed
jhsu 10/17/2023

address TIS review comments and comply with storm drain review 3

For Planning and Engineering : need to make a motion on the RCA for Variance request for 900W existing roadway per 15.01.100.D

Next Step

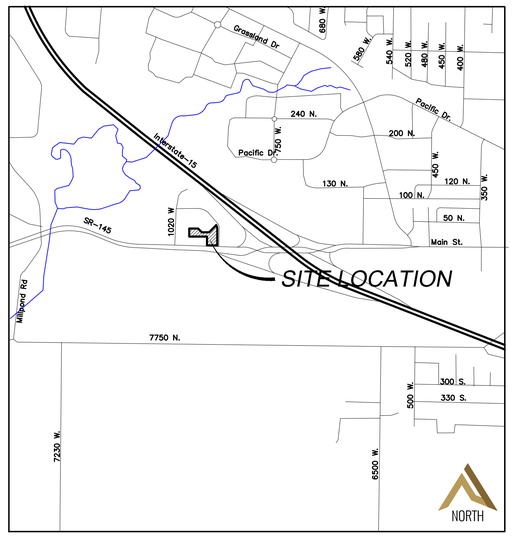
Approved with Conditions

Proceed to Planning Commission on 11/08/2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER/GENERAL NOTES
2	OVERALL LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	EROSION/CONTROL PLAN
8	FIRE ACCESS PLAN
9	CLEAR SIGHT TRIANGLE
10	DETAIL SHEET
11	DETAIL SHEET
12	DETAIL SHEET
13	ALTA SURVEY

AMERICAN FORK CITY CONTACTS:
CULINARY WATER/P.I. – JAY BREMS (801)763–3060
SEWER/STORM DRAIN – ASHTON HARDY (801)763–3060
CITY INSPECTOR – DEE HOWARD (801)763–3060
SWPPP INSPECTOR – HARLAN NIELSON (801)763–3060
AF FIBER – WILL DAVIS (801)897–9826
AF FIRE MARSHALL – MAT SACCO (801)763–3045
AF IRRIGATION COMPANY – ERNIE JOHN (801)471–6576
BLUE STAKE UT 811 – (800)662–4111
COMCAST – ELYSIA VALDEZ (801)401–3017
CENTURY LINK – BILL WESTFALL (435)623–4252
DOMINION ENERGY – TRENT JOHNSON (801)853–6548
T.S.S.D. – DAVID BARLOW (801)756–5231
MITCHELL HOLLOW IRRIGATION CO. – DALE JONES (801)768–8150
ROCKY MOUNTAIN POWER – TERIA WALKER (801)756–1310



VICINITY MAP
–NTS–

DATA TABLE:
TOTAL ACREAGE: 53,799 SF/1.24 ACRES
IMPERVIOUS AREA: 26,576 SF/0.61 ACRES/49.40%
PERVIOUS AREA: 27,223 SF/0.62 ACRES/50.60%
BUILDING AREA: 10,050 SF/0.23 ACRES
CURRENT ZONE: GC–2
VERTICAL DATUM: NAVD 88

THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS MAPPED ON FEMA FIRM 49049C0164F EFFECTIVE JUNE 19, 2020.

FEMA 100–YR FLOODPLAIN ELEVATION: 513 FT
INFILTRATION RATE: 110 MINUTES/INCH

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER
TOM FREEMAN
(801) 875–3898
frmntm@yahoo.com

DEVELOPER
HOME SWEET HOME BY MITCH
223 W 520 N Orem, UT 84057
(801) 607–1086
mitch@homesweethomebymitch.com

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
10/06/2023
STATE OF UTAH

FREEMAN SITE PLAN

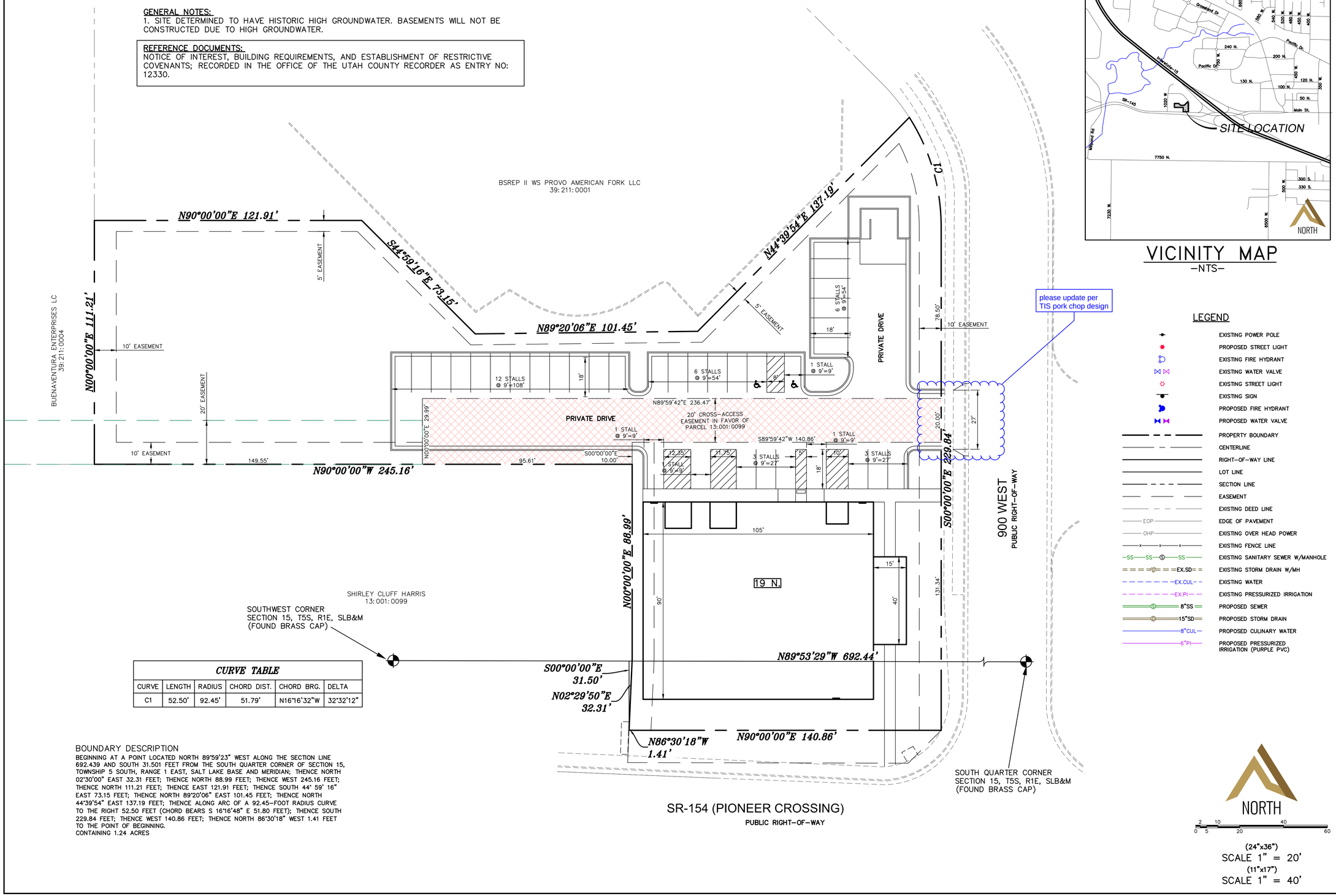
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SPANISH FORK, UT 84660

Z:\2023\23–057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\01–COVER.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

GENERAL NOTES:
1. SITE DETERMINED TO HAVE HISTORIC HIGH GROUNDWATER. BASEMENTS WILL NOT BE CONSTRUCTED DUE TO HIGH GROUNDWATER.

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: 12330.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	52.50'	92.45'	51.79'	N16°16'32"W	32°32'12"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°59'23" WEST ALONG THE SECTION LINE 692.439 AND SOUTH 31.501 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°30'00" EAST 32.31 FEET; THENCE NORTH 88.99 FEET; THENCE WEST 245.16 FEET; THENCE NORTH 111.21 FEET; THENCE EAST 121.91 FEET; THENCE SOUTH 44° 59' 16" EAST 73.15 FEET; THENCE NORTH 89°20'06" EAST 101.45 FEET; THENCE NORTH 44°39'54" EAST 137.19 FEET; THENCE ALONG ARC OF A 92.45-FOOT RADIUS CURVE TO THE RIGHT 52.50 FEET (CHORD BEARS S 16°16'48" E 51.80 FEET); THENCE SOUTH 229.84 FEET; THENCE WEST 140.86 FEET; THENCE NORTH 86°30'18" WEST 1.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.24 ACRES

VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
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OVERALL LAYOUT

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

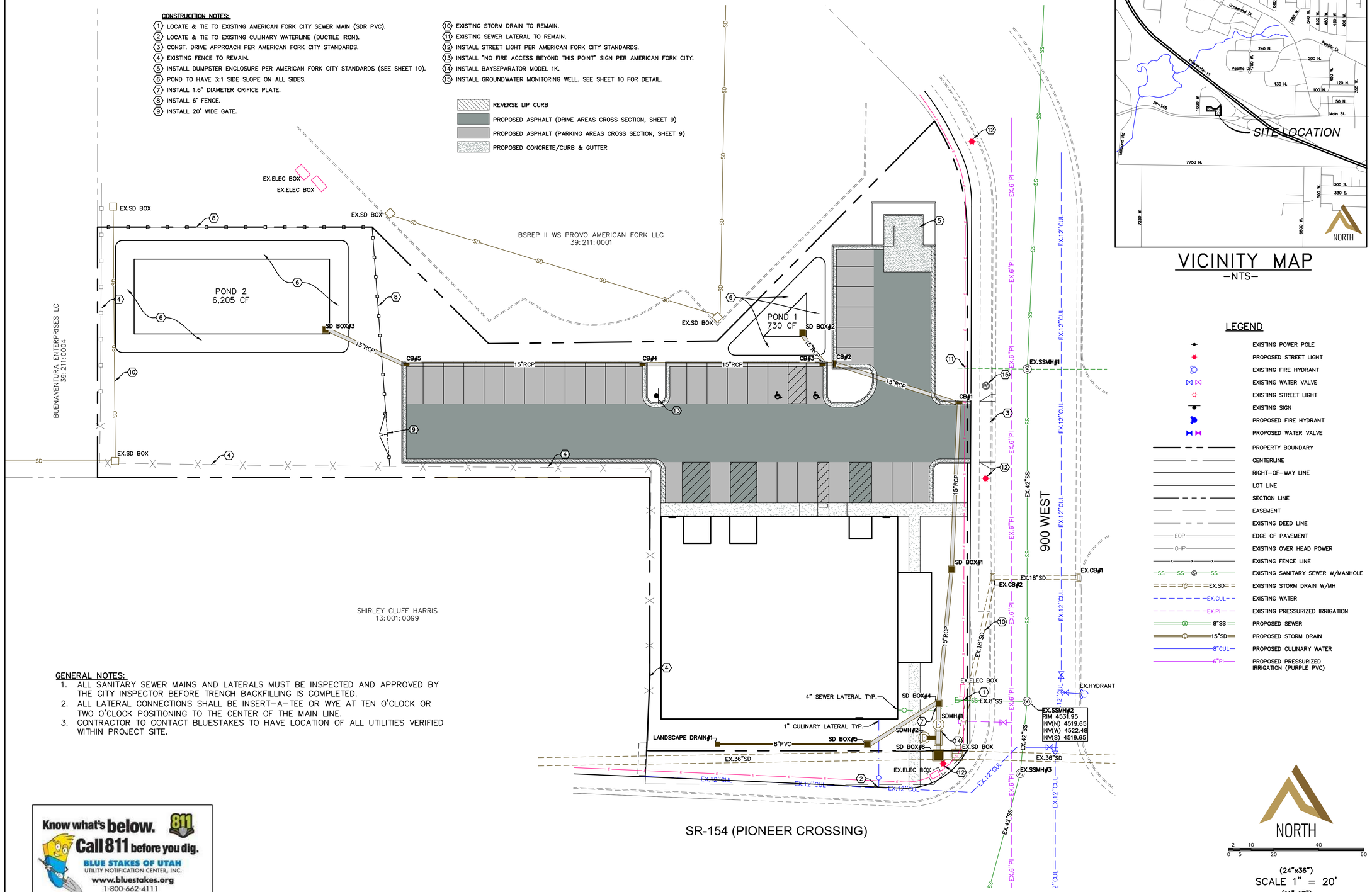
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Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING AMERICAN FORK CITY SEWER MAIN (SDR PVC).
2. LOCATE & TIE TO EXISTING CULINARY WATERLINE (DUCTILE IRON).
3. CONST. DRIVE APPROACH PER AMERICAN FORK CITY STANDARDS.
4. EXISTING FENCE TO REMAIN.
5. INSTALL DUMPSTER ENCLOSURE PER AMERICAN FORK CITY STANDARDS (SEE SHEET 10).
6. POND TO HAVE 3:1 SIDE SLOPE ON ALL SIDES.
7. INSTALL 1.6" DIAMETER ORIFICE PLATE.
8. INSTALL 6' FENCE.
9. INSTALL 20' WIDE GATE.
10. EXISTING STORM DRAIN TO REMAIN.
11. EXISTING SEWER LATERAL TO REMAIN.
12. INSTALL STREET LIGHT PER AMERICAN FORK CITY STANDARDS.
13. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.
14. INSTALL BAYSEPARATOR MODEL 1K.
15. INSTALL GROUNDWATER MONITORING WELL. SEE SHEET 10 FOR DETAIL.

REVERSE LIP CURB
PROPOSED ASPHALT (DRIVE AREAS CROSS SECTION, SHEET 9)
PROPOSED ASPHALT (PARKING AREAS CROSS SECTION, SHEET 9)
PROPOSED CONCRETE/CURB & GUTTER



SHIRLEY CLUFF HARRIS
13:001:0099

GENERAL NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
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- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 3

NO.	DATE	BY	REVISIONS
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UTILITY PLAN

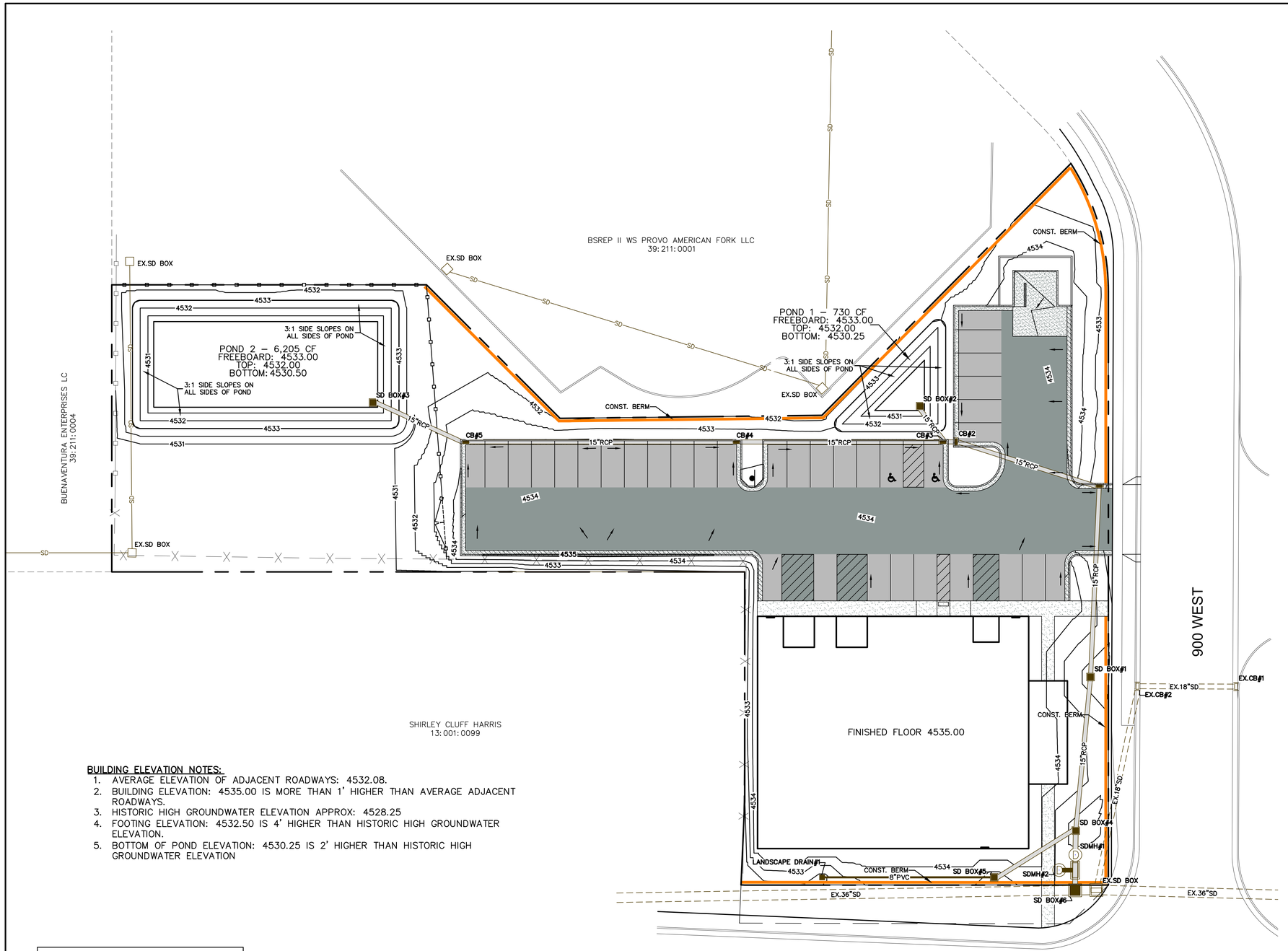
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

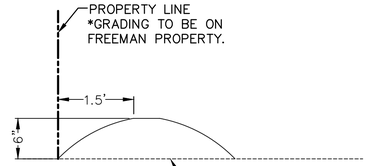
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946 E 800 N SUITE A
SPANISH FORK UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\03-UTILITY PLAN.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)



PROPERTY LINE
*GRADING TO BE ON FREEMAN PROPERTY.



BERM DETAIL
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
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- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BUILDING ELEVATION NOTES:

1. AVERAGE ELEVATION OF ADJACENT ROADWAYS: 4532.08.
2. BUILDING ELEVATION: 4535.00 IS MORE THAN 1' HIGHER THAN AVERAGE ADJACENT ROADWAYS.
3. HISTORIC HIGH GROUNDWATER ELEVATION APPROX: 4528.25
4. FOOTING ELEVATION: 4532.50 IS 4' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION.
5. BOTTOM OF POND ELEVATION: 4530.25 IS 2' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH
0 5 10 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 4

NO.	REVISIONS	BY	DATE
1			
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11			
12			

GRADING PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
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PHONE:801 655 0566
946 E 800 N SUITE A
SPANISH FORK UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\04-GRADING PLAN.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:
1. EXISTING FENCE TO REMAIN.
2. EXISTING STORM DRAIN TO REMAIN.

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX.SEWER LATERAL
EX.SSMH#1
EX.CB#2
EX.18"RCP
EX.CB#1
EX.ELEC BOX
EX. 8" SEWER MAIN
EX. 2" PI LATERAL
EX.SD BOX
EX.36"RCP
EX.ELEC BOX
EX.SSMH#2
EX.SSMH#3
EX.HYDRAN
900 WEST
SR-154 (PIONEER CROSSING)

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH
0 5 10 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 5

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EXISTING TOPOGRAPHY

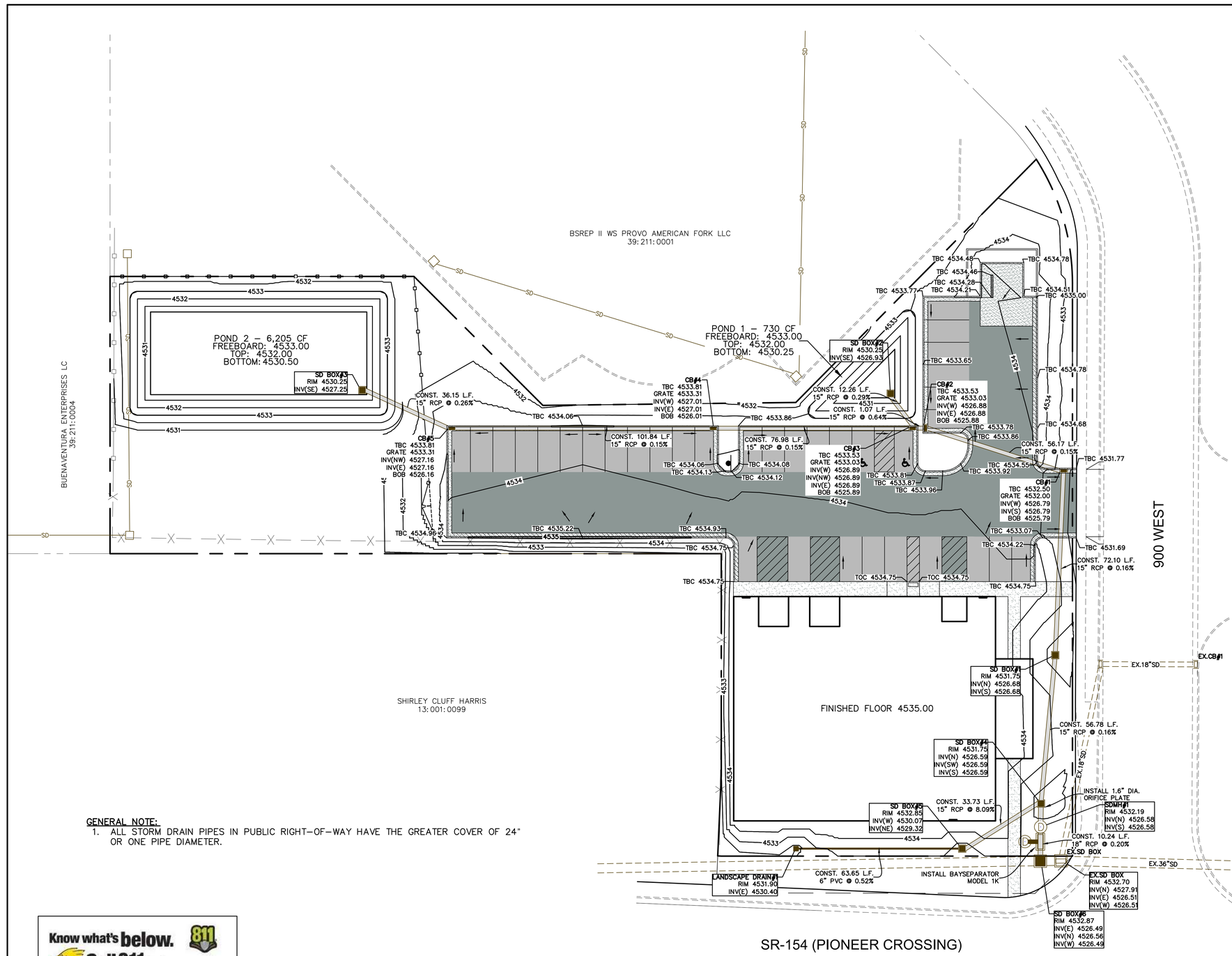
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0666
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN, AMERICAN FORK SITE PLAN\CADD\FINAL\05-EXISTING TOPO.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)



GENERAL NOTE:
1. ALL STORM DRAIN PIPES IN PUBLIC RIGHT–OF–WAY HAVE THE GREATER COVER OF 24" OR ONE PIPE DIAMETER.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 5 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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SHEET NO. 6

TBC PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\06–TBC PLAN.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

BUENAVENTURA ENTERPRISES LC
39:211:0004

SHIRLEY CLUFF HARRIS
13:001:0099

SILT FENCE

FINISHED FLOOR 4533.00

SR-154 (PIONEER CROSSING)

900 WEST

EX.HYDRAN

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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SHEET NO. 7

EROSION/CONTROL PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\07-EROSION-CONTROL PLAN.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:

1. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

DRIVE APPROACH SITE TRIANGLE

26' FIRE ACCESS

24'

10'

290'

900 WEST

EX.12"CUL

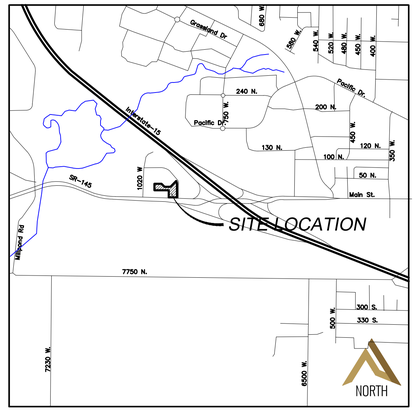
160.22'

EX.HYDRANT

1" CULINARY LATERAL TYP.

SR-154 (PIONEER CROSSING)

F-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.396ft
Track Width	8.333ft
Lock-to-lock time	6.000s
Max Wheel Angle	45.00°



VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EX.CUL — EXISTING WATER
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. 8

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FIRE ACCESS PLAN

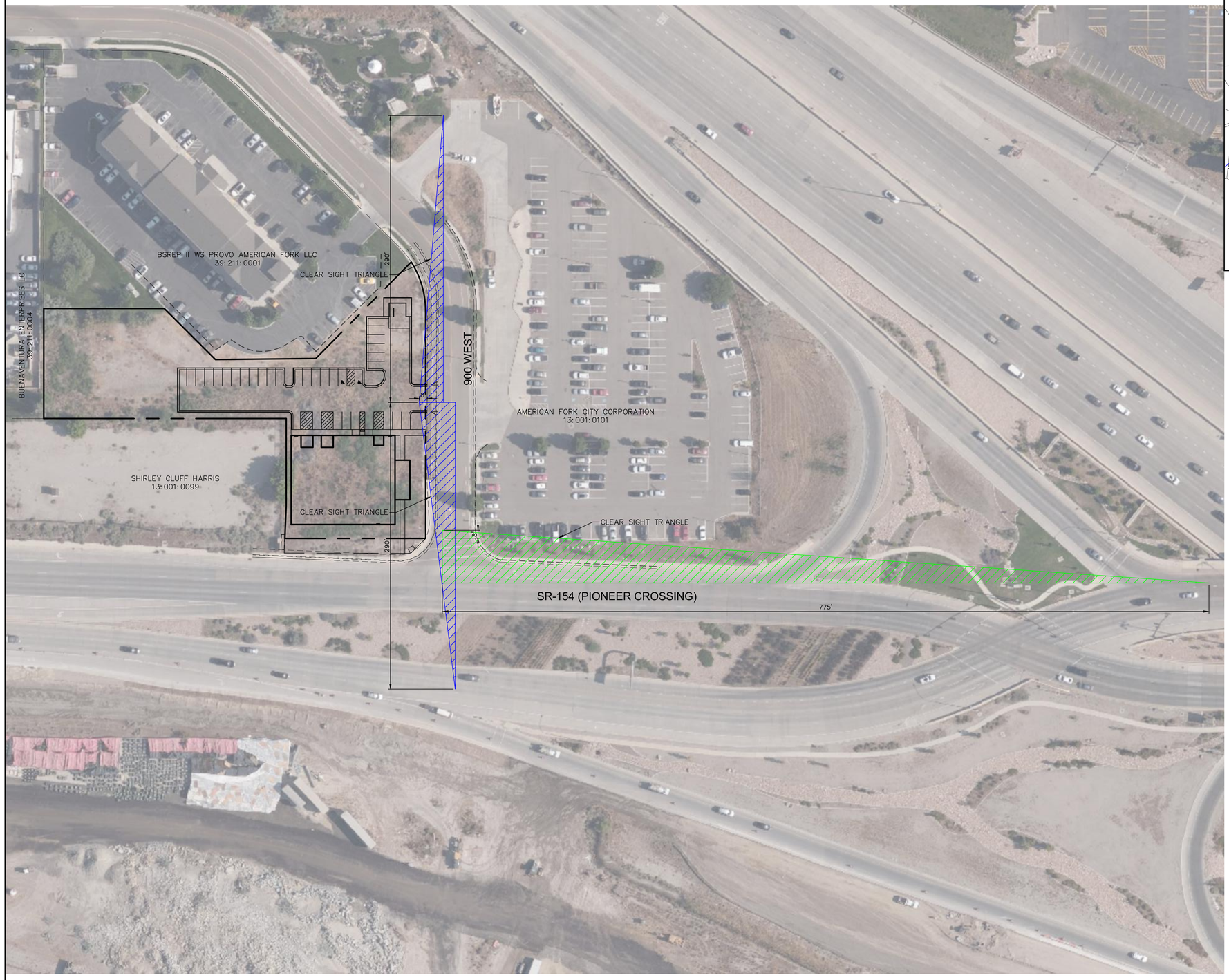
AMERICAN FORK, UTAH

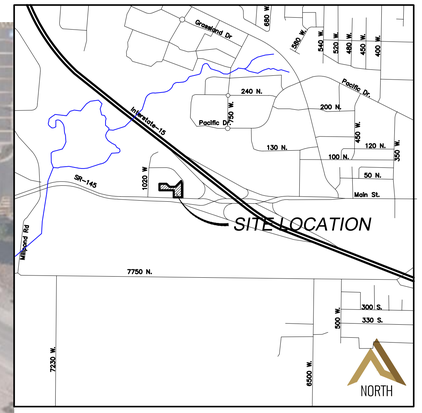
FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN, AMERICAN FORK SITE PLAN\CADD\FINAL\08-FIRE ACCESS PLAN.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)





VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
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- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 5 20 2 10 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 9

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CLEAR SIGHT TRIANGLE

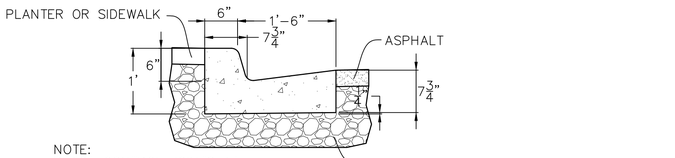
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

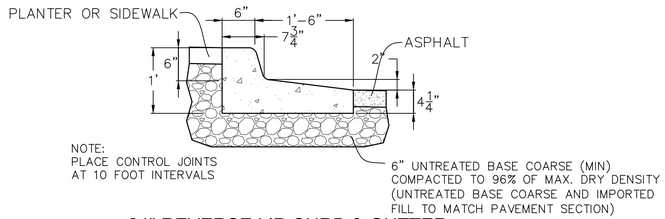
Z:\2023\23-057 FREEMAN, AMERICAN FORK SITE PLAN\CADD\FINAL\08-CLEAR SIGHT TRIANGLE.DWG

Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)



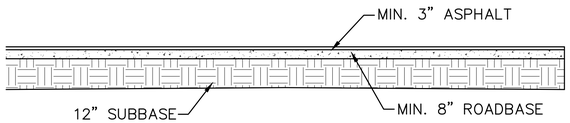
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



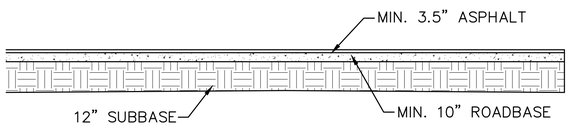
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



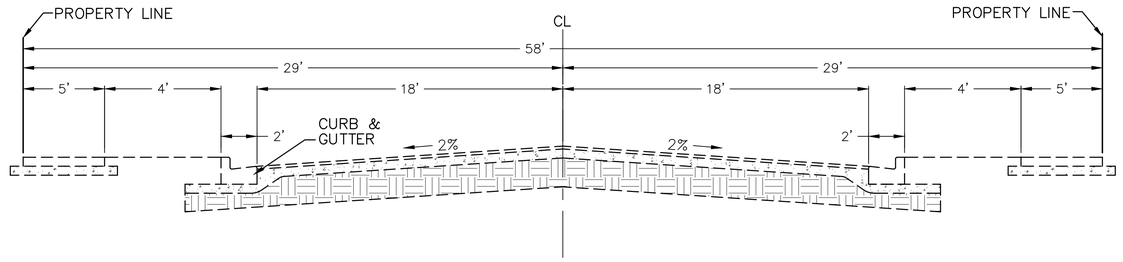
PARKING AREAS CROSS SECTION

–NTS–



DRIVE AREAS CROSS SECTION

–NTS–



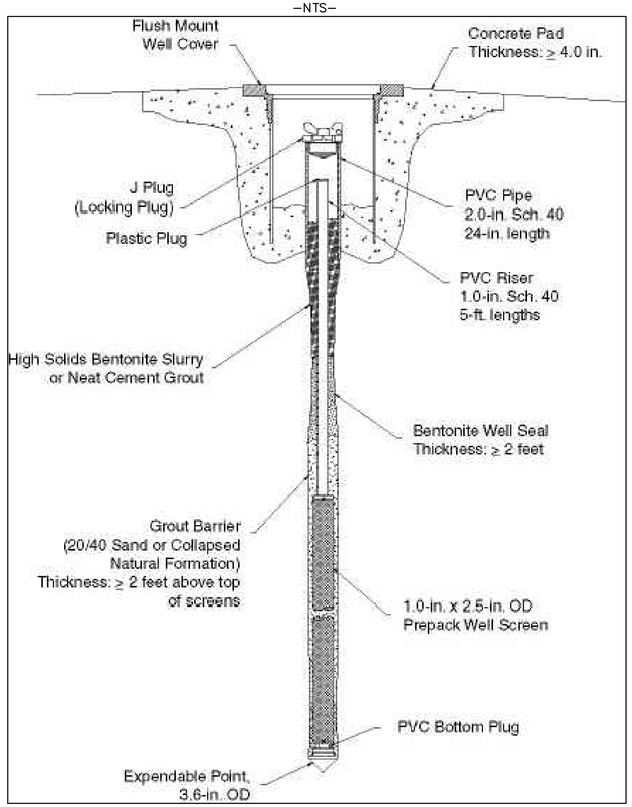
58' ROW-TYPICAL

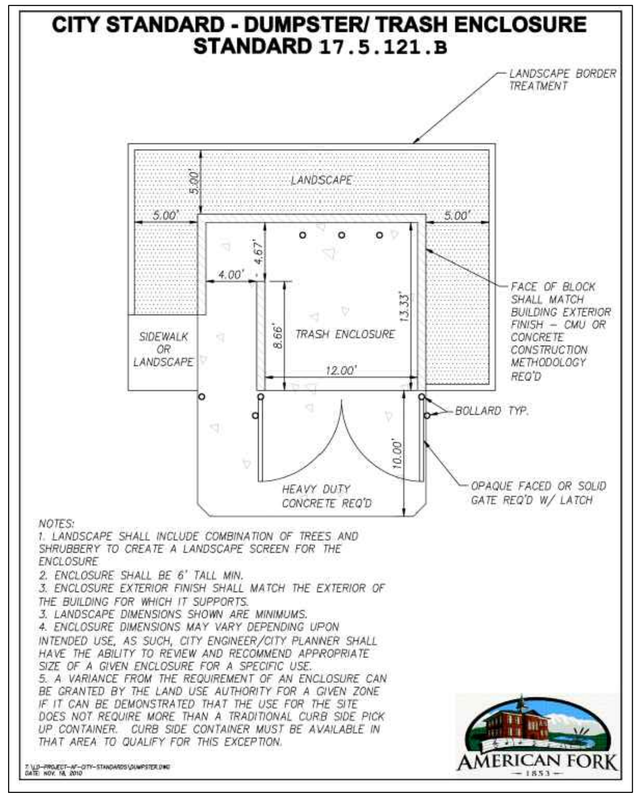
900 WEST–EXISTING ROAD
–NTS–

NOTE:
900 WEST IS AN EXISTING ROADWAY. VARIANCE IS REQUESTED PER 15.01.100D OF THE AMERICAN FORK MUNICIPAL CODE.

GROUNDWATER MONITORING WELL DETAIL

–NTS–





SHEET NO. 10

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DETAIL SHEET

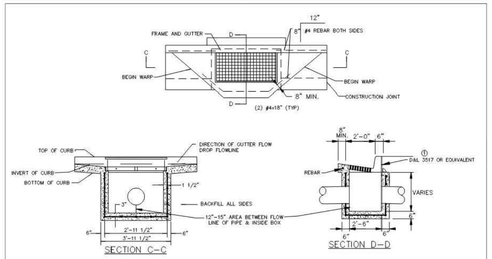
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

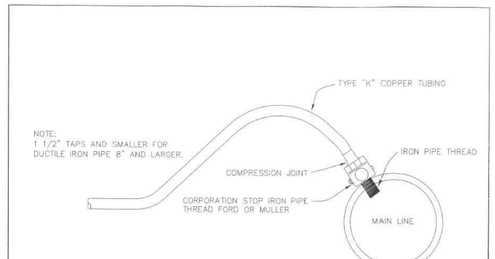
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0566
946 E 800 N SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CAD\FINAL\DT-01.DWG

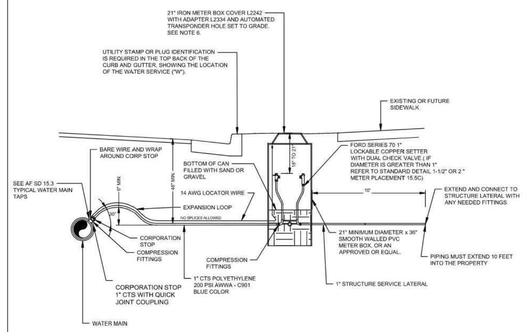
Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)



DRAWN: JRP			STANDARD DETAIL FOR	DRAWING NO.
REVISED: AJS	AMERICAN FORK	AMERICAN FORK CITY	CATCH BASIN	15.2
DATE: APRIL 2012				
SCALE: VARIES				



DRAWN: JRP			STANDARD DETAIL FOR	DRAWING NO.
REVISED:	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8962	AMERICAN FORK CITY	TYPICAL WATERMAN TAPS	15.3
DATE: JULY 2002				
SCALE: VARIES				

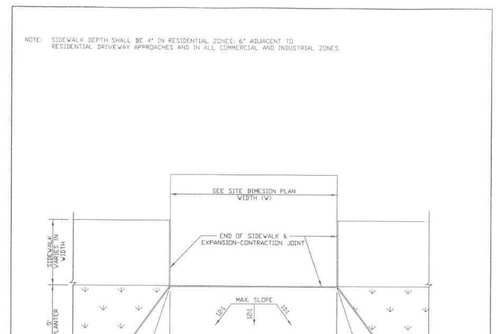


1" CULINARY WATER SERVICE CONNECTION

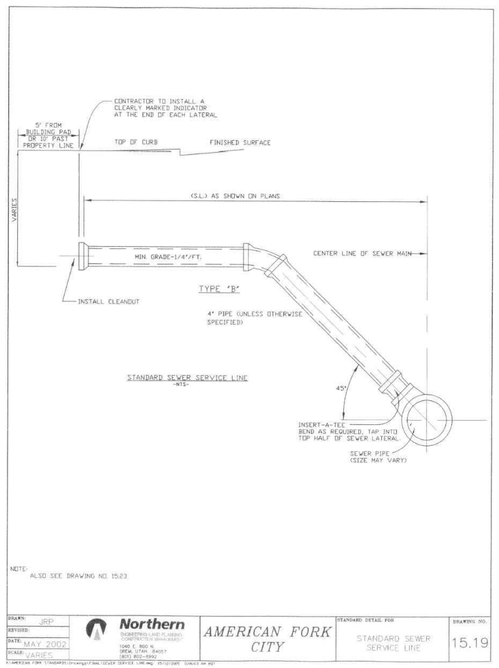
NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.7. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
4. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
5. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
6. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5321 (LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
8. ALL FITTINGS SHALL BE CTS.
9. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY
10. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

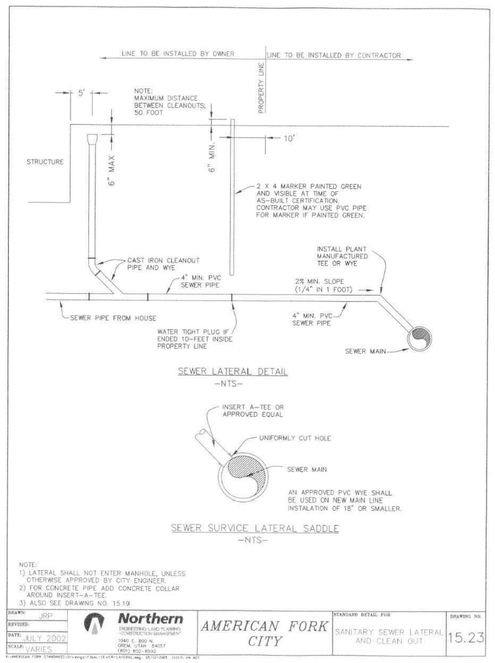
DRAWN BY NLP				DRAWING NO
REVISED ABM	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	15.5
DATE 9/18/2019.				
SCALE VARIES				



DRAWN: JRP			STANDARD DETAIL FOR	DRAWING NO.
REVISED:	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8962	AMERICAN FORK CITY	FLARED DRIVE APPROACH WITH PLANTER	15.9
DATE: MAY 2002				
SCALE: VARIES				

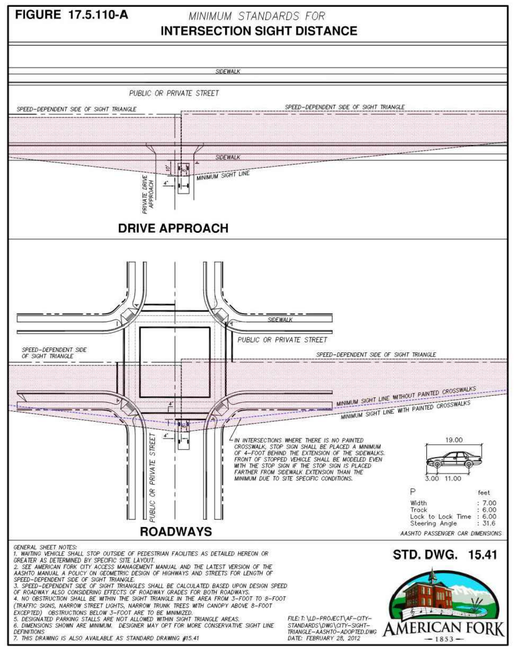


DRAWN: JRP			STANDARD DETAIL FOR	DRAWING NO.
REVISED:	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD SEWER SERVICE LINE	15.19
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP			STANDARD DETAIL FOR	DRAWING NO.
REVISED:	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8962	AMERICAN FORK CITY	SANITARY SEWER LATERAL AND CLEAN OUT	15.23
DATE: JULY 2002				
SCALE: VARIES				

FIGURE 17.5.110-A *MINIMUM STANDARDS FOR*
INTERSECTION SIGHT DISTANCE



GENERAL SHEET NOTES:
1. WAITING VEHICLE SHALL STOP OUTSIDE OF PEDESTRIAN FACILITIES AS DETAILED HEREON OR GREATER AS DESIGNED BY SPECIFIC SITE LAYOUT.
2. THE LATEST AMERICAN FORK CITY ACCESS MANAGEMENT MANUAL AND THE LATEST VERSION OF THE AASHTO MANUAL A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR LENGTH OF SPEED-DEPENDENT SIDE OF SIGHT TRIANGLE.
3. SPEED-DEPENDENT SIDE OF SIGHT TRIANGLES SHALL BE CALCULATED BASED UPON DESIGN SPEED OF ROADWAY ALSO CONSIDERING EFFECTS OF ROADWAY GRADES FOR BOTH ROADWAYS.
4. NO OBSTRUCTION SHALL BE WITHIN THE SIGHT TRIANGLE IN THE AREA FROM 3-FOOT TO 8-FOOT (TRAFFIC SIGNS, NARROW STREET LIGHTS, NARROW TRUNK TREES WITH CANOPY ABOVE 8-FOOT EXCEPTED) OBSTRUCTIONS BELOW 3-FOOT ARE TO BE MINIMIZED.
5. DESIGNATED PARKING STALLS ARE NOT ALLOWED WITHIN SIGHT TRIANGLE AREAS.
6. DIMENSIONS SHOWN ARE MINIMUM. DESIGNER MAY OPT FOR MORE CONSERVATIVE SIGHT LINE DEFINITIONS.
7. THIS DRAWING IS ALSO AVAILABLE AS STANDARD DRAWING #15.41

FILE: T:\JJD-PROJECTS\AF-CITY-STANDARDS\DWG\CITY-SIGHT-TRIANGLE-AASHTO-ADOPTED.DWG
DATE: FEBRUARY 25, 2012

STD. DWG. 15.41

AMERICAN FORK — 1853 —

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SHEET NO. 11

DETAIL SHEET

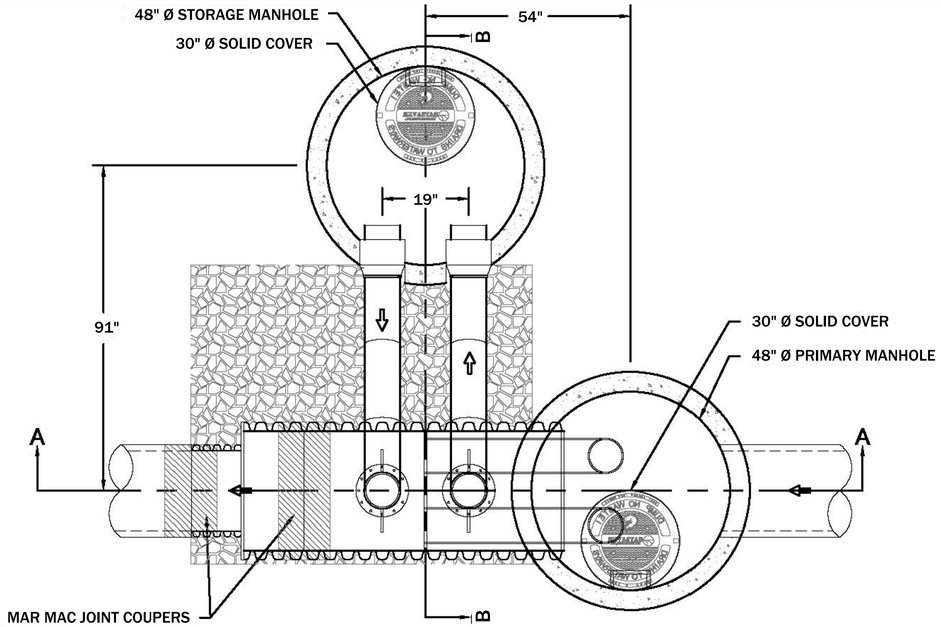
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)



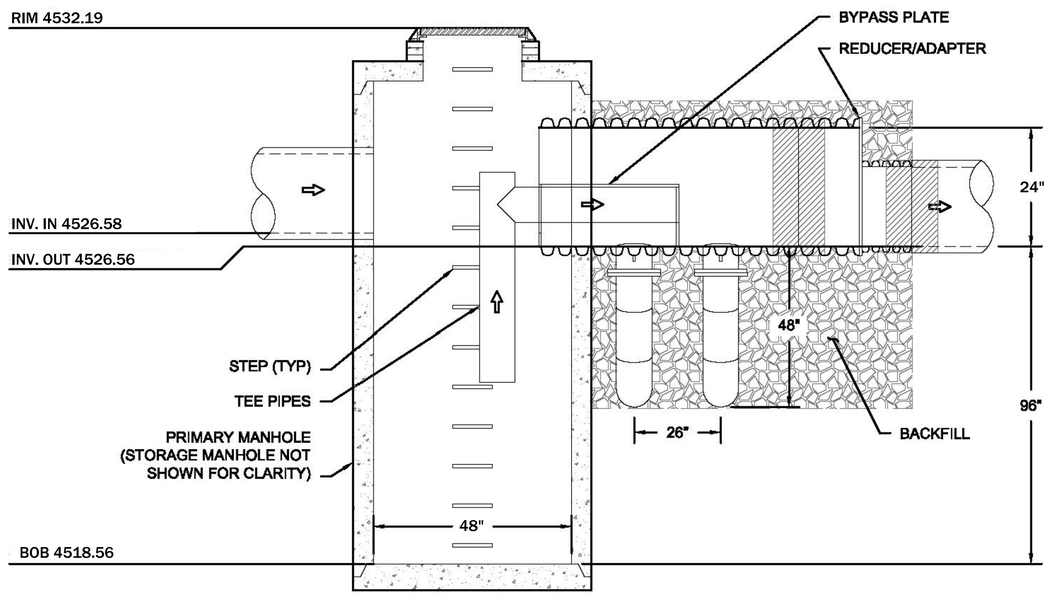
BAYSAVER BAYSEPARATOR 1K RIGHT HAND UNIT

NTS

THIS STORM WATER TREATMENT SYSTEM WILL REMOVE POLLUTANTS (SEDIMENTS AND OILS) PRIOR TO DISCHARGING INTO THE AMERICAN FORK CITY STORM DRAIN SYSTEM. THE RECOMMENDED HYDRODYNAMIC SEPARATOR WILL RETAIN ALL POLLUTANTS IN AN OFF-LINE STRUCTURE TO PREVENT RESUSPENSION. THE TREATMENT DEVICE WILL SEPARATE BOTH SUSPENDED SOLIDS AND OILS FROM STORMWATER AT A RATE NO LESS THAN 80 PERCENT REMOVAL EFFICIENCY AND SETTLE OUT 100 PERCENT OF SAND PARTICLES GREATER THAN THE NO. 200 SIEVE SIZE AT THE MAXIMUM TREATMENT FLOW RATE.

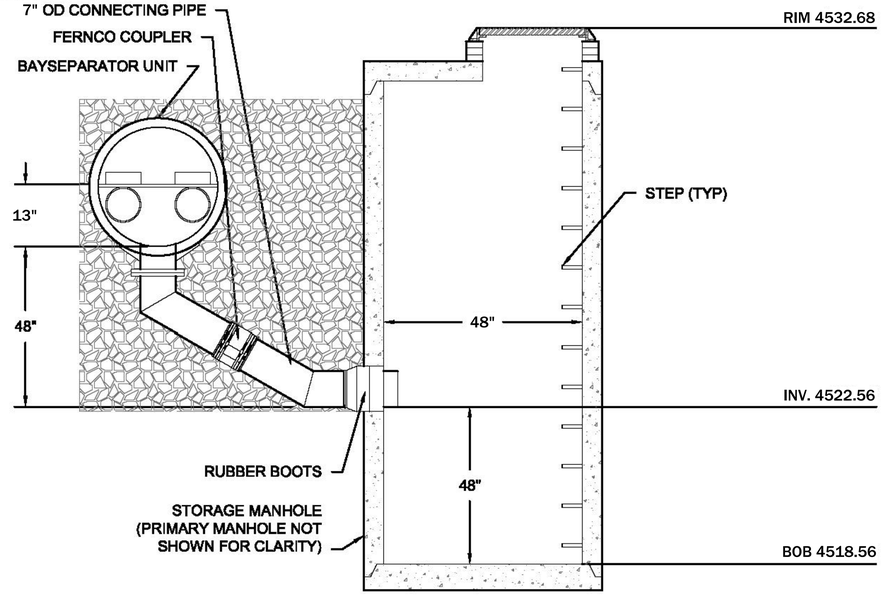
GENERAL NOTES:

1. MANHOLES SHOWN REPRESENT STANDARD PRECAST STRUCTURES PROVIDED BY OTHERS.
2. SEAL THE CONNECTING PIPES INTO THE STORAGE MANHOLE USING RUBBER BOOTS/GASKETS.
3. THE BAYSAVER SEPARATION SYSTEM INCLUDES THE SEPARATOR UNIT, (2) CONNECTING PIPES, (2) FERNCO COUPLERS,(1)
4. SEE BAYSAVER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR FURTHER DETAIL.
5. USE NON-SHRINK GROUT TO SEAL BAYSEPARATOR INTO THE PRIMARY MANHOLE.
6. BACKFILL: CLASS I, II OR III BACKFILL SHOULD BE USED TO AN ELEVATION OF AT LEAST 6" OVER THE CROWN OF THE SEPARATOR UNIT.
7. 12" COVER REQUIRED FOR TRAFFIC RATED SURFACE.
8. BAYSEPARATOR IS PROTECTED BY US PATENT NO. 5,746,911



PROFILE A-A

NTS



PROFILE B-B

NTS

SHEET NO. 12

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DETAIL SHEET

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.10.19) Freeman Site Plan Final 10-6-23 (Freeman Site Plan)

FREEMAN SITE PLAN

19 NORTH 900 WEST
A COMMERCIAL SITE PLAN
AMERICAN FORK, UTAH
FINAL PLAN SET
NOVEMBER 2023

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 11/14/2023

Fire Department
Reviewed
M. Sacco 11/16/2023

← No Comment

Engineering Division
Reviewed
jhsu 11/15/2023

Next Step

Approved

All Post Entitlement Conditions have been met.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER/GENERAL NOTES
2	OVERALL LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	EROSION/CONTROL PLAN
8	FIRE ACCESS PLAN
9	CLEAR SIGHT TRIANGLE
10	DETAIL SHEET
11	DETAIL SHEET
12	DETAIL SHEET
13	ALTA SURVEY

AMERICAN FORK CITY CONTACTS:
CULINARY WATER/P.I. – JAY BREMS (801)763–3060
SEWER/STORM DRAIN – ASHTON HARDY (801)763–3060
CITY INSPECTOR – DEE HOWARD (801)763–3060
SWPPP INSPECTOR – HARLAN NIELSON (801)763–3060
AF FIBER – WILL DAVIS (801)897–9826
AF FIRE MARSHALL – MAT SACCO (801)763–3045
AF IRRIGATION COMPANY – ERNIE JOHN (801)471–6576
BLUE STAKE UT 811 – (800)662–4111
COMCAST – ELYSIA VALDEZ (801)401–3017
CENTURY LINK – BILL WESTFALL (435)623–4252
DOMINION ENERGY – TRENT JOHNSON (801)853–6548
T.S.S.D. – DAVID BARLOW (801)756–5231
MITCHELL HOLLOW IRRIGATION CO. – DALE JONES (801)768–8150
ROCKY MOUNTAIN POWER – TERIA WALKER (801)756–1310

REGISTERED PROFESSIONAL ENGINEER
SCOTT B. PETERSON
No. 362274
11/06/2023
STATE OF UTAH

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

DATA TABLE:
TOTAL ACREAGE: 53,799 SF/1.24 ACRES
IMPERVIOUS AREA: 26,576 SF/0.61 ACRES/49.40%
PERVIOUS AREA: 27,223 SF/0.62 ACRES/50.60%
BUILDING AREA: 10,050 SF/0.23 ACRES
CURRENT ZONE: GC–2
VERTICAL DATUM: NAVD 88

THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS MAPPED ON FEMA FIRM 49049C0164F EFFECTIVE JUNE 19, 2020.

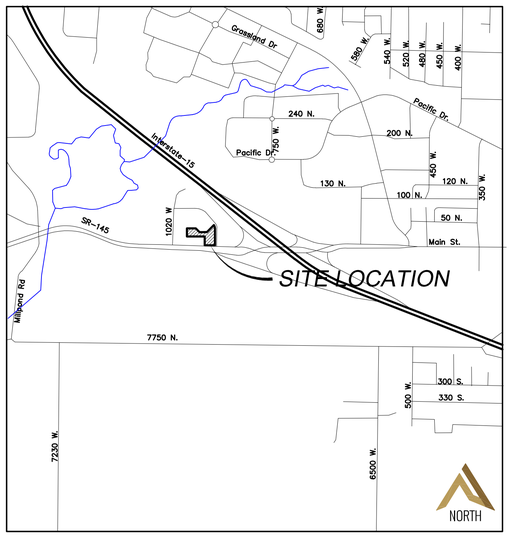
FEMA 100–YR FLOODPLAIN ELEVATION: 513 FT
INFILTRATION RATE: 110 MINUTES/INCH

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER
TOM FREEMAN
(801) 875–3898
frmntm@yahoo.com

DEVELOPER
HOME SWEET HOME BY MITCH
223 W 520 N Orem, UT 84057
(801) 607–1086
mitch@homesweethomebymitch.com



VICINITY MAP
–NTS–

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL CONSTRUCTION WILL CONFORM TO AMERICAN FORK CITY CONSTRUCTION STANDARDS.
5. FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PROJECT NO. 20054 PERFORMED BY CMT TECHNICAL SERVICES DATED MAY 17, 2023.
6. SITE HAS HIGH LIQUEFACTION POTENTIAL. BUILDING PROPOSED FOR CONSTRUCTION ON LAND HAVING A HIGH LIQUEFACTION POTENTIAL SHALL BE REQUIRED TO HAVE A FOOTING AND FOUNDATION DESIGN CONFORMING TO LIQUEFACTION HAZARD AS CERTIFIED BY A GEOTECHNICAL AND STRUCTURAL ENGINEER TO MEET OR EXCEED THE PROBABLE FORCES.
7. CONTRACTOR TO NOTIFY AMERICAN FORK CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.
9. PER THE DEPARTMENT OF WATER QUALITY THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS SITE.
10. CONTRACTOR TO COMPLY WITH ALL RULES AND REGULATIONS FOR CONSTRUCTION WITHIN PUBLIC ROW AS SPECIFIED WITHIN AMERICAN FORK CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, UDOT 2023 STANDARD DRAWINGS AND SPECIFICATIONS AND APWA 2017 STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR TO COMPLETE ALL EARTHWORK, GRADING, DRAINAGE AND EROSION CONTROL IN ACCORDANCE WITH AMERICAN FORK CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND APPROVED PROJECT SWPPP DOCUMENT.
12. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES OF 1 ACRE OR MORE.
13. ALL ROADWAY STRIPING MUST BE INSTALLED ACCORDING TO AMERICAN FORK CITY STANDARDS, UDOT 2023 STANDARDS AND SPECIFICATIONS, AND THE 2009 MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) WITH REVISIONS.
14. TRAFFIC CONTROL TO BE PROVIDED ACCORDING TO AMERICAN FORK CITY STANDARDS AND THE 2009 MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) WITH REVISIONS.
15. ALL CITY UTILITIES (CULINARY WATER, PRESSURIZED IRRIGATION, SANITARY SEWER, STORM DRAIN, ETC.) ARE TO BE CONSTRUCTED ACCORDING TO AMERICAN FORK CITY STANDARDS AND APWA 2017 STANDARDS AND SPECIFICATIONS.
16. CONTRACTOR TO COORDINATE INSTALLATION OF NEW PUBLIC UTILITIES WITH THE APPROVED UTILITY COMPANY. CONTACT INFORMATION PROVIDED ON THE COVER SHEET.

SHEET NO. 1

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GENERAL NOTES

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

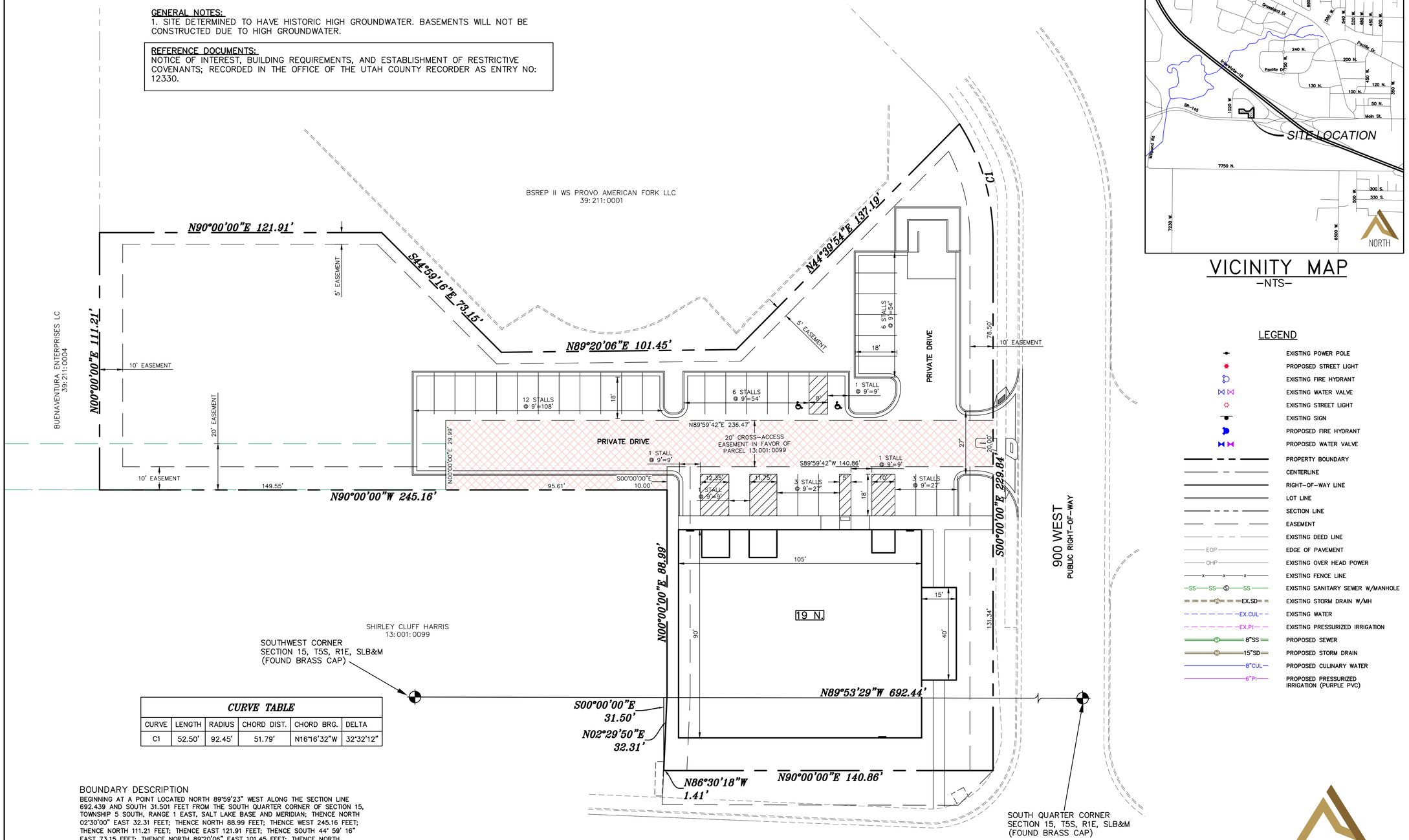
ATLAS ENGINEERING
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PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

GENERAL NOTES:
1. SITE DETERMINED TO HAVE HISTORIC HIGH GROUNDWATER. BASEMENTS WILL NOT BE CONSTRUCTED DUE TO HIGH GROUNDWATER.

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: 12330.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	52.50'	92.45'	51.79'	N16°16'32"W	32°32'12"

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 89°59'23" WEST ALONG THE SECTION LINE 692.439 AND SOUTH 31.501 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°30'00" EAST 32.31 FEET; THENCE NORTH 88.99 FEET; THENCE WEST 245.16 FEET; THENCE NORTH 111.21 FEET; THENCE EAST 121.91 FEET; THENCE SOUTH 44° 59' 16" EAST 73.15 FEET; THENCE NORTH 89°20'06" EAST 101.45 FEET; THENCE NORTH 44°39'54" EAST 137.19 FEET; THENCE ALONG ARC OF A 92.45-FOOT RADIUS CURVE TO THE RIGHT 52.50 FEET (CHORD BEARS S 16°16'48" E 51.80 FEET); THENCE SOUTH 229.84 FEET; THENCE WEST 140.86 FEET; THENCE NORTH 86°30'18" WEST 1.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.24 ACRES

VICINITY MAP
-NTS-

LEGEND
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 2 5 10 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 2

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OVERALL LAYOUT

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
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946 E. 800 N. SUITE A
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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING AMERICAN FORK CITY SEWER MAIN (SDR PVC).
2. LOCATE & TIE TO EXISTING CULINARY WATERLINE (DUCTILE IRON).
3. REMOVE EXISTING CURB & GUTTER. CONST. 3' CROSS GUTTER, SEE SHEET 10 FOR DETAIL.
4. EXISTING FENCE TO REMAIN.
5. INSTALL DUMPSTER ENCLOSURE PER AMERICAN FORK CITY STANDARDS (SEE SHEET 10).
6. POND TO HAVE 3:1 SIDE SLOPE ON ALL SIDES.
7. INSTALL 1.6" DIAMETER ORIFICE PLATE.
8. INSTALL 6' FENCE.
9. INSTALL 20' WIDE GATE.
10. EXISTING STORM DRAIN TO REMAIN.
11. EXISTING SEWER LATERAL TO REMAIN.
12. INSTALL STREET LIGHT PER AMERICAN FORK CITY STANDARDS.
13. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.
14. INSTALL BAYSEPARATOR MODEL 1K.
15. INSTALL GROUNDWATER MONITORING WELL. SEE SHEET 10 FOR DETAIL.
16. CONST. ADA RAMP PER AMERICAN FORK CITY STANDARDS.
17. CONST. MOUNTABLE CURB. SEE SHEET 10 FOR DETAIL.
18. INSTALL "RIGHT TURN ONLY" SIGN PER AMERICAN FORK CITY STANDARDS.

REVERSE LIP CURB
PROPOSED ASPHALT (DRIVE AREAS CROSS SECTION, SHEET 10)
PROPOSED ASPHALT (PARKING AREAS CROSS SECTION, SHEET 10)
PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

POND 2
6,205 CF

POND 1
730 CF

EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX

SD BOX#3
SD BOX#2
SD BOX#1
SD BOX#4
SD BOX#5
SD BOX#6

CB#5
CB#4
CB#3
CB#2
CB#1
EX.CB#1
EX.CB#2

15"RCP
EX.18"SD
EX.8"SS
EX.42"SS
EX.SSMH#1
EX.SSMH#2
EX.SSMH#3
EX.HYDRANT
EX.6"PI
EX.12"CUL
EX.36"SD

4" SEWER LATERAL TYP.
1" CULINARY LATERAL TYP.
LANDSCAPE DRAIN#1
8"PVC
SDMH#1
SDMH#2

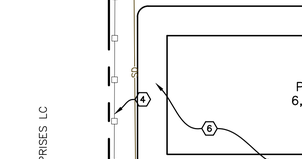
EX.SSMH#2
RIM 4531.95
INV(N) 4519.65
INV(W) 4522.48
INV(S) 4519.65

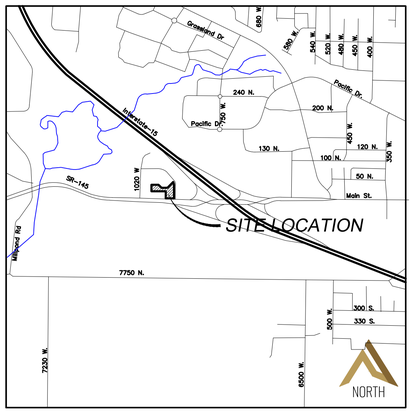
900 WEST

SR-154 (PIONEER CROSSING)

GENERAL NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.





VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 3

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UTILITY PLAN

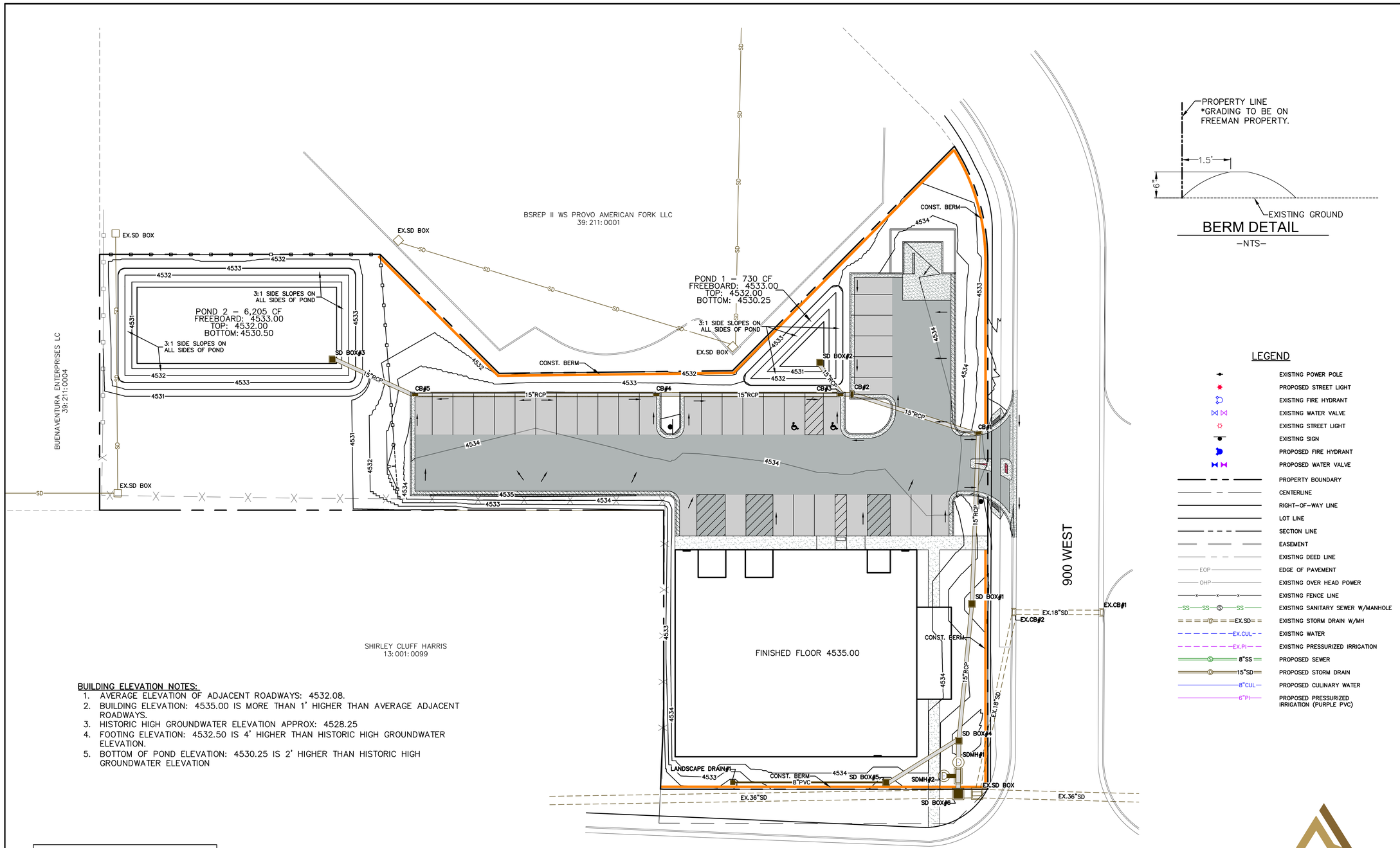
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)



PROPERTY LINE
*GRADING TO BE ON FREEMAN PROPERTY.

BERM DETAIL
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BUILDING ELEVATION NOTES:

1. AVERAGE ELEVATION OF ADJACENT ROADWAYS: 4532.08.
2. BUILDING ELEVATION: 4535.00 IS MORE THAN 1' HIGHER THAN AVERAGE ADJACENT ROADWAYS.
3. HISTORIC HIGH GROUNDWATER ELEVATION APPROX: 4528.25
4. FOOTING ELEVATION: 4532.50 IS 4' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION.
5. BOTTOM OF POND ELEVATION: 4530.25 IS 2' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH
0 5 20 2 10 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 4

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GRADING PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\04-GRADING PLAN.DWG

Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:
1. EXISTING FENCE TO REMAIN.
2. EXISTING STORM DRAIN TO REMAIN.

EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

BUENAVENTURA ENTERPRISES LLC
39:211:0004

SHIRLEY CLUFF HARRIS
13:001:0099

EX.SEWER LATERAL
EX.SSMH#1
EX.SSMH#2
EX.SSMH#3
EX.CB#2
EX.CB#1
EX.18"RCP
EX.ELEC BOX
EX. 8" SEWER MAIN
EX. 2" PI LATERAL
EX.SD BOX
EX.36"RCP
EX.ELEC BOX
EX.HYDRAN

900 WEST

SR-154 (PIONEER CROSSING)

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH
0 2 5 10 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 5

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EXISTING TOPOGRAPHY

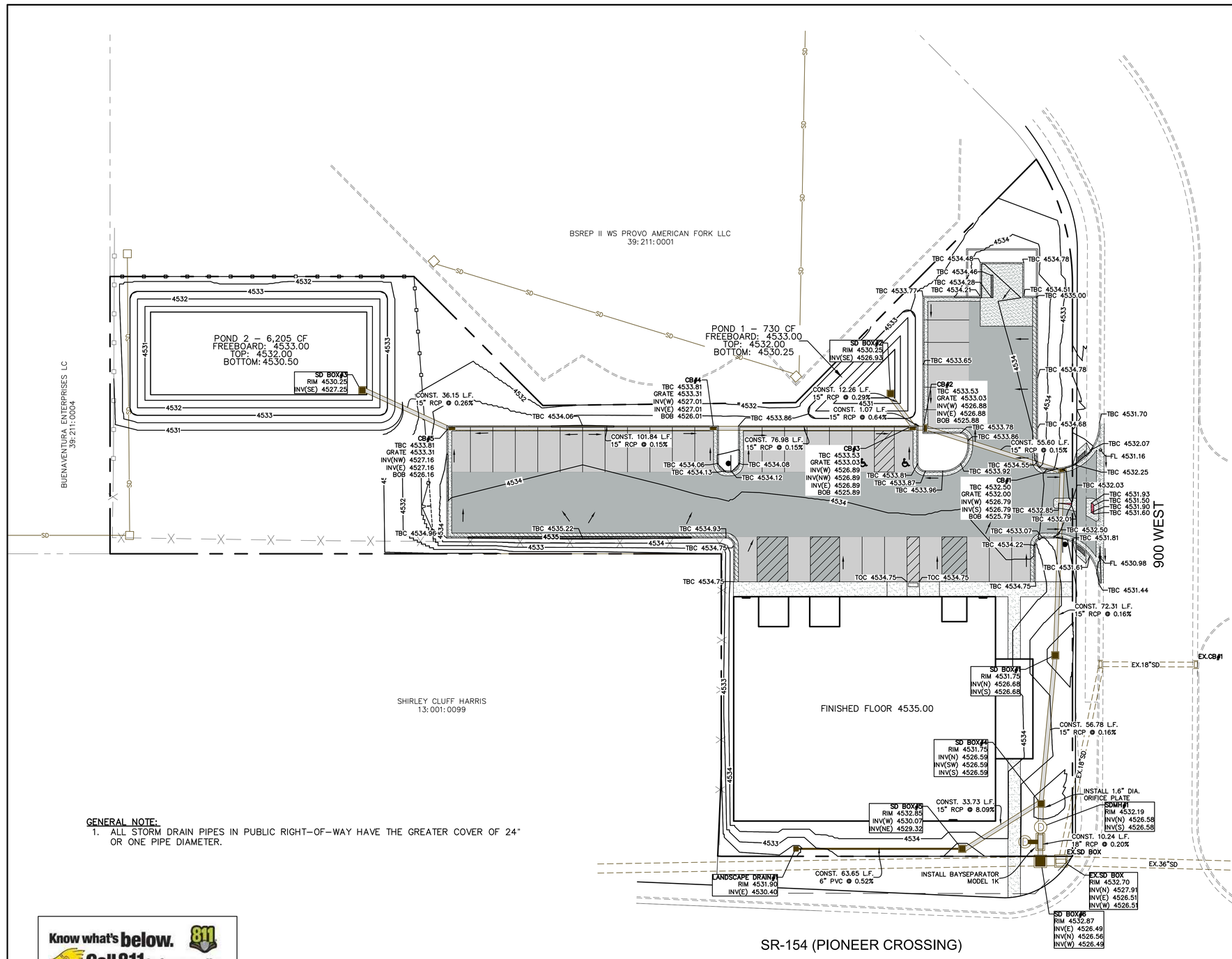
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

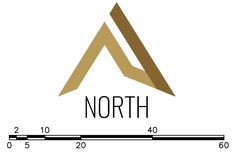


GENERAL NOTE:
1. ALL STORM DRAIN PIPES IN PUBLIC RIGHT–OF–WAY HAVE THE GREATER COVER OF 24" OR ONE PIPE DIAMETER.



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SHEET NO. 6

TBC PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

BUENAVENTURA ENTERPRISES LC
39:211:0004

SHIRLEY CLUFF HARRIS
13:001:0099

900 WEST

SR-154 (PIONEER CROSSING)

FINISHED FLOOR 4533.00

SILT FENCE

EX.HYDRAN

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SHEET NO. 7

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EROSION/CONTROL PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

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SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

CONSTRUCTION NOTES:

1. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LLC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

DRIVE APPROACH SITE TRIANGLE

26' FIRE ACCESS

24'

10'

290'

900 WEST

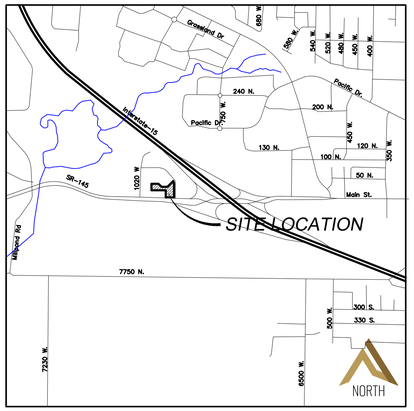
EX.12"CUL

EX.HYDRANT

1" CULINARY LATERAL TYP.

160.22'

SR-154 (PIONEER CROSSING)



VICINITY MAP
–NTS–

E-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.396ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
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- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SHEET NO. 8

FIRE ACCESS PLAN

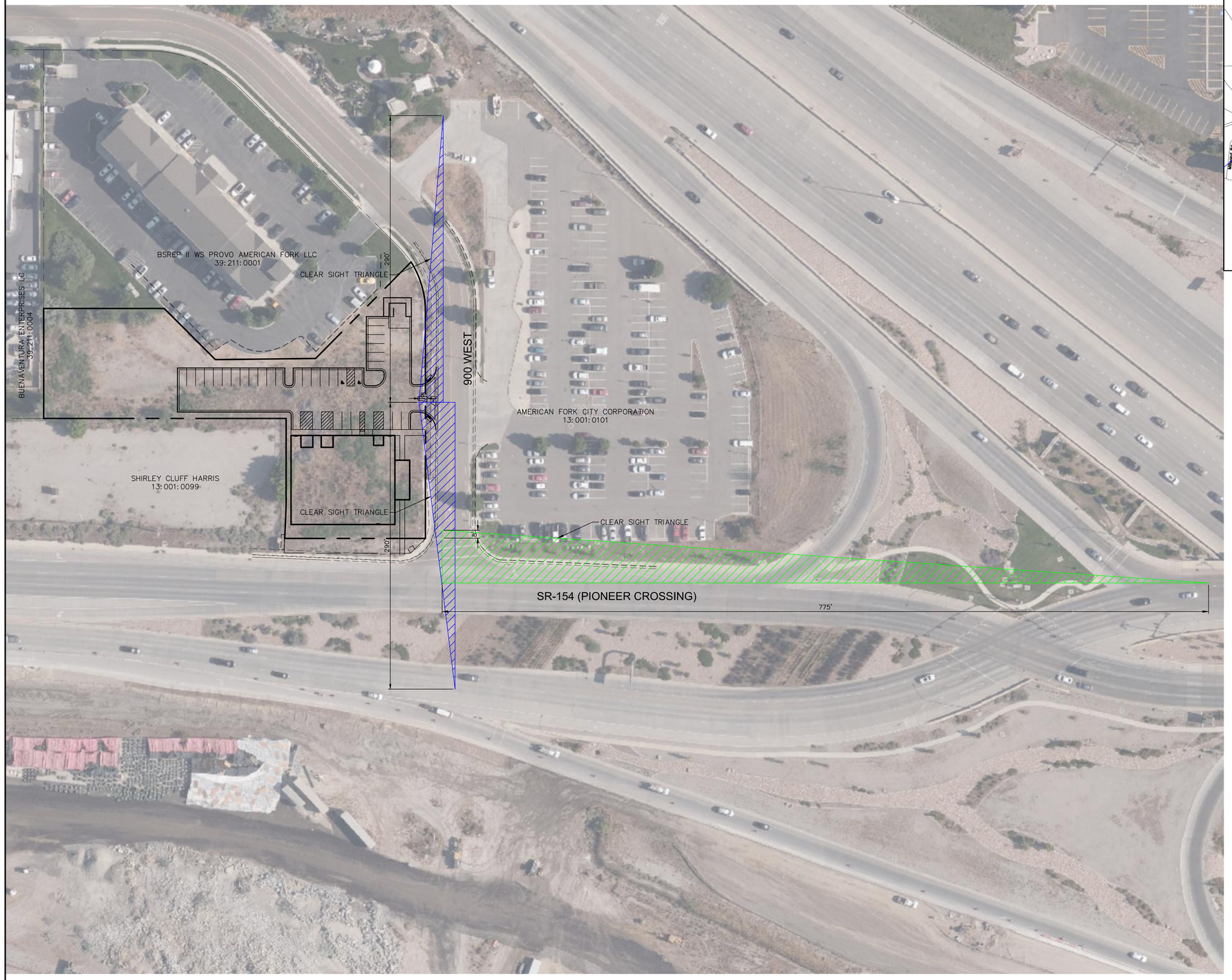
AMERICAN FORK, UTAH

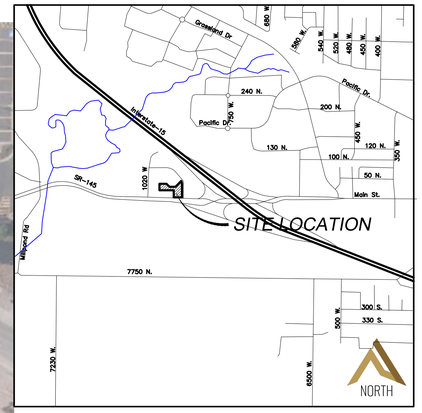
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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)





VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 5 20 2 10 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 9

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CLEAR SIGHT TRIANGLE

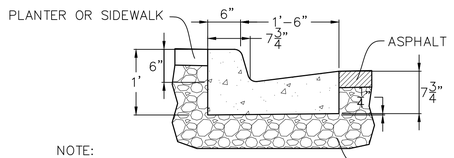
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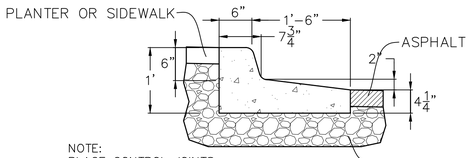
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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)



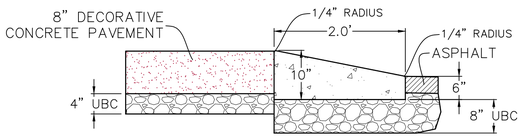
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



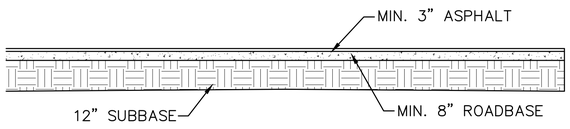
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



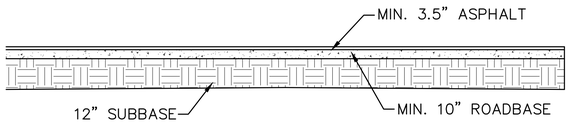
MOUNTABLE CURB & DECORATIVE CONCRETE

–NTS–



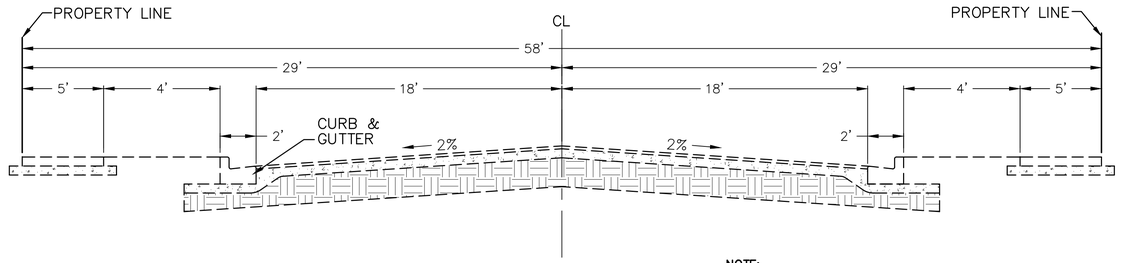
PARKING AREAS CROSS SECTION

–NTS–



DRIVE AREAS CROSS SECTION

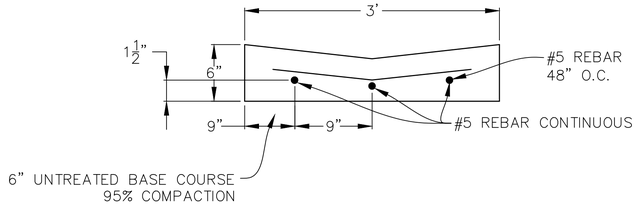
–NTS–



58' ROW-TYPICAL

900 WEST–EXISTING ROAD
–NTS–

NOTE:
900 WEST IS AN EXISTING ROADWAY. VARIANCE IS REQUESTED PER 15.01.100D OF THE AMERICAN FORK MUNICIPAL CODE.

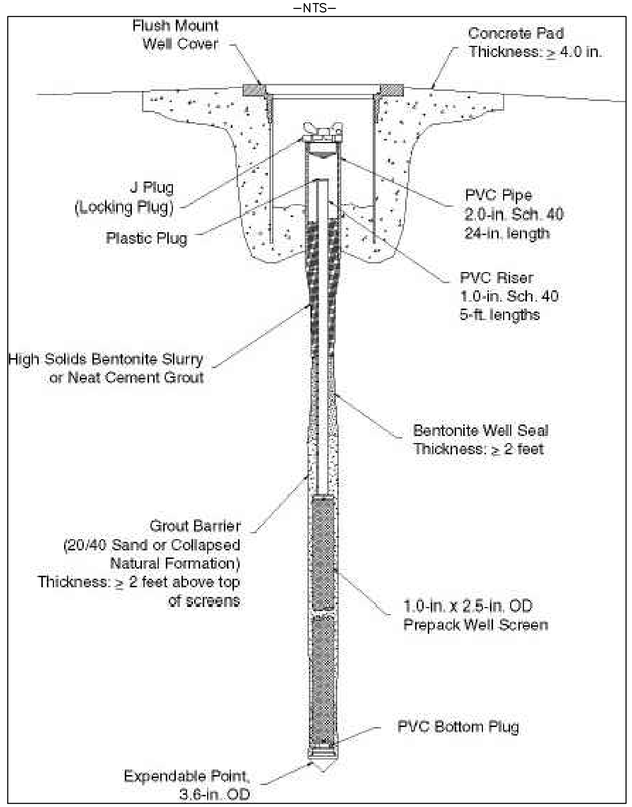


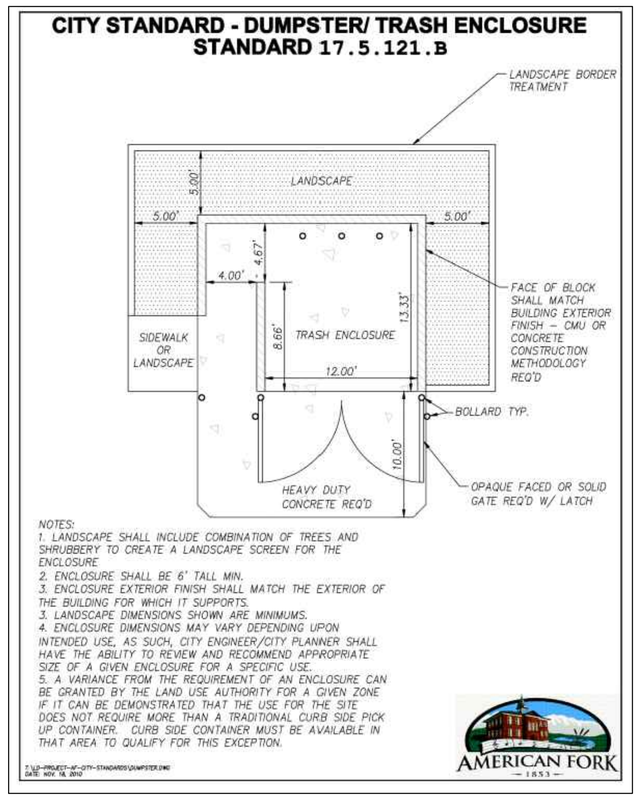
DETAIL - 3' CROSS GUTTER

–NTS–

GROUNDWATER MONITORING WELL DETAIL

–NTS–





SHEET NO. 10

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DETAIL SHEET

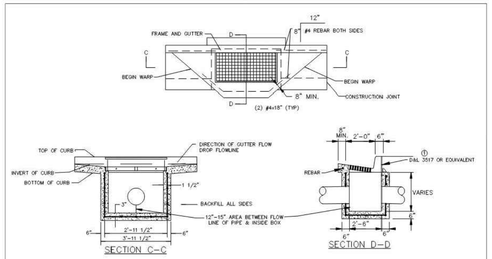
AMERICAN FORK, UTAH

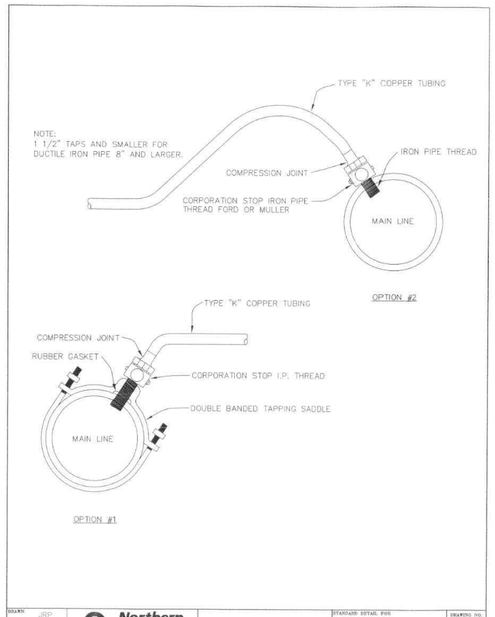
FREEMAN SITE PLAN

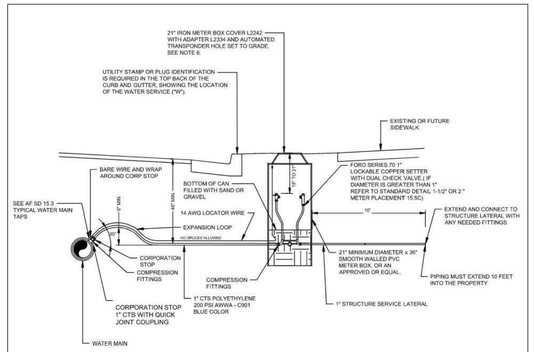
ATLAS ENGINEERING
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PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

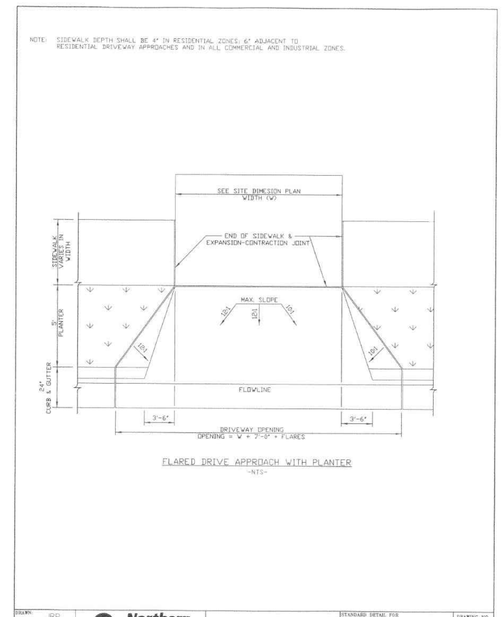
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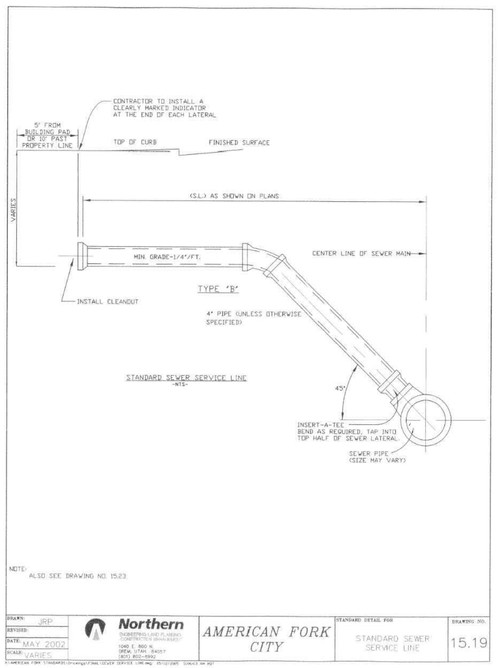
Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

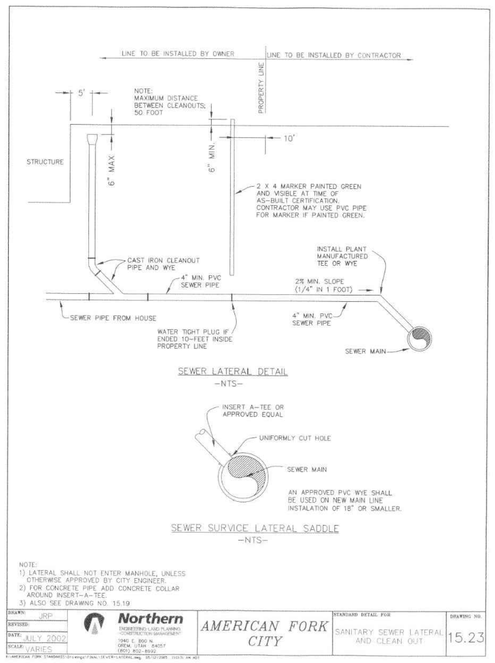


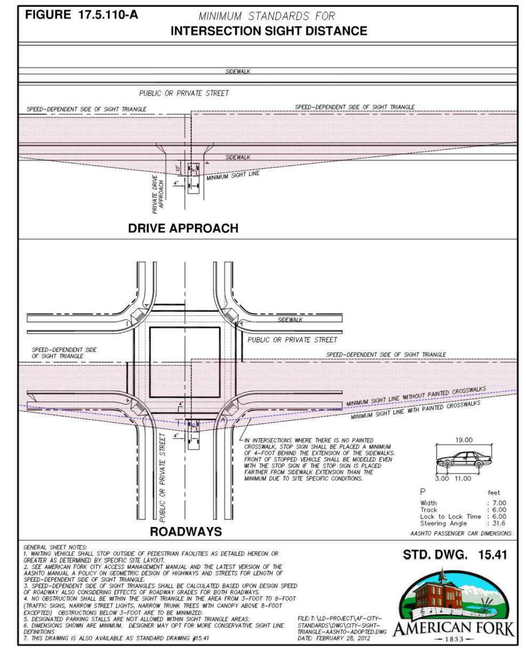












SHEET NO. 11

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DETAIL SHEET

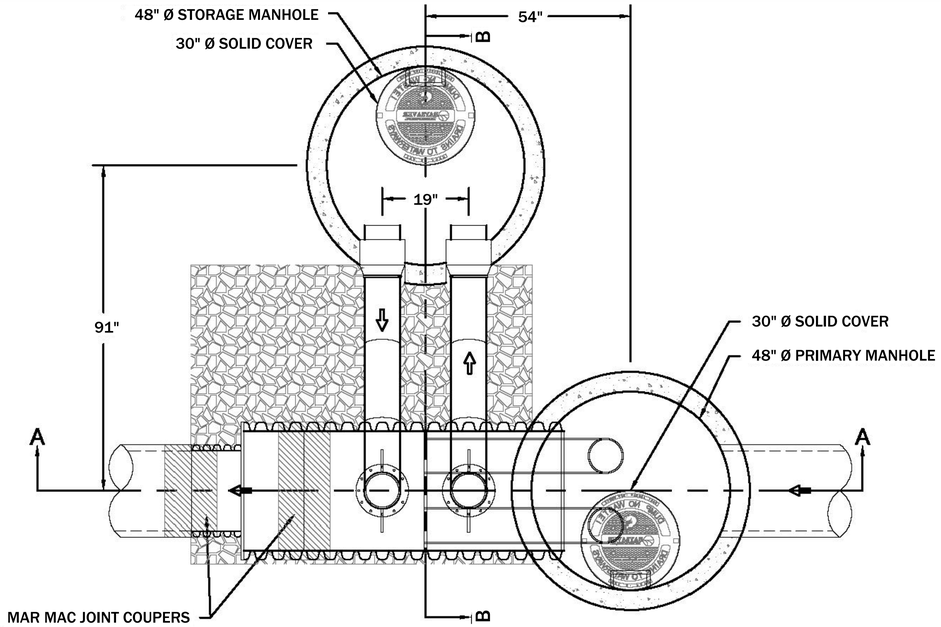
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

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946 E 800 N. SUITE A
SPANISH FORK, UT 84660

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Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)



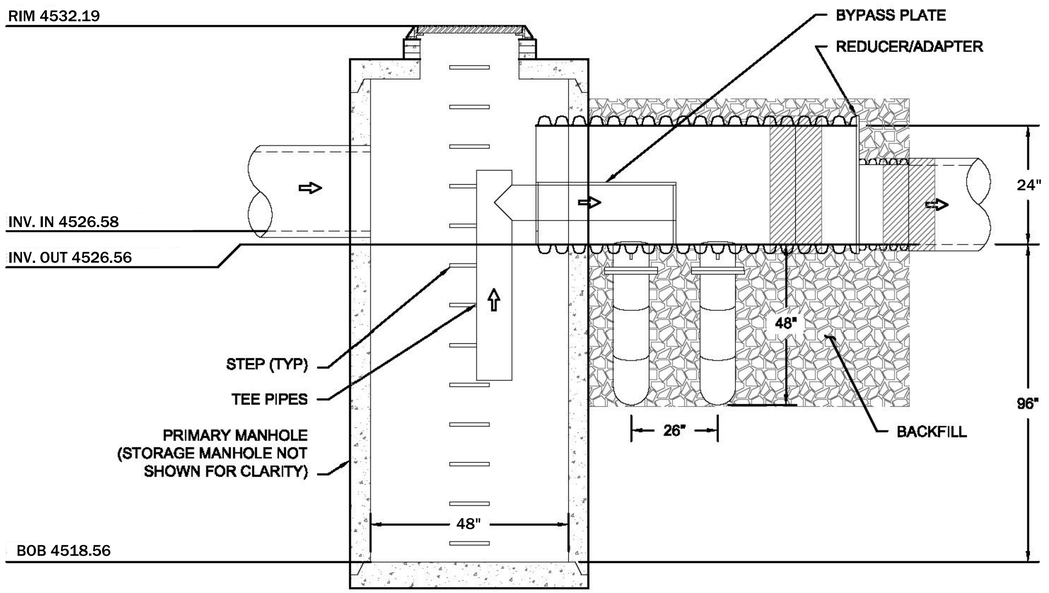
BAYSAVER BAYSEPARATOR 1K RIGHT HAND UNIT

NTS

THIS STORM WATER TREATMENT SYSTEM WILL REMOVE POLLUTANTS (SEDIMENTS AND OILS) PRIOR TO DISCHARGING INTO THE AMERICAN FORK CITY STORM DRAIN SYSTEM. THE RECOMMENDED HYDRODYNAMIC SEPARATOR WILL RETAIN ALL POLLUTANTS IN AN OFF-LINE STRUCTURE TO PREVENT RESUSPENSION. THE TREATMENT DEVICE WILL SEPARATE BOTH SUSPENDED SOLIDS AND OILS FROM STORMWATER AT A RATE NO LESS THAN 80 PERCENT REMOVAL EFFICIENCY AND SETTLE OUT 100 PERCENT OF SAND PARTICLES GREATER THAN THE NO. 200 SIEVE SIZE AT THE MAXIMUM TREATMENT FLOW RATE.

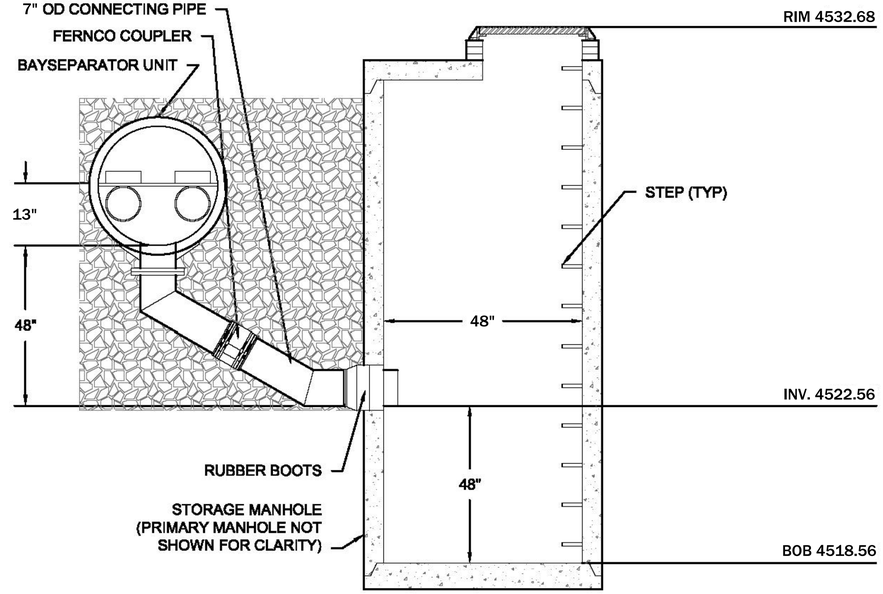
GENERAL NOTES:

1. MANHOLES SHOWN REPRESENT STANDARD PRECAST STRUCTURES PROVIDED BY OTHERS.
2. SEAL THE CONNECTING PIPES INTO THE STORAGE MANHOLE USING RUBBER BOOTS/GASKETS.
3. THE BAYSAVER SEPARATION SYSTEM INCLUDES THE SEPARATOR UNIT, (2) CONNECTING PIPES, (2) FERNCO COUPLERS,(1)
4. SEE BAYSAVER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR FURTHER DETAIL.
5. USE NON-SHRINK GROUT TO SEAL BAYSEPARATOR INTO THE PRIMARY MANHOLE.
6. BACKFILL: CLASS I, II OR III BACKFILL SHOULD BE USED TO AN ELEVATION OF AT LEAST 6" OVER THE CROWN OF THE SEPARATOR UNIT.
7. 12" COVER REQUIRED FOR TRAFFIC RATED SURFACE.
8. BAYSEPARATOR IS PROTECTED BY US PATENT NO. 5,746,911



PROFILE A-A

NTS



PROFILE B-B

NTS

SHEET NO. 12

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DETAIL SHEET

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\DT-01.DWG

Attachment: COMMENTS (2023.11.16) Freeman Site Plan Final 11-6-23 (Freeman Site Plan)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SITE PLAN FOR FREEMAN SITE PLAN LOCATED AT 19 NORTH 900 WEST IN THE PLANNED COMMERCIAL (GC-2) ZONE.

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;

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

PART I

DEVELOPMENT APPROVED – ZONE MAP AMENDED

A. The site plan for the Freeman Site Plan, located at 19 North 900 West, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone ____.

C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 28TH DAY OF NOVEMBER 2023.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Ordinance - Freeman - Site Plan (Freeman Site Plan)

Patrick O'Brien: The plat changes the trail alignment.

Chairwomen Anderson: Okay, great. All right. Any questions for staff? Or if you're ready for a motion we can proceed to that.

Bruce Frandsen moved to recommend approval for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

f. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Site Plan, located at 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter f. The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation. The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic

Attachment: Minutes - Freeman-Commercial Site Plan (Freeman Site Plan)

issues in the area a Traffic Impact Study was required for the applicant to submit for staff and 3rd party review.

Travis Van Ekelenburg: Any questions of staff?

Chairwomen Anderson: Do you have any questions? Engineering?

Ben Hunter: Yeah, I'll just speak to those conditions and then I also just wanted to make sure that it was included in the record, and we've already mentioned this to Mr. Freeman with the application. This was another one of those instances where due to the proximity to pioneer crossing, there were traffic concerns, which is why the traffic study was required. Based on the traffic study that the applicant provided, they are generating less than 10 trips per day, which is equivalent to like a single-family home. Because of that low level of the trip generation on the site, as long as the use continues to remain the same and generate those 10 trips per day, then we'd be able to continue to move forward. If it were future changes at all, there may be some reevaluation that would need to be had. Also, in light of those traffic concerns, that's part of why one of the conditions that was identified on there was installing a pork chop on their access, to try and promote vehicles to use this intersection at 9th west on Pioneer crossing. West of this there's an intersection that is not functioning at an adequate level of service. So, these are some of the requirements imposed on them in order to be able to pass through and because of those low trip generations, they'll be able to move forward with their project. The last one was because the existing infrastructure for 900 West is there, City Council need to specifically approve a variance request for the cross section, because it doesn't meet the current local road standard. It's modified but it's existing. So, the sidewalk and the park strip are not the current widths in current road requirements. So, that just clarifies what those conditions were.

Harold Dudley: Pork Chop?

Ben Hunter: Basically, to force vehicles they are allowed a left turn in and a right turn out, but not a left turn out of the site. They could also go right in as well, but no left turns that move traffic over to the other intersection.

Patrick O'Brien: You're making the argument that these meetings are too close to dinnertime.

Harold Dudley: That too!

Travis Van Ekelenburg: Any other questions?

Jenny Peay: Has fire been out for a fire access review?

Travis Van Ekelenburg: Fire has reviewed this, and they are fine with the configuration.

Jenny Peay: And then the retention pond, is that going to be landscaped? Is it gravel, or how is that?

Travis Van Ekelenburg: Looks like it's gravel at this point.

Attachment: Minutes - Freeman-Commercial Site Plan (Freeman Site Plan)

Jenny Peay: Just curious. Thank you.

Travis Van Ekelenburg: We went back and forth on how to handle that part of the property. And this was what we ended up coming up with.

Chairwomen Anderson: Okay, thank you. If applicants here you're welcome to come forward and I apologize to the Lakeland applicants, I meant to have you come forward if you have any burning things, I'm sure you can share. But yes, the applicant for Freeman is welcome to come forward if you would like to have anything on record.

Tom Freeman: Can I just stand right here?

Chairwomen Anderson: I think we need you to come to the microphone so it's easier for them to hear.

Tom Freeman: I don't have much to say really? It's my first time so I have to say something.

Rodney Martin: What's your name?

Tom Freeman: Tom Freeman. Birth date... Just as a point of clarity, on that left side where the pond is, that's a road base section on that left side. So that would be road base material and you can see where the asphalt for the parking will come in. There's also another small pond provisioned on the northeast side which is just a small pie shape, and that's going to be landscaped over there. And other than that, based on my calculation of the last 28 votes it's been 27 'Yays' and so I don't want to ruin the momentum that's going on. Just keep that going.

David Bird: Past performance is not a guarantee.

Tom Freeman: We're just super excited.

Bruce Frandsen: One question. Is that a detention pond or a retention? Does the water go somewhere, and if so, where?

Tom Freeman: I think the provision, wherein if there was 100-year storm and just retaining that water on our lot. I think that was the provision.

Bruce Frandsen: So, it's a detention, Correct? Retention pond, I think the definition is it fills up so full and it runs over the head gate goes downstream. Is that not right?

Ben Hunter: I'll verify.

Bruce Frandsen: My question is, if this is going down downstream, where's it going?

Ben Hunter: I think it's retention but let me just verify that. I know it'd stay on site; I can just verify that really quick.

Patrick O'Brien: I think that's a part of the state requirement that is held on site.

Attachment: Minutes - Freeman-Commercial Site Plan (Freeman Site Plan)

Ben Hunter: They have to meet like the 80th percentile storm event, which is the first half inch retention on site. I'll just verify that.

Tom Freeman: Also, if anyone likes fishing, we'd be happy to get you a friends and family rate on a pontoon boat.

Chairwomen Anderson: But do you have pork chops?

Ben Hunter: It is retention. It doesn't connect out because there's some existing infrastructure, but it just stays on site. Well let's see, there's one other connection that comes through.

Tom Freeman: The two ponds are networked together.

Ben Hunter: Yeah, that's right. That's why I had to look back to see how it was interconnected. The back pond, the larger pond, is connected with storm drain. So, it is detention correcting my previous statement, it is detention. The pipe goes across their site over on the 900 West frontage, and then ties into an existing storm drain that's on the south side of their site.

Bruce Frandsen: It's an existing storm drain?

Ben Hunter: Correct.

Chairwomen Anderson: Okay, I believe we can move forward with motion.

Rodney Martin moved to recommend to approve the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chairwomen Anderson: I just have a question. It says approved, but in my agenda. It says recommendation. Are we approving or recommending?

Patrick O'Brien: Recommending. So, the motion is incorrect, but the notice is correct. So, apologies. Whatever motion, you are recommending approval or recommending denial.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**

Attachment: Minutes - Freeman-Commercial Site Plan (Freeman Site Plan)

Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

Attachment: Minutes - Freeman-Commercial Site Plan (Freeman Site Plan)

Other Business

Patrick O'Brien told the commission that staff will notice the cancelation of the next meeting, as it is the eve of Thanksgiving. He informed them of a couple of projects that will be on the agenda for the first meeting in December and reminded them that the code review is also getting closer. He was happy to share that we did receive a notice of compliance on our annual report for the moderate-income housing. Very few cities in the state have received that and over 30% of the cities in the state also have been found to be non-compliant.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 8:36 PM

Angie McKee

Administrative Assistant I

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

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

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

AGENDA ITEM Review and action on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E. The Final Plat will be for approximately 10.24 acres and will be in the Industrial (I-1) zone.

SUMMARY RECOMMENDATION Planning Commission recommended approval.

BACKGROUND The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 - Area = 6.14 acres (267,359 sq ft)

Lot 2 - Area = 4.34 acres (189,054 sq ft)

The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels we part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, in the I-1 Industrial zone, with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record associated with the November 8th, 2023, Planning Commission meeting.

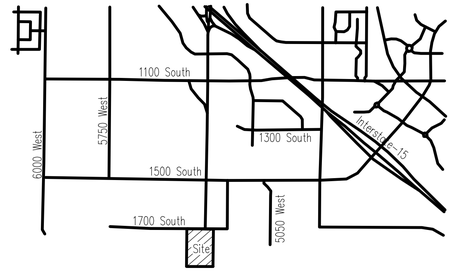
SUPPORTING DOCUMENTS

COMMENTS (2023.10.19) Lakeland Final Plat Brev2-Utility Plan (PDF)
COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (PDF)
Minutes - Lakeland Industrial Park Plat B-Final Plat (PDF)

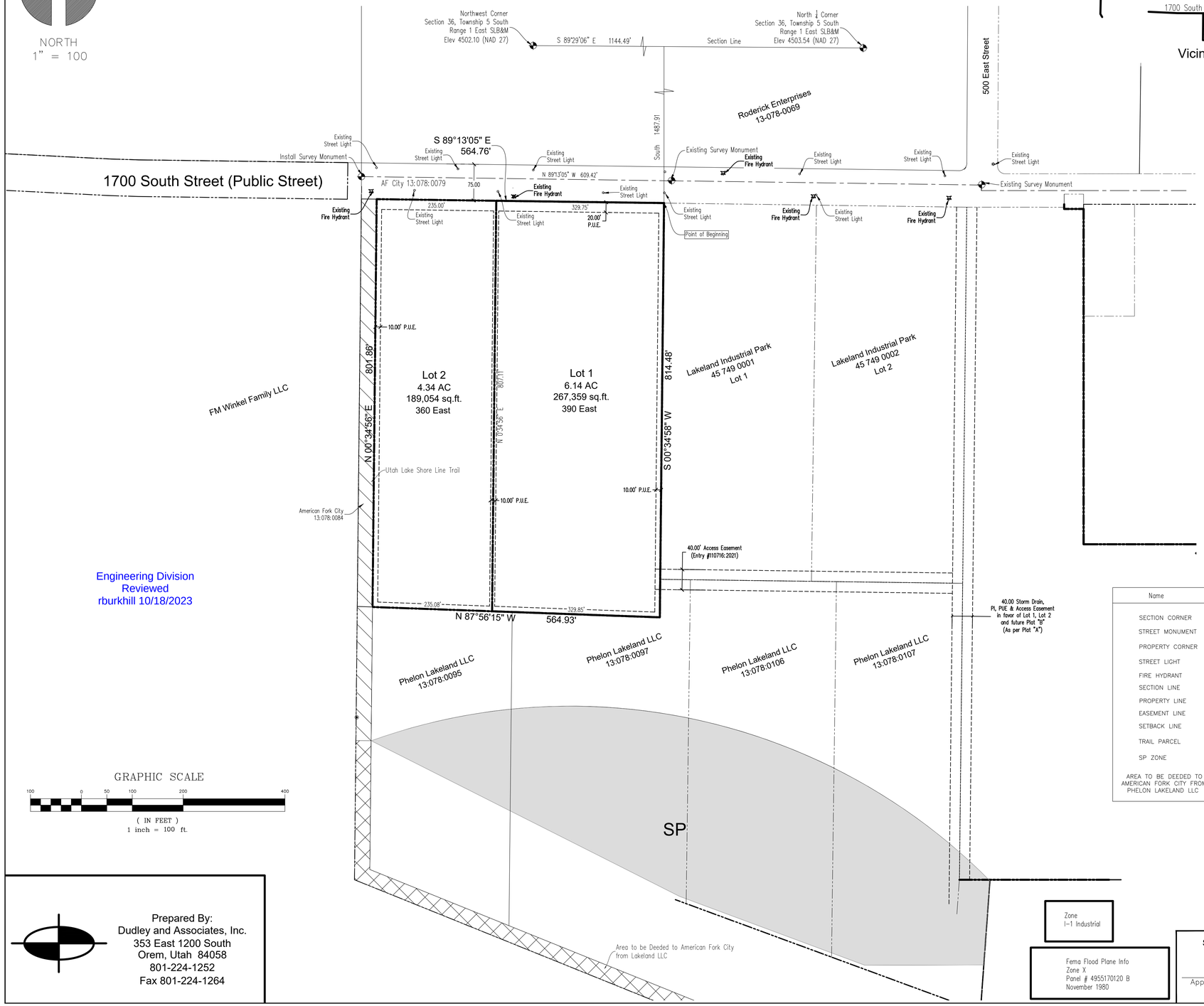
A Subdivision in American Fork City

Lakeland Industrial Park "B"

A Subdivision located in the Northwest 1/4 of Section 36,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah,
Zone I-1 (Industrial) & SP (Shoreline Protection)



Vicinity Map



Note:

All sewer connections are to be a private system and to be part of the Lakeland Industrial Park HOA and they will be responsible for maintenance of system

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" 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 Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
TRAIL PARCEL	
SP ZONE	
AREA TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND LLC	

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Engineering Division
Reviewed
rburkhill 10/18/2023

Zone
I-1 Industrial

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved Date

C - 7

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West along Plat "A", Lakeland Industrial Park Subdivision 814.48 feet; thence North 87°56'15" West 564.93 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East along 1700 South Street 564.76 feet to the point of beginning.

AREA=456,413 sq. ft. or 10.478 acres

Basis of Bearing = South 89°29'06" East along the Section line (NAD 27)
Lots created =2 Lots

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by:

Phelon Lakeland LLC Steve Phelon (Manager)

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

APPROVED _____ CITY ENGINEER

ATTEST_____ AMERICAN FORK CITY RECORDER

APPROVED _____ PUBLIC WORKS DIRECTOR

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the American Fork City Planning Commission.

Planner

Chairman, Planning Commission

Plat " B "

Lakeland Industrial Park

American Fork City, Subdivision Utah County, Utah
Scale: 1" = 100 Feet

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D.
Dudley
3-17-2023
STATE OF UTAH

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

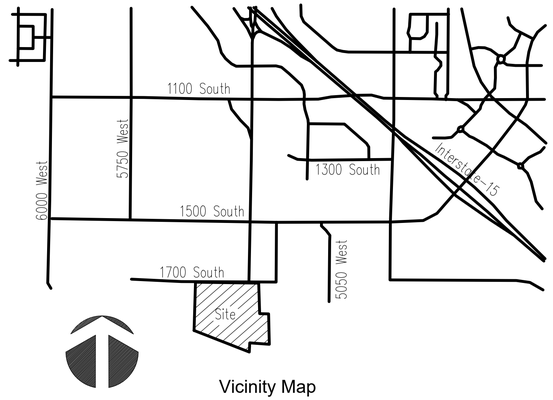
Attachment: COMMENTS (2023.10.19) Lakeland Final Plat Brev2-Utility Plan (Lakeland Industrial Park Plat "B")

Lakeland Industrial Park "B"

American Fork City — 360 East 1700 South — Utah

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Fire Department
Reviewed
M. Sacco 10/16/2023

Engineering Division
Reviewed
rburkhill 10/18/2023

Next Step:

Approved
Proceed to Planning Commission
11/8/23

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Street Improvement Plan 1700 South/Utility Plan
3.0	Detail Sheet
4.0	Detail Sheet
5.0	Erosion Control Plan
5.1	BMP'S
6.0	ALTA Survey
7.0	Final Plat
8.0	Trail Relocation Plan

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF City Inspector	Dee Howard	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Connect	Kyle Petersen	801-400-2933	714 East 50 South American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Bill Westfall	435-623-4252	1485 West 3100 South West Valley City, UT 84119
Dominion Energy	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003
Mitchell Hollow Irrigation	Dale Jones	801-768-8150	

Developer:

Phelon Lakeland LLC
PO BOX 1090
American Fork Utah 84003
(801) 756-7709
Cell (801) 592-8687

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Industrial
Total Area = 23.91 Acres
Total number of Lots = 3

Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated. Base flood Elevation is 4498.00

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Sheet No.
C - 1.0

Attachment: COMMENTS (2023.10.19) Lakeland Industrial Park Plat "B") Lakeland Industrial 10-9-2023

GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Ryan Allred	(801) 223-0084
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401-3017
QUESTAR GAS	– GAS	Trent Johnson	(801) 853-6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763-3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763-3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763-3060

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self_sealing gaskets.
5. The approved construction drawings shall show where bolt_down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
15. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.
16. All lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South 801-224-1252
Orem, Utah 84058

Standard Notes

American Fork City Utah

REVISIONS

DATE	12-14-2018
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14436

SHEET No.
C - 1.1

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

NORTH
1" = 40'

Roderick Enterprises

Sta 13+41.23 All Construction West of this line to be by others. (See Roderick-Catalyst plans)

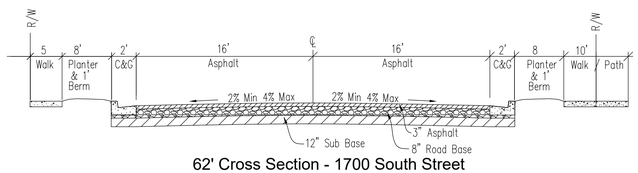
1700 South Street

Lot 1
4.34 AC
189,054 SF

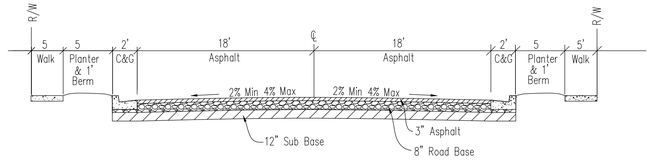
Lot 2
6.14 AC
267,359 SF

Note:
Sidewalks at drive approaches shall be 6" thick

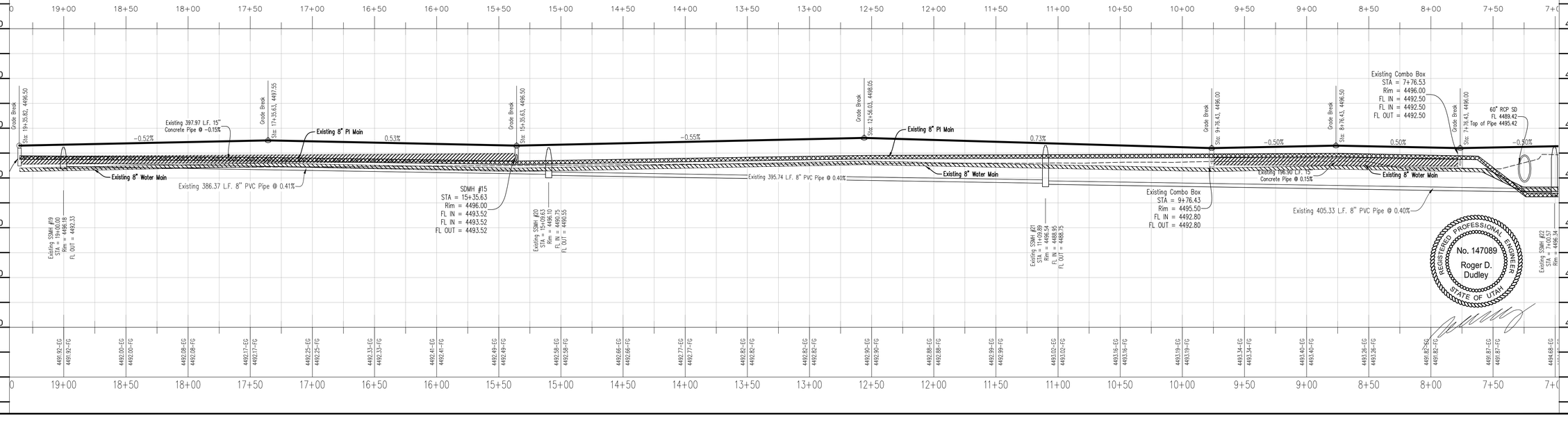
Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.



62' Cross Section - 1700 South Street
(West of 500 East Street)



60' Cross Section - 1700 South Street
(East of 500 East Street)



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Lakeland Industrial Plat "B"

Street Improvement/Utility Plan

American Fork City Utah

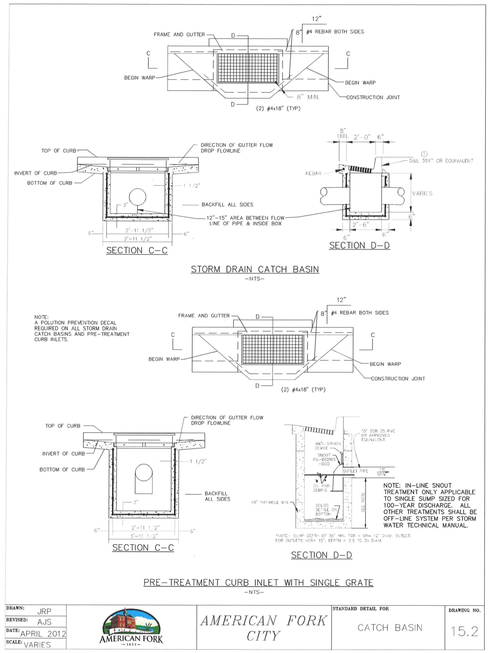
REVISIONS

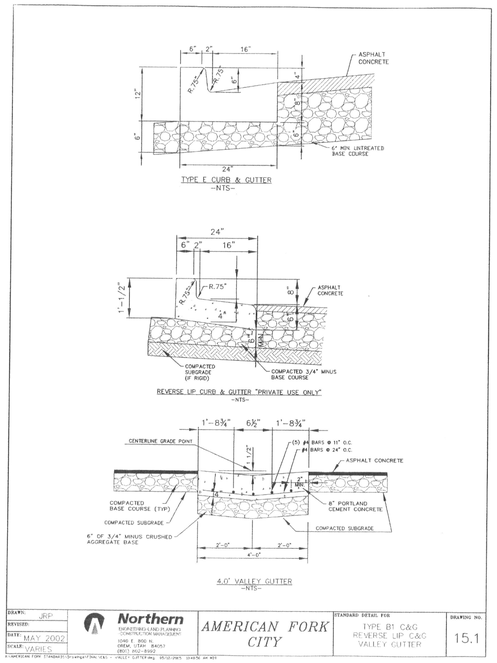
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SCALE	1"=40'
BY	BHT
TRACING NO.	L - 14371

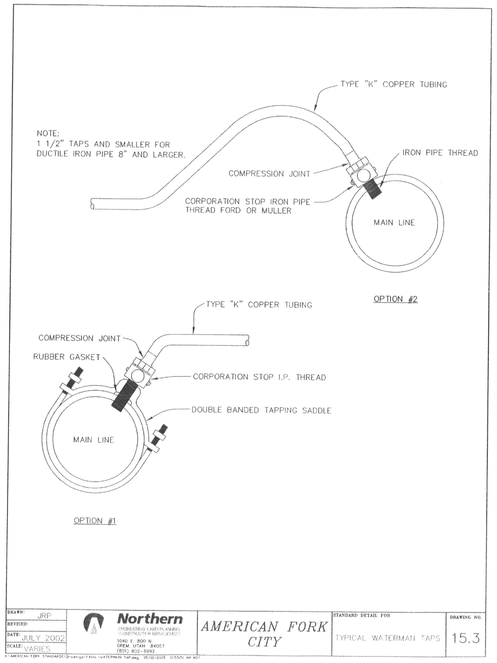
SHEET No.
C - 2

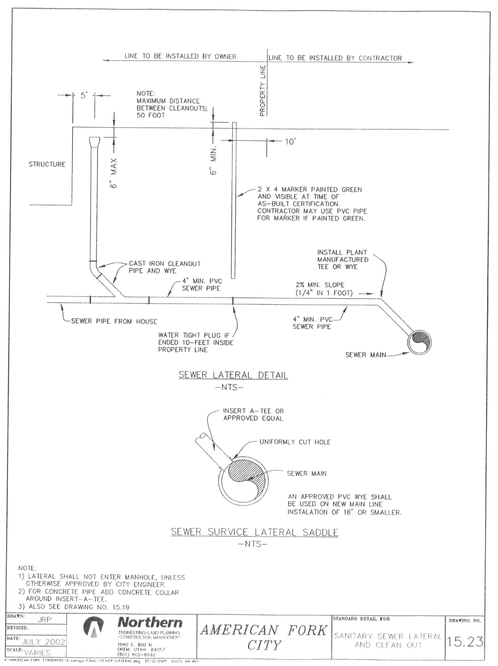
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

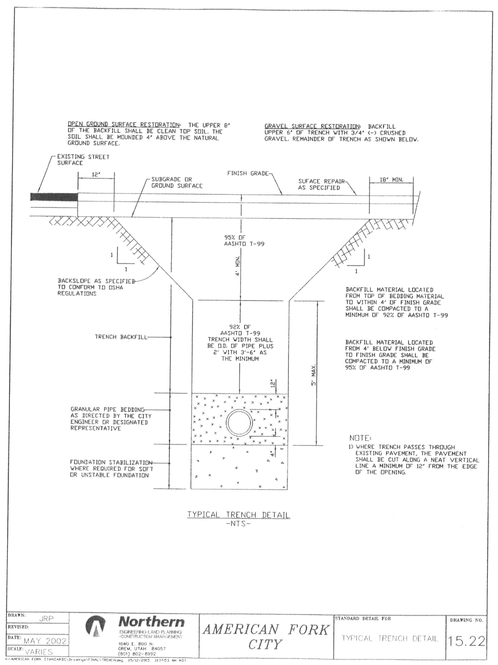
Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

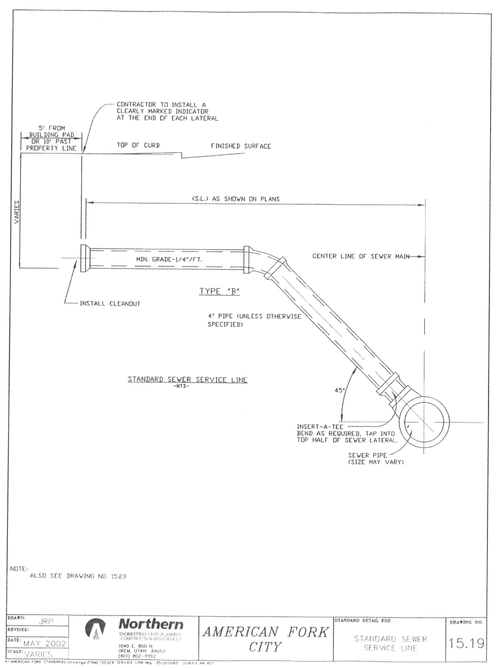


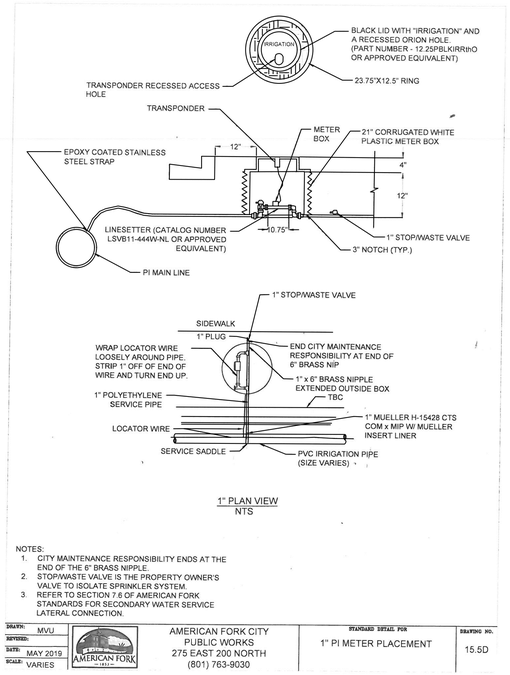


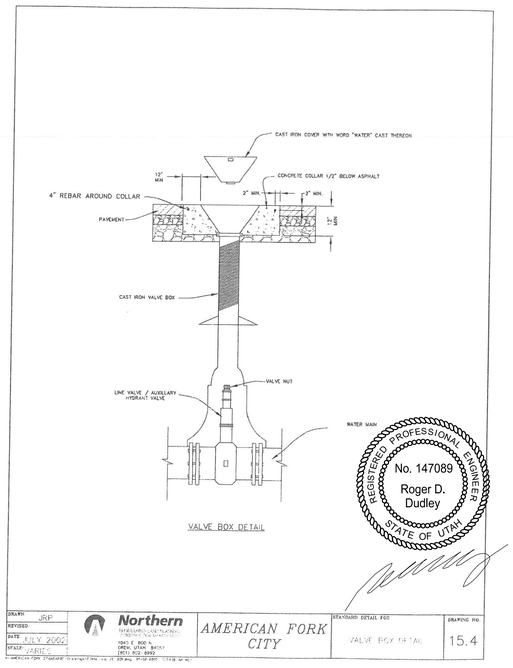












Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South 801-224-1252
Orem, Utah 84058

Detail Sheet

Utah

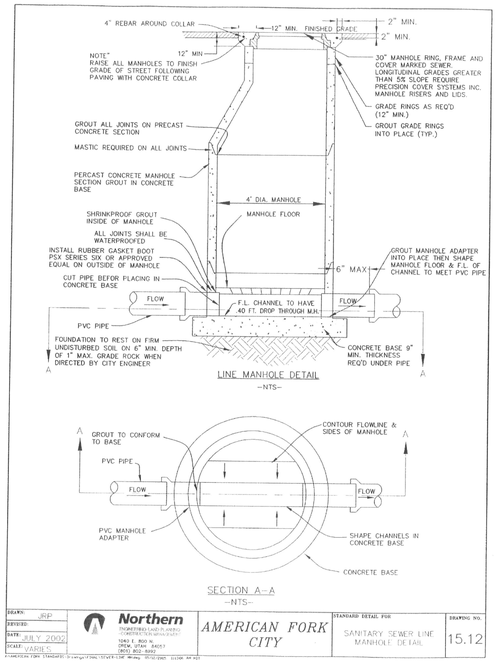
American Fork City

REVISIONS

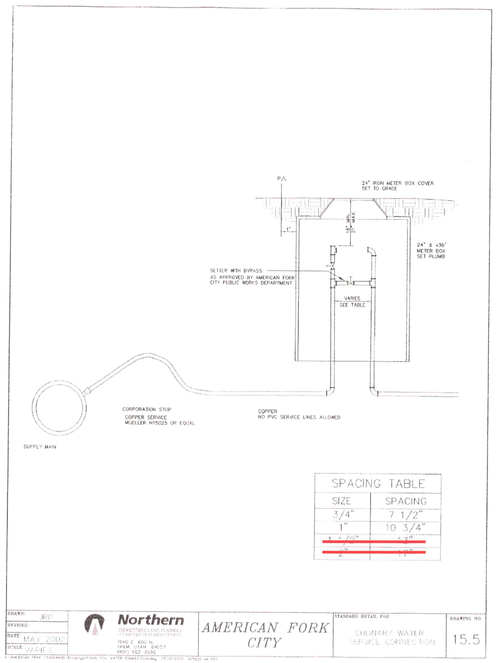
DATE 2-7-2023
SCALE not to scale
BY BHT
TRACING NO. L - 14371

SHEET No. C - 3

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")



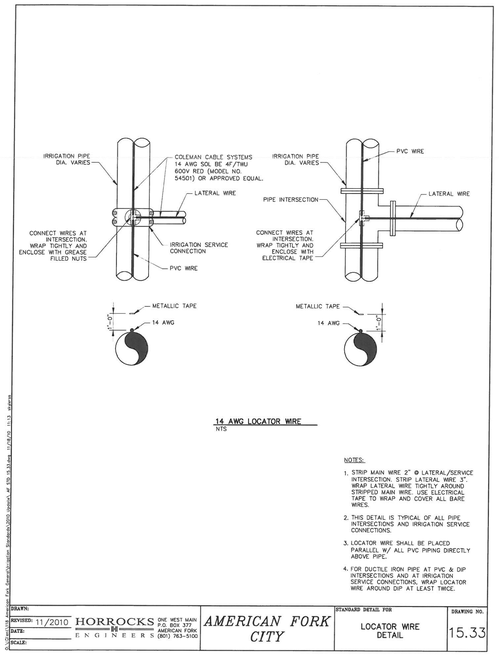
DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6990	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



SPACING TABLE

SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	14"
2"	19"

DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6990	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

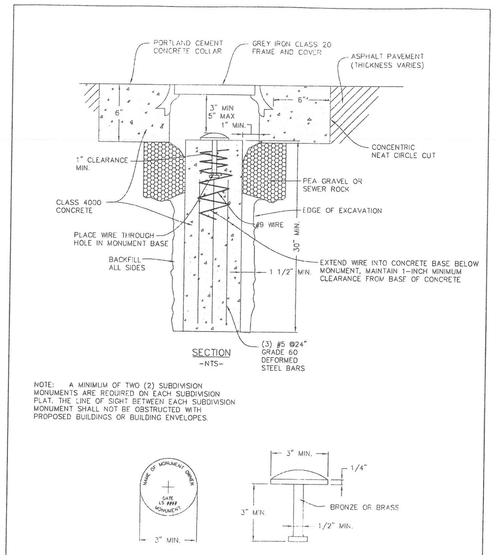


14 AWG LOCATOR WIRE
NTS

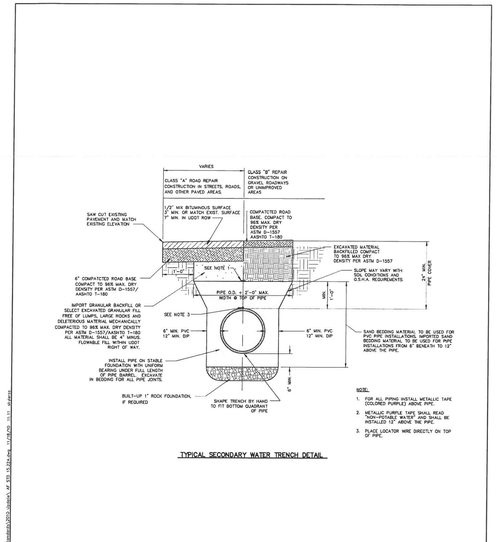
NOTES:

1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

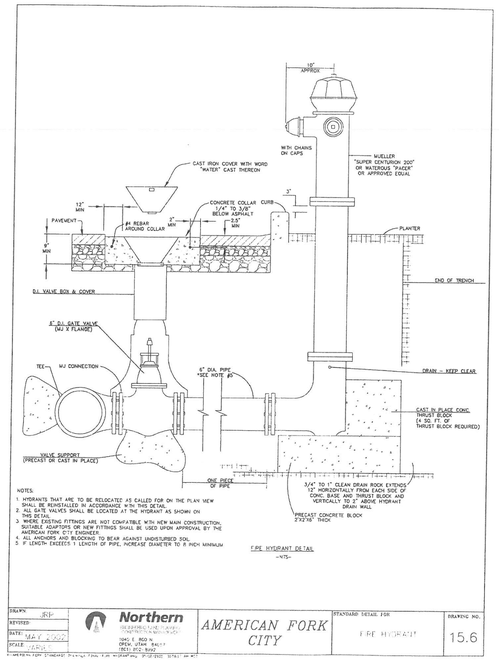
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
REVISED: 11/2010				
DATE:				
SCALE:				



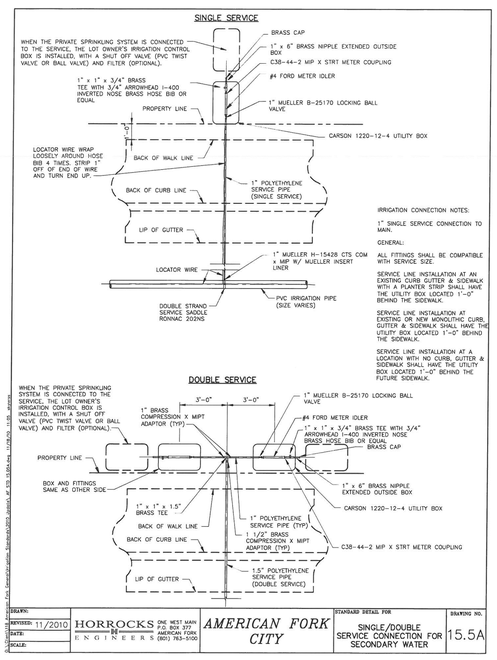
DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6990	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: 1"=1"				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6990	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2010				
DATE:				
SCALE:				

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South 801-224-1252
Orem, Utah 84058

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Detail Sheet
Utah
American Fork City

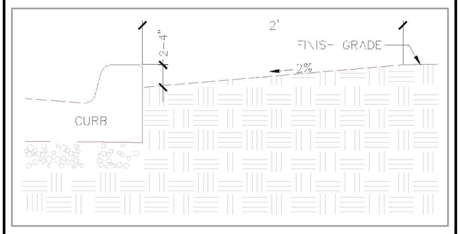
REVISIONS

DATE
2-7-2023
SCALE
not to scale
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 4

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

BMP: Curb Sedimentation Trap — CST



Description:
A temporary sediment trap formed by excavation behind the curb

Application:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation/Application Criteria:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

Limitations:
No limitations

Maintenance:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☑ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
◪ Toxic Materials
☐ Oil & Grease
◪ Floatable Materials
☐ Other Waste

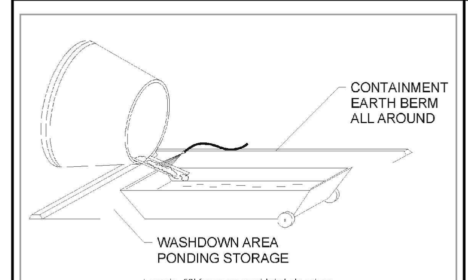
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)
Stormwater Discharge management from Construction Activities 2005

BMP: Concrete Waste Management — CWM



Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Objectives:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
▣ Other Waste

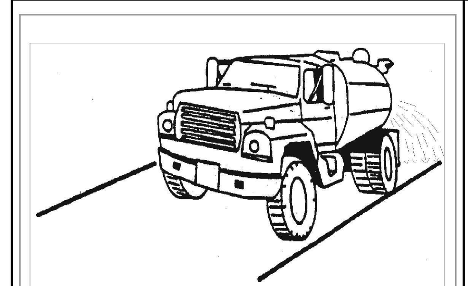
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Dust Controls — DC



Description:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

Application:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

Maintenance:
- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

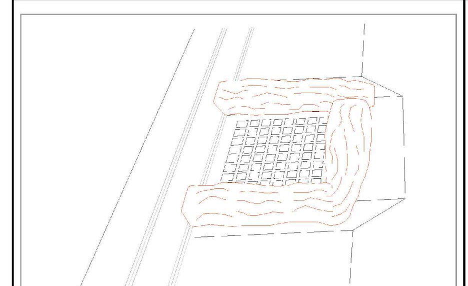
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices
Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

Limitations:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control site Perimeter
☑ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
▣ Floatable Materials
☐ Other Waste

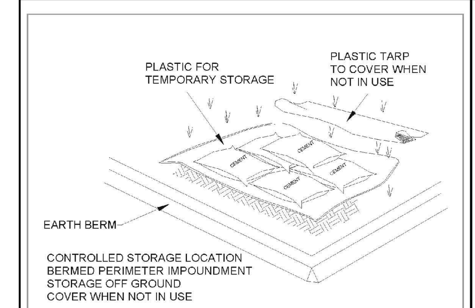
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
☐ Sediment
☐ Nutrients
▣ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
◪ Other Waste

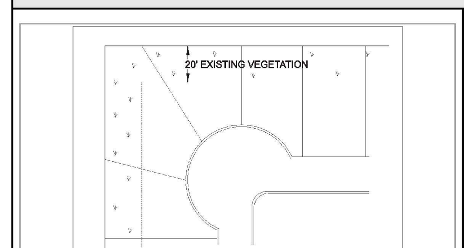
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Preservation of Existing Vegetation — PEV



Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Application:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

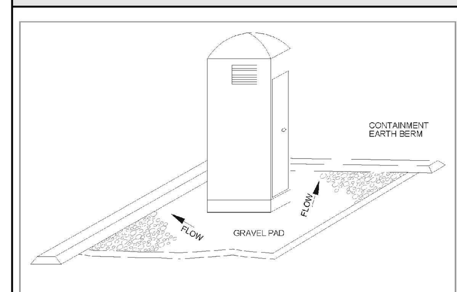
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT



Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

Limitations:
- No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
▣ Other Waste

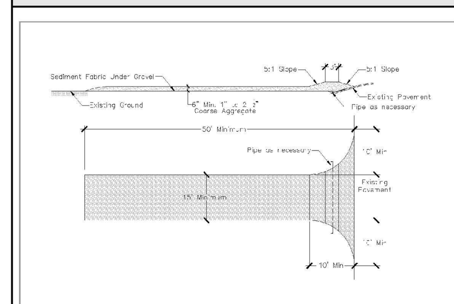
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Application:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

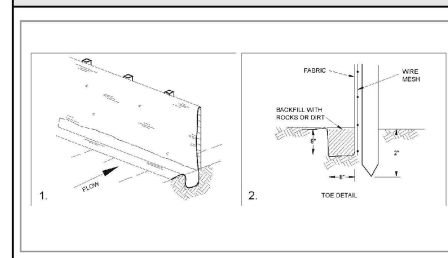
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

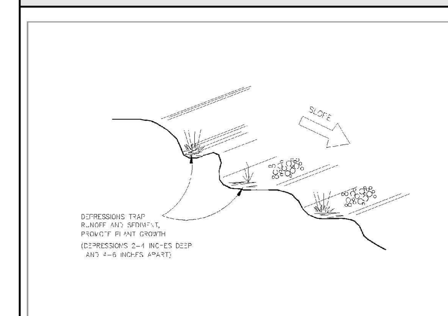
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR



Description:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

Application:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation/Application Criteria:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

Limitations:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

Maintenance:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

Objectives:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☐ Control site Perimeter
☑ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

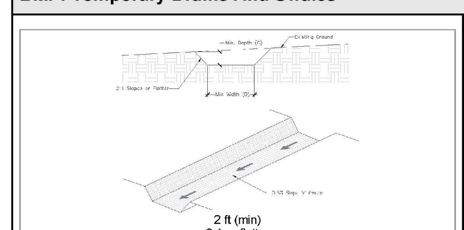
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapeted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS



Description:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

Application:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

Installation/Application Criteria:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

Limitations:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

Maintenance:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Targeted Pollutants
▣ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

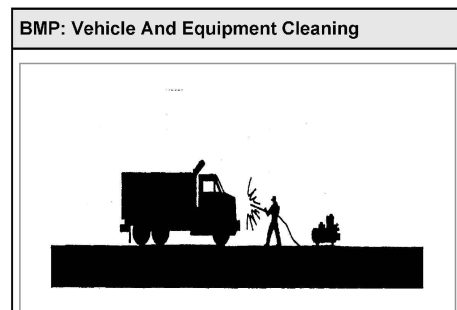
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Cleaning — VEC



Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Application:
<text here>

Installation/Application Criteria:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Targeted Pollutants
☐ Sediment
☐ Nutrients
▣ Toxic Materials
▣ Oil & Grease
☐ Floatable Materials
☐ Other Waste

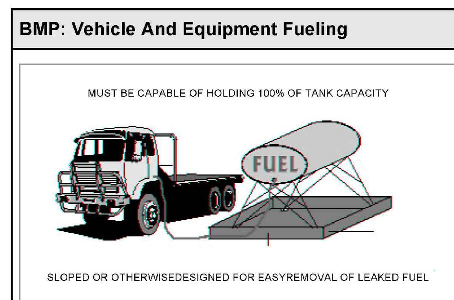
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Fueling — VEF



Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application Criteria:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Targeted Pollutants
☐ Sediment
☐ Nutrients
◪ Toxic Materials
◪ Oil & Grease
☐ Floatable Materials
☐ Other Waste

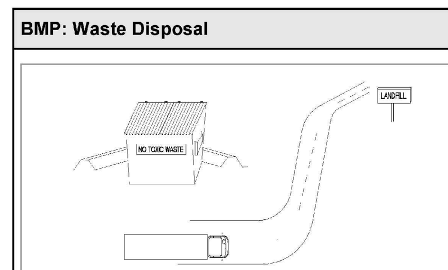
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation/Application Criteria:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).erosion at driveways.

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
▣ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

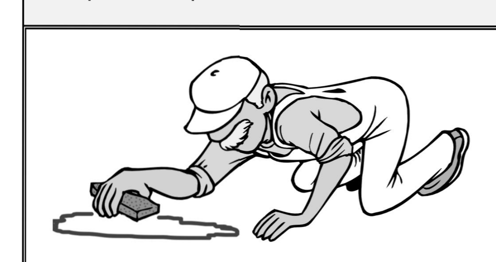
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up — SCU



Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

Objectives
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
☐ Sediment
☐ Nutrients
■ Toxic Materials
☒ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
☐ O&M Costs
☐ Maintenance
■ Training

■ High ☒ Medium ☐ Low

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
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BMPS
American Fork City
Utah

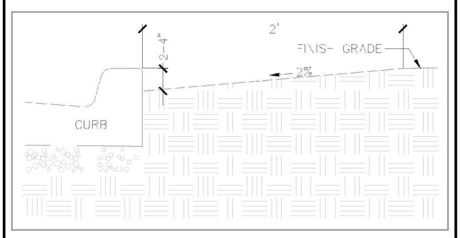
REVISIONS

DATE
2-7-2023
SCALE
None
BY
BHT
TRACING NO.
L - 14371

SHEET No.
C - 5.1

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

BMP: Curb Sedimentation Trap — CST



DESCRIPTION:
A temporary sediment trap formed by excavation behind the curb

APPLICATION:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

INSTALLATION/APPLICATION CRITERIA:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

LIMITATIONS:
No limitations

MAINTENANCE:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☑ Control Internal Erosion

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Orem, Utah

TARGETED POLLUTANTS
■ Sediment
☐ Nutrients
◪ Toxic Materials
☐ Oil & Grease
◪ Floatable Materials
☐ Other Waste

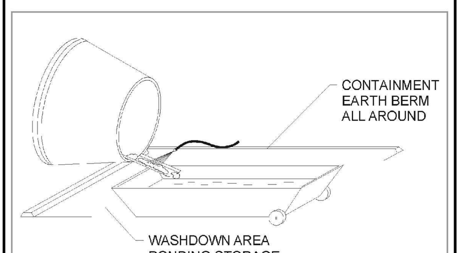
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL AND PARADIGM ENGINEERING BMP FACT SHEET (CUT BACK CURB)
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Concrete Waste Management — CWM



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

OBJECTIVES:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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TARGETED POLLUTANTS
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

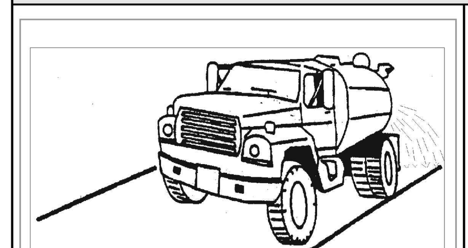
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Dust Controls — DC



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

MAINTENANCE:
- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

OBJECTIVES:
☑ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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TARGETED POLLUTANTS
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

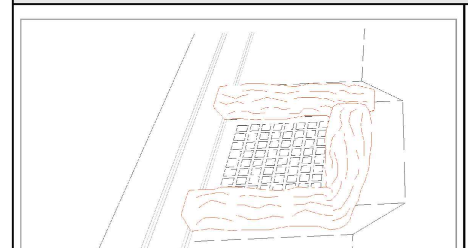
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM PLEASANT GROVE CITY STORMWATER TECHNICAL MANUAL AND BEST MANAGEMENT PRACTICES
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Inlet Protection – Wattle — IP-W



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

OBJECTIVES:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control site Perimeter
☑ Control Internal Erosion

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TARGETED POLLUTANTS
■ Sediment
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☐ Other Waste

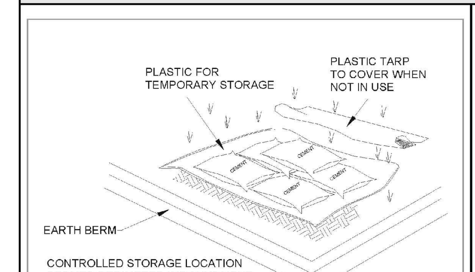
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Material Storage — MS



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

OBJECTIVES:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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TARGETED POLLUTANTS
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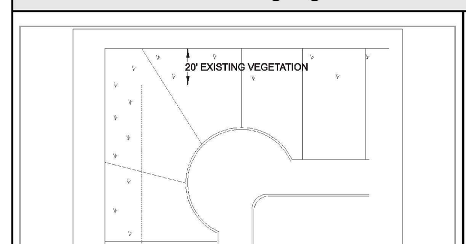
POLLUTANT IMPACT
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◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$$$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Preservation of Existing Vegetation — PEV



DESCRIPTION:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

APPLICATION:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

INSTALLATION/APPLICATION CRITERIA:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

LIMITATIONS:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

MAINTENANCE:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

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TARGETED POLLUTANTS
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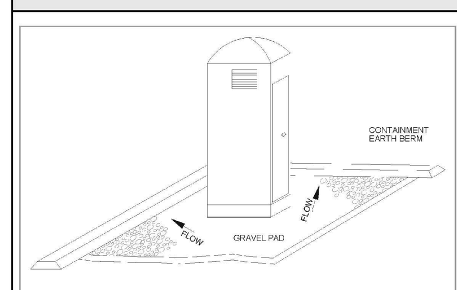
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Portable Toilets — PT



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

OBJECTIVES:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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TARGETED POLLUTANTS
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☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

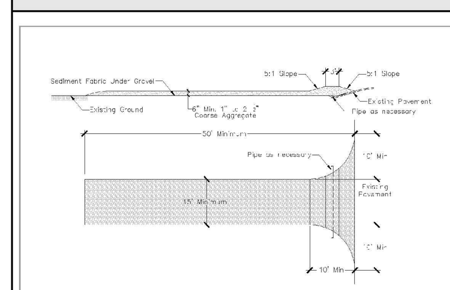
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Stabilized Construction Entrance — SCE



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

OBJECTIVES:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

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Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

TARGETED POLLUTANTS
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

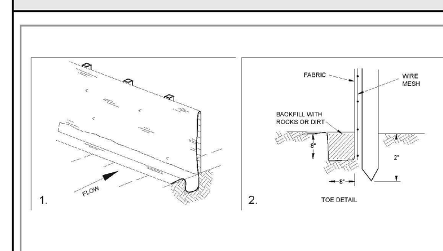
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Silt Fence — SF



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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☐ Floatable Materials
☐ Other Waste

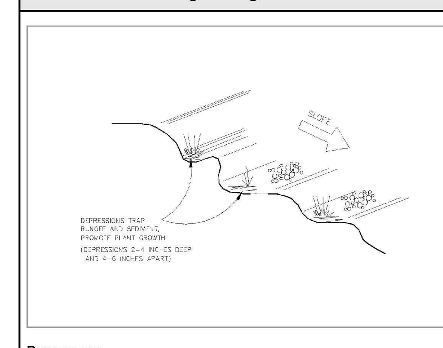
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Surface Roughening — SR



DESCRIPTION:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

APPLICATION:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

INSTALLATION/APPLICATION CRITERIA:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

LIMITATIONS:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

MAINTENANCE:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

OBJECTIVES:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☐ Control site Perimeter
☑ Control Internal Erosion

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TARGETED POLLUTANTS
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☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

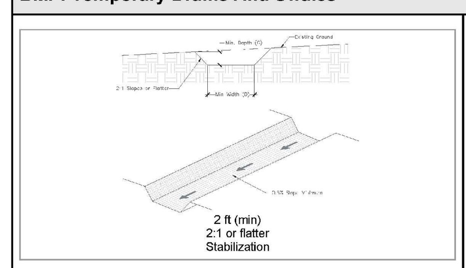
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPETED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Temporary Drains And Swales — TDS



DESCRIPTION:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

APPLICATION:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

INSTALLATION/APPLICATION CRITERIA:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

LIMITATIONS:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

MAINTENANCE:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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TARGETED POLLUTANTS
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☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

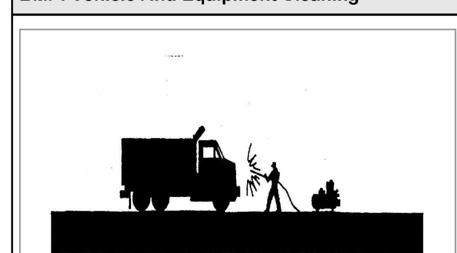
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Vehicle And Equipment Cleaning — VEC



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

APPLICATION:
<text here>

INSTALLATION/APPLICATION CRITERIA:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

LIMITATIONS:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:
- Minimal, some berm repair may be necessary.

OBJECTIVES:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Orem, Utah

TARGETED POLLUTANTS
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■ Toxic Materials
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☐ Floatable Materials
☐ Other Waste

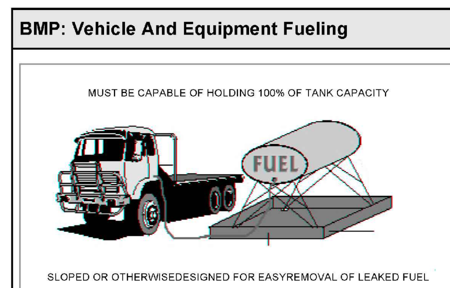
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$ O & M Costs
$$$ Maintenance
$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Vehicle And Equipment Fueling — VEF



DESCRIPTION:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION CRITERIA:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

LIMITATIONS:
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

OBJECTIVES:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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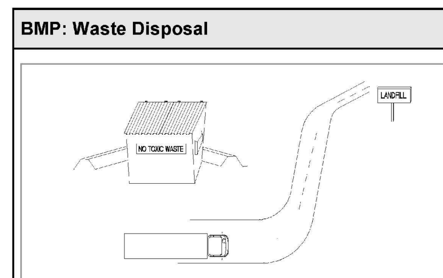
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Waste Disposal — WD



DESCRIPTION:
Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:
All construction sites.

INSTALLATION/APPLICATION CRITERIA:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:
- On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).erosion at driveways.

OBJECTIVES:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

TARGETED POLLUTANTS
☐ Sediment
☐ Nutrients
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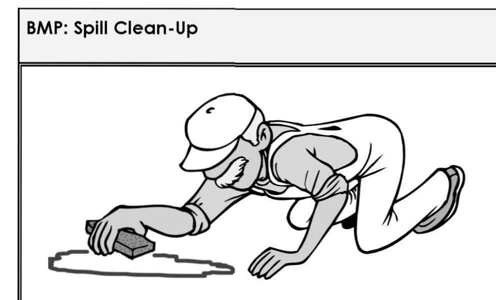
POLLUTANT IMPACT
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
$$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$$$ Training

RELATIVE COSTS
$$$ High
$$ Medium
$ Low

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES 2005

BMP: Spill Clean-Up — SCU



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

OBJECTIVES
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS
☐ Sediment
☐ Nutrients
■ Toxic Materials
☒ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
☒ Capital Costs
☐ O&M Costs
☐ Maintenance
■ Training

■ High ☒ Medium ☐ Low

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

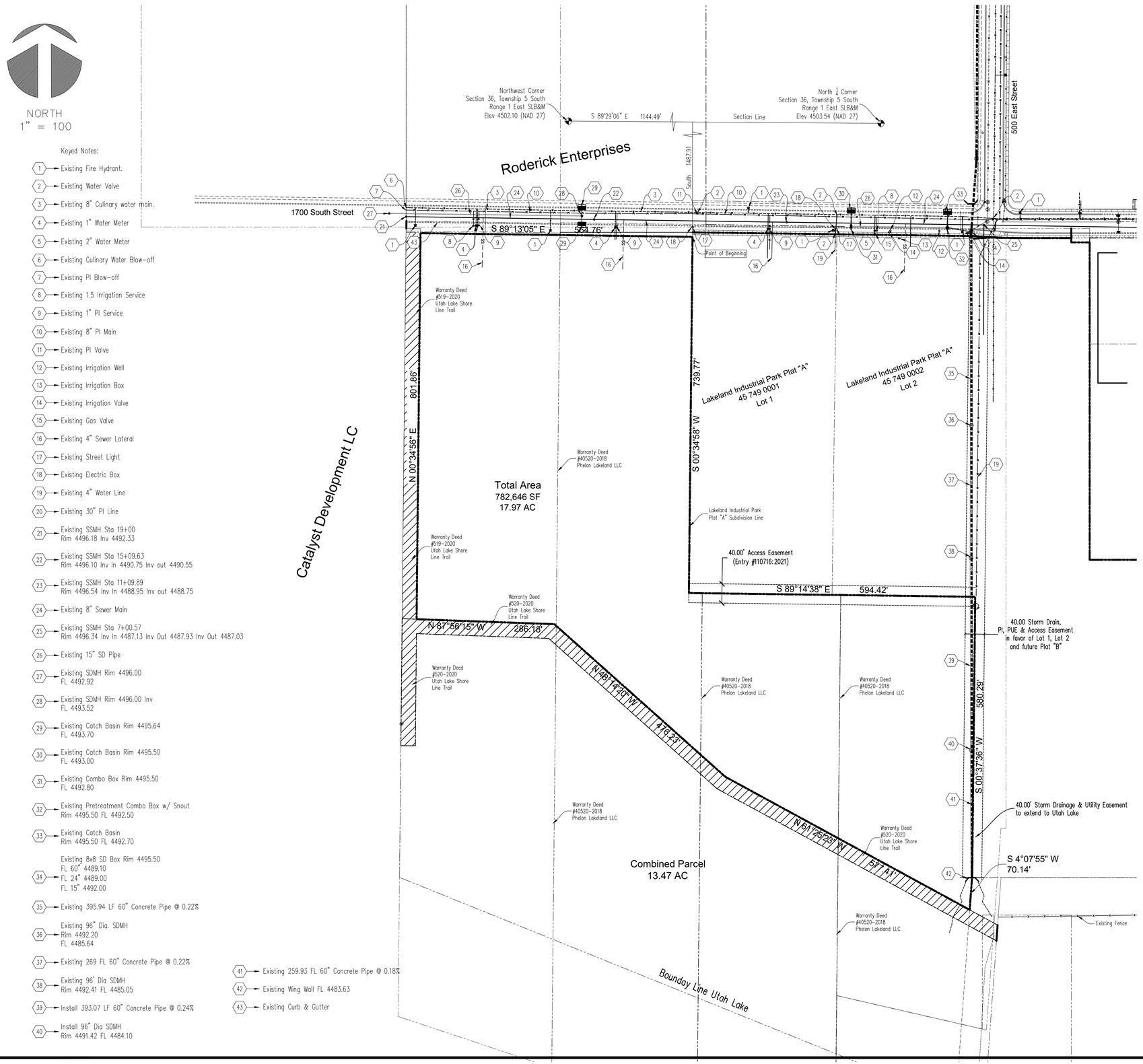
BMPS
American Fork City
Utah

REVISIONS

DATE	2-7-2023
SCALE	None
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 5.1

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")



Keyed Notes:

1. Existing Fire Hydrant.
2. Existing Water Valve
3. Existing 8" Culinary water main.
4. Existing 1" Water Meter
5. Existing 2" Water Meter
6. Existing Culinary Water Blow-off
7. Existing PI Blow-off
8. Existing 1.5 Irrigation Service
9. Existing 1" PI Service
10. Existing 8" PI Main
11. Existing PI Valve
12. Existing Irrigation Well
13. Existing Irrigation Box
14. Existing Irrigation Valve
15. Existing Gas Valve
16. Existing 4" Sewer Lateral
17. Existing Street Light
18. Existing Electric Box
19. Existing 4" Water Line
20. Existing 30" PI Line
21. Existing SSMH Sta 19+00
Rim 4496.18 Inv 4492.33
22. Existing SSMH Sta 15+09.63
Rim 4496.10 Inv In 4490.75 Inv out 4490.55
23. Existing SSMH Sta 11+09.89
Rim 4496.54 Inv In 4488.95 Inv out 4488.75
24. Existing 8" Sewer Main
25. Existing SSMH Sta 7+00.57
Rim 4496.34 Inv In 4487.13 Inv Out 4487.93 Inv Out 4487.03
26. Existing 15" SD Pipe
27. Existing SDMH Rim 4496.00
FL 4492.92
28. Existing SDMH Rim 4496.00 Inv
FL 4493.52
29. Existing Catch Basin Rim 4495.64
FL 4493.70
30. Existing Catch Basin Rim 4495.50
FL 4493.00
31. Existing Combo Box Rim 4495.50
FL 4492.80
32. Existing Pretreatment Combo Box w/ Snout
Rim 4495.50 FL 4492.50
33. Existing Catch Basin
Rim 4495.50 FL 4492.70
34. Existing 8x8 SD Box Rim 4495.50
FL 60" 4489.10
FL 24" 4489.00
FL 15" 4492.00
35. Existing 395.94 LF 60" Concrete Pipe @ 0.22%
36. Existing 96" Dia. SDMH
Rim 4492.20
FL 4485.64
37. Existing 269 FL 60" Concrete Pipe @ 0.22%
38. Existing 96' Dia SDMH
Rim 4492.41 FL 4485.05
39. Install 393.07 LF 60" Concrete Pipe @ 0.24%
40. Install 96" Dia SDMH
Rim 4491.42 FL 4484.10
41. Existing 259.93 FL 60" Concrete Pipe @ 0.18%
42. Existing Wing Wall FL 4483.63
43. Existing Curb & Gutter

Note:
Project Benchmark: North ¼ Corner
Section 36 =4503.54 (Nad 27)
Northwest Corner Section 36= 4502.10

DEED DESCRIPTION

PARCEL 1

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West 739.77 feet; thence South 89°14'38" East 594.42 feet; thence South 00°37'36" West 580.29 feet; thence South 04°07'55" West 70.14 feet; thence North 61°25'23" West 577.41 feet; thence North 48°14'20" West 476.23 feet; thence North 87°56'15" West 286.18 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East 564.76 feet to the point of beginning.

AREA=17.97 acres

PARCEL 1A

Together with an Access Easement as disclosed by that certain Declaration of Access Easements recorded June 18, 2021 and Entry NO. 110716:2021

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: PHELON LAKELAND LLC, and FIDELITY NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 11(a), 13, 14, 16, 18, and 19 of Table A thereof.

Date of Plat or Map: February 7, 2023

_____

Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by Fidelity National Title Insurance Company, Commitment No. 95399 dated February 2, 2022.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the property is approximately 350 East 1700 South – American Fork, Utah, 84003.

4. Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 17.97 acres.

6. The current zoning classification is I1.

7. There is observed evidence that the site is presently being filled with granular material to raise the existing elevation of the subject property.

8. There are no observed wetland areas on the subject site. (No delineation provided)

EXCEPTIONS

Exceptions 1 – 7. Not survey related and not shown.

Exceptions 8 – 29. Not survey related and not shown.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Phelon Lakeland LLC

ALTA / NSPS Land Title Survey

American Fork City Utah

Revisions

Date
2-7-2023
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

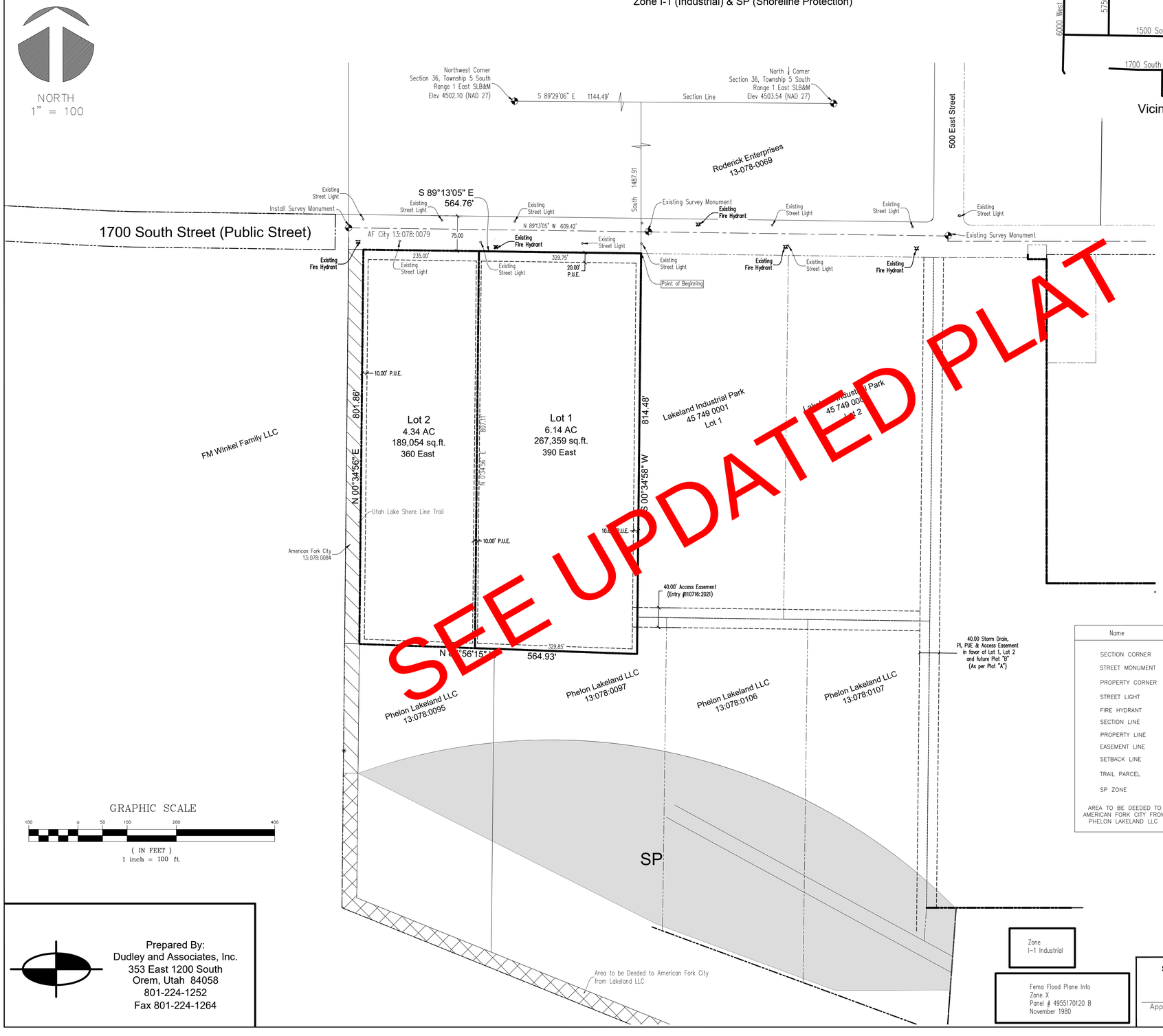
Sheet No.
C - 6

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

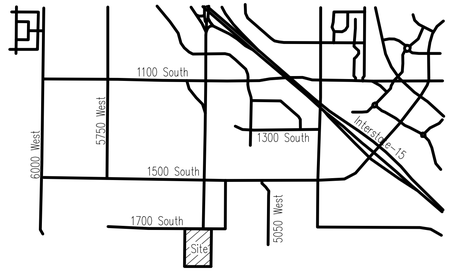
A Subdivision in American Fork City

Lakeland Industrial Park "B"

A Subdivision located in the Northwest 1/4 of Section 36,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah,
Zone I-1 (Industrial) & SP (Shoreline Protection)



SEE UPDATED PLAT



Vicinity Map

Note:

All sewer connections are to be a private system and to be part of the Lakeland Industrial Park HOA and they will be responsible for maintenance of system

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" 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 Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
TRAIL PARCEL	
SP ZONE	
AREA TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND LLC	

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Zone
I-1 Industrial

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved Date

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West along Plat "A", Lakeland Industrial Park Subdivision 814.48 feet; thence North 87°56'15" West 564.93 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East along 1700 South Street 564.76 feet to the point of beginning.

AREA=456,413 sq. ft. or 10.478 acres

Basis of Bearing = South 89°29'06" East along the Section line (NAD 27)
Lots created =2 Lots

Date Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by:

Phelon Lakeland LLC Steve Phelon (Manager)

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor
_____ City Council Member
_____ City Council Member
_____ City Council Member
_____ City Council Member
_____ City Council Member

APPROVED _____ CITY ENGINEER
ATTEST_____ AMERICAN FORK CITY RECORDER

APPROVED _____ PUBLIC WORKS DIRECTOR

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the American Fork City Planning Commission.

Planner Chairman, Planning Commission

Plat " B "

Lakeland Industrial Park

American Fork City, _____ Subdivision Utah County, Utah
Scale: 1" = 100 Feet

C - 7

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D. Dudley
3-17-2023
STATE OF UTAH

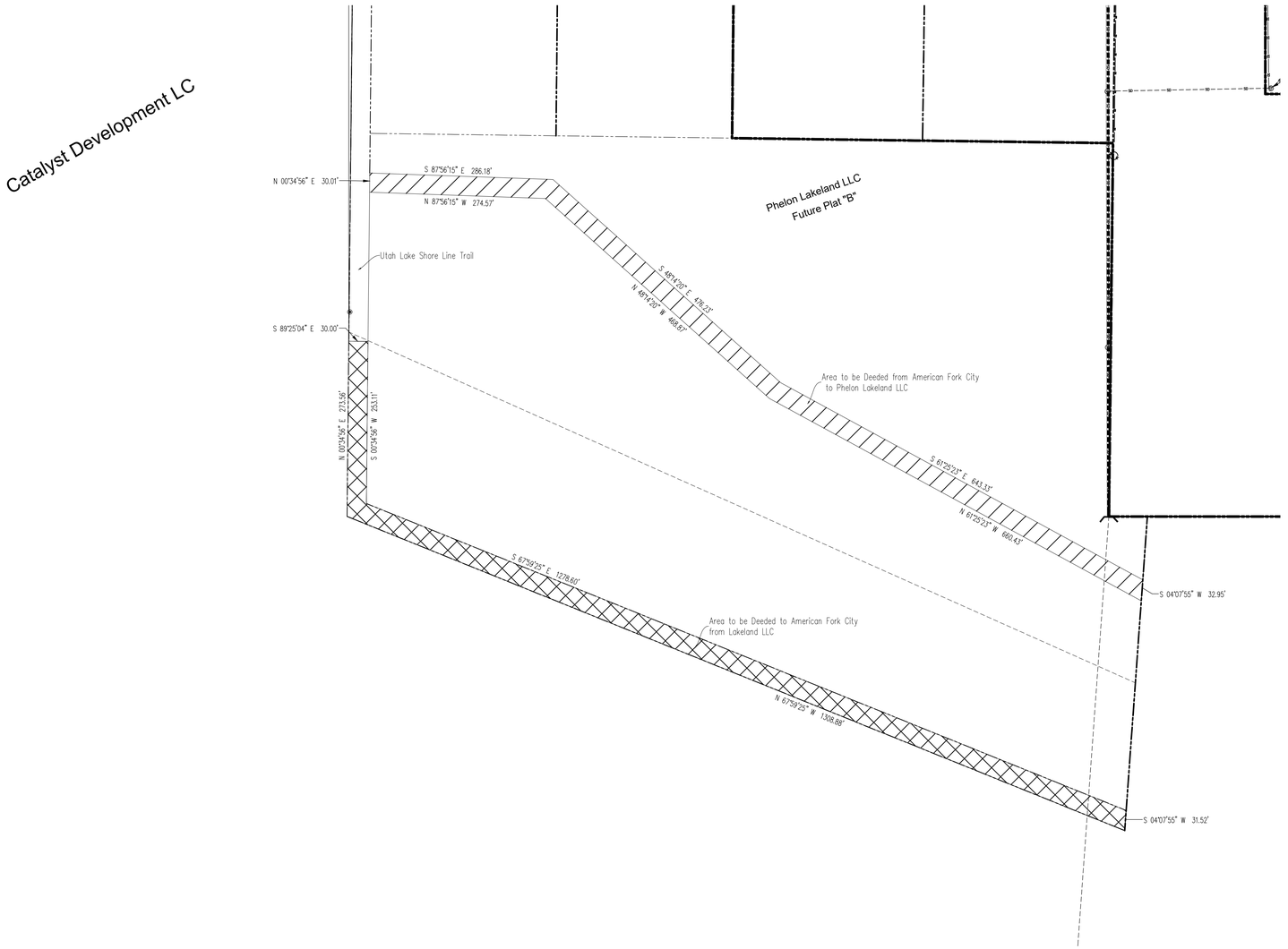
CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

NORTH
1" = 100



PHELON LAKELAND, LLC
EASEMENT DESCRIPTIONS
AMERICAN FORK, UTAH
SEPTEMBER 1, 2023

PARCEL TO BE DEEDED TO PHELON LAKELAND, LLC FROM AMERICAN FORK CITY

Commencing at a point located South 89°29'06" East along the Section line 571.63 feet and South 2286.48 from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 87°56'15" East 286.18 feet; thence South 48°14'20" East 476.23 feet; thence South 61°25'23" East 643.33 feet; thence South 04°07'55" West 32.95 feet; thence North 61°25'23" West 660.43 feet; thence North 48°14'20" West 468.87 feet; thence North 87°56'15" West 274.57 feet; thence North 00°34'56" East 30.01 feet to the point of beginning.

PARCEL TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND, LLC

Commencing at a point located South 89°29'06" East along the Section line 538.96 feet and South 2549.48 from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°25'04" East 30.00 feet; thence South 00°34'56" West 253.11 feet; thence South 67°59'25" East 1278.60 feet; thence South 04°07'55" West 31.52 feet; thence North 67°59'25" West 1308.88 feet; thence North 00°34'56" East 273.56 feet to the point of beginning.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lakeland Industrial Park

Trail Relocation Plan

American Fork City, Utah

Revisions
1-31-2020
10-27-2020

Date
9-25-2023
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 8

Attachment: COMMENTS (2023.10.19) Lakeland Industrial 10-9-2023 (Lakeland Industrial Park Plat "B")

e. **Review and recommendation on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be for approximately 10.48 acres and will be in the Industrial (I-1) zone.**

Travis Van Ekelenburg reviewed the background information for Action item letter e. The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (267,359 sq ft)

Lot 2 – Area = 4.34 acres (189,054 sq ft)

The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels we part of a larger piece of land that was sectioned off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Travis Van Ekelenburg: For Harold, I actually went to the county and reviewed it just for you.

Patrick O'Brien: We will bill you for it later.

Harold Dudley: I rescind all of my previous Comments

Rodney Martin: No, you don't.

Travis Van Ekelenburg: Any questions with the final plat.

Jenny Peay: Is there any dedicated roadway?

Ben Hunter: Not on this particular plat because it has already been dedicated for 1700 South. On their plan set, this is just subdividing land, but the road infrastructure along there, a lot of it is already in place.

Chairwomen Anderson: Does this affect the trail at all?

Travis Van Ekelenburg: No.

Chairwomen Anderson: It does not?

Travis Van Ekelenburg: The original configuration had some of that, but they revised it and so now the trails going to be a separate issue that we have to deal with in regard to moving it.

Attachment: Minutes - Lakeland Industrial Park Plat B-Final Plat (Lakeland Industrial Park Plat "B")

Patrick O'Brien: The plat changes the trail alignment.

Chairwomen Anderson: Okay, great. All right. Any questions for staff? Or if you're ready for a motion we can proceed to that.

Bruce Frandsen moved to recommend approval for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

The motion passed

f. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Site Plan, located at 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

Travis Van Ekelenburg reviewed the background information for Action item letter f. The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation. The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic

Attachment: Minutes - Lakeland Industrial Park Plat B-Final Plat (Lakeland Industrial Park Plat "B")

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a resolution approving the declaration of vehicles to be surplus and disposed of.

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
There are 4 vehicles on the list to be declared surplus. The vehicles vary in condition, the majority of the vehicles are in poor condition with some not in working order. If the council approves them to be declared surplus, they will be sold and disposed of.

The vehicles are as follows:

2003 Ford F150	1FTRX17L53KA21685
2007 Ford F150	1FTPX14V97NA29743
2007 Ford Explorer	1FMEU73E37UB88134
2014 Ford Taurus	1FAHP2D85EG141466

BUDGET IMPACT
Unknown at this time.

SUGGESTED MOTION
Move to adopt the resolution approving the declaration of vehicles to be surplus and disposed of.

SUPPORTING DOCUMENTS

11.28.23 - Surplus Vehicles (DOC)

RESOLUTION NO. _____

A RESOLUTION DECLARING PROPERTY TO BE SURPLUS

WHEREAS, American Fork City has the authority to declare property to be surplus and to dispose of said surplus; and

WHEREAS, American Fork City provided published notice of a public hearing in the *Daily Herald* on the 17 day of November 2023; and

WHEREAS, a public hearing was held on the 24 day of October 2023, regarding the proposed surplus of property, where public comment was entertained;

THEREFORE, BE IT RESOLVED by the City Council of American Fork, Utah as follows:

The following is hereby found to be surplus and to be disposed of.

Description	
Vehicle	VIN
2007 FORD F150	1FTPX14V97NA29743
2014 Ford Taurus	1FAHP2D85EG141466
2007 FORD EXPLORER	1FMEU73E37UB88134
2003 Ford P/U F150 4X2 XLT	1FTRX17L53KA21685

This Resolution shall become effective upon its passage.

PASSED by the American Fork City Council this 28 day of November 2023.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 11.28.23 - Surplus Vehicles (Surplus Property - Vehicles (4))

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 28, 2023

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a resolution approving an amendment to the interlocal cooperative agreement with Utah County for substance misuse prevention services and Communities that Care prevention model.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amendment to the interlocal agreement.

BACKGROUND
Communities that Care is a data-driven community prevention program to address violence, alcohol, drug and tobacco related problems, primarily for the youth. It has been proven successful in several communities in Utah and Nationwide.

The city has approved interlocal agreements with Utah County for the substance misuse prevention services and Communities that Care prevention since 2019. Occasionally, amendments are made to the agreements and approved by the council. This is an amendment to Agreement 2023-658 that was approved earlier this year, with the purpose being additional funding.

BUDGET IMPACT
See interlocal agreement.

SUGGESTED MOTION
I move to approve the resolution authorizing the mayor to sign the interlocal agreement with Utah County for substance misuse prevention services and the Communities that Care prevention model.

SUPPORTING DOCUMENTS

11.28.23 - Communities that Care 2023 Resolution (DOCX)
11.28.23 - CTC Agreement 2023 - 1133 (PDF)

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO INTERLOCAL COOPERATIVE AGREEMENT NO. 2023-658 BETWEEN UTAH COUNTY AND AMERICAN FORK CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNITIES THAT CARE PREVENTION MODEL.

WHEREAS, pursuant to the provisions of the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-101. et seq., 1953 as amended, public agencies, including political subdivisions of the State of Utah as defined therein, may enter into agreements with one another for joint or cooperative action and may also contract with each other to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the City Council of American Fork, Utah, has determined that it is in the public interest and welfare of residents of American Fork City that American Fork engage in an interlocal cooperation agreement and amendment between American Fork City and Utah County for the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Model.

NOW, THEREFORE, be it resolved by the City Council of American Fork, Utah, that the amendment to interlocal agreement (Agreement No. 2023-658) between American Fork City and Utah County concerning the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Mode, is hereby accepted and approved by the City Council of American Fork, Utah, and the Mayor is authorized to execute and the City Recorder to attest to the execution of said amendment for and on behalf of American Fork City.

This resolution shall take effect immediately upon its approval and adoption by the City Council of American Fork, Utah.

Approved and adopted the 28th day of November 2023.

ATTEST:

_____
Bradley J. Frost, Mayor

_____
Terilyn Lurker, Recorder

Attachment: 11.28.23 - Communities that Care 2023 Resolution (Communities that Care Amended Interlocal Agreement - 2023)

Agreement No. 2023 - 1133

AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT 2023-658 BETWEEN UTAH COUNTY AND AMERICAN FORK CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNTIES THAT CARE PREVENTION MODEL

THIS AMENDMENT, made and entered into this 8th day of November, 2023, by and through UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and between the Utah County Health Department, (UCHD) and the municipality of American Fork City, a municipal corporation and a political subdivision of the State of Utah.

WHEREAS, the COUNTY received funds from the State of Utah in Agreement No. 2020-518

WHEREAS, the above parties previously entered into Agreement No. 2023-658; and

NOW THEREFORE, in consideration of the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto amend Agreement No. 2023-658, pursuant to Section 3 of that agreement, as follows:

Agreement to be amended to increase funding. Specifically, add an additional item to the list in Section 3. Purpose.

e. To provide funding to American Fork City to increase capacity within American Fork City and the CTC coalition: Utah County will provide American Fork 25,000.00 (Twenty-five thousand) for capacity building for the period of July 1, 2023 through June 30, 2024.

Attachment: 11.28.23 - CTC Agreement 2023 - 1133 (Communities that Care Amended Interlocal Agreement - 2023)

The remaining Sections of Agreement No. 2023-658, which have not been amended herein shall remain in full force and effect.

WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement Amendment on the dates listed below:

Utah County Authorized by Resolution No. 2023 - 1132, authorized and passed on the 8th day of November, 2023.

American Fork City Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2023.

APPROVED AND ADOPTED this 8th day of November, 2023.

[Signatures on next page]

Attachment: 11.28.23 - CTC Agreement 2023 - 1133 (Communities that Care Amended Interlocal Agreement - 2023)

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: DocuSigned by: Brandon Gordon
Brandon Gordon, Vice Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: DocuSigned by: Alice Black 11/8/2023
Deputy Date

By: _____
American Fork City Mayor Date

APPROVED AS TO FORM:
JEFFREY S. GRAY
Utah County Attorney

By: DocuSigned by: Zachary Bundel 11/8/2023
Deputy County Attorney Date

By: _____
American Fork City Recorder Date

APPROVED AS TO FORM:

By: _____
American Fork City Attorney Date

Attachment: 11.28.23 - CTC Agreement 2023 - 1133 (Communities that Care Amended Interlocal Agreement - 2023)