



AMENDED AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session
December 6th, 2023
Wednesday 6:00 PM

American Fork City Hall
31 North Church Street
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>

Planning Commission Members

Christine Anderson, Chair
Chris Christiansen, Vice Chair
Jenny Peay
Bruce Frandsen

Rod Martin
David Bird
Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 6th, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**

- a. Pledge of Allegiance
- b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission 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).

- a. Approval of the November 8th, 2023, Planning Commission minutes
- b. *Adoption of the 2024 Planning Commission schedule.

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Tree Planting and Clearance Specifications, of the American Fork City Municipal Code. Amending Section 12.16, the Code Text Amendment plans to clarify where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks.
- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Learning Blocks Daycare, located at 355 East 200 South, American Fork City, UT 84003. On approximately 0.61 acres, the property proposes to change from the General Commercial designation to the Residential Medium Density land use designation.
- c. Public hearing, review, and recommendation on a proposed Zone Change, known as Learning Blocks Daycare, located at 355 East 200 South, American Fork City, UT 84003. On approximately 0.61 acres, the property proposes to change from the GC-1 zone to the R2-7500 zone.
- d. Public hearing, review, and recommendation on a proposed General Plan Amendment, known as American Fork Station Area Plan. The American Fork Station Area Plan looks to identify the existing conditions, the planning and visioning process, preferred development objectives, preferred development scenario, implementation strategies, and financial/funding resources for the overall TOD area.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
 - a. Review and recommendation on an application for a Final Plat, known as Deer Park - Border States Electric Storage Yard, located at 51 West 1100 South, American Fork City, UT 84003. The Final Plat will be for approximately 4.03 acres and will be in the PI-1 Zone.
 - b. Review and recommendation on an application for a Commercial Site Plan, known as Deer Park - Border States Electric Storage Yard, located at 51 West 1100 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 4.03 acres and will be in the PI-1 Zone.
5. **Other Business**
 - a. Upcoming Projects
6. **Adjournment**

*Amended item

Dated this 22nd day of November 2023

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

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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.**

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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

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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.

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

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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 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 Harvey 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 Harvey 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?

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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.

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.

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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 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 Harvey 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

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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 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.

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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 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

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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 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

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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

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.

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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?

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

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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.

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.

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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.

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.

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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.

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.

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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 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

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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 building official the approval authority and removing the over 1000 square foot 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

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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, 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,

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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?

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

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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.

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?

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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 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

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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 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

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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 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

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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 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

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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.

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

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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

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.

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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 legal's 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 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.

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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. 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,

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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

The motion passed

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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.

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

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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.

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.

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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 Ekelburg: 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 Ekelburg: 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 Ekelburg: It does not.

Bruce Frandsen: What area, excuse me?

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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

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

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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.

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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 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

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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. 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.

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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. 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.

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

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.

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

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.

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

McKay Winkle: Appreciate your time.

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

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- 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 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.

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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

- 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.

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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:

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.**

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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.

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

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- 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 Ekelburg 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 are 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 Ekelburg: 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 Ekelburg: 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 Ekelburg: No.

Chairwomen Anderson: It does not?

Travis Van Ekelburg: 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.

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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

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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.

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Jenny Peay: Just curious. Thank you.

Travis Van Ekelburg: 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.

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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

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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 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.

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Tree Planting and Clearance Specifications, of the American Fork City Municipal Code. Amending Section 12.16, the Code Text Amendment plans to clarify where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks.

Background

City Staff has initiated a Code Text Amendment to amend Section 12.16 of the American Fork City Municipal Code. The proposed amendment looks to clarify where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 12.16, titled Tree Planting and Clearance Specifications, related to clarifying where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks. and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 12.16, titled Tree Planting and Clearance Specifications, related to clarifying where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks. and providing an effective date for the ordinance.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 12.16, titled Tree Planting and Clearance Specifications, related to clarifying where trees are permitted to be planted on public property, and the height at which trees should be

maintained over streets and sidewalks. and providing an effective date for the ordinance. and
instruct staff/developer to.....

EXISTING MUNICIPAL CODE: CHAPTER 12.16 PARK STRIP AND TREES

Sec 12.16.010 Definitions

Sec 12.16.020 Park Strip Landscape And Maintenance

Sec 12.16.030 Creation And Establishment Of The City Tree Advisory Board

Sec 12.16.040 Tree Planting, Maintenance, Protection, And Removal

Sec 12.16.050 Hazard Trees

Sec 12.16.060 Nuisance Trees

Sec 12.16.070 Trimming Of Trees, Plants, And Bushes Required

Sec 12.16.080 Trimming Of Trees - Third Party

Sec 12.16.090 Heritage Trees

Sec 12.16.100 Enforcement

Sec 12.16.010 Definitions

For the purposes of this section, the following words shall have the following meanings:

1. Heritage tree. A tree characterized by one or more of the following: having historical significance, being part of a historical site, or being of a rare or unusual species. The tree advisory board may advise the city forester in determining whether a tree should be designated as a heritage tree.
2. Hazard tree. A tree which has been deemed by the city forester as having the potential to cause physical damage or harm to human life, existing structures or improvements, or utilities; including (but not limited to) any tree that is host to a communicable disease or destructive disease or other pestilence, a tree whose roots cause the surface of a public street, curb, gutter, or sidewalk to be up-heaved or otherwise disturbed, or any tree whose condition or location constitutes a danger to the health, safety, or well-being of the public.
3. Park strip. The landscape area within a public way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.
4. Protective measures. Any steps taken to safeguard the appearance, health, condition, or continued viability of a protected tree. Typical examples are: physical structures limiting access to a protected tree, pruning to allow access to a site, supplemental watering or fertilization, washing of canopy to remove dust or other residues, berms or grading to prevent erosion or silting in a protected root zone, signage indicating protected status of trees, or other methods deemed necessary at the time of authorization.
5. Public property. Any right-of-way, park, street, sidewalk, easement, or other ground owned by American Fork City.
6. Public tree. Any tree located on public property within American Fork City.
7. Street tree. Any tree planted within any right-of-way or easement adjacent to a public roadway.

8. Tree topping. The severe cutting back within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.
9. Tree maintenance. Measures performed to promote the desirable growth and health of a tree, such as (but not limited to) watering, fertilization, mulching, weeding, pest management, pruning, and physical protection.

(Ord. No. 2007-11-63, 11-27-2007)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.020 Park Strip Landscape And Maintenance

1. All park strips shall be landscaped by the abutting property owner, in conformance with the provisions of this code.
2. All park strip landscaping shall be maintained in a safe and well-kept condition by the abutting property owner. Trash, debris, and noxious weeds shall not be allowed to collect or grown in these areas.
3. Tree location (see sec 15.01.990 Trees and Shrubs); shall be kept not less than:
 - a) 30 feet back of beginning of curb returns at any street intersection.
 - b) Twenty feet from lamp standards and power poles.
 - c) Ten feet from fire hydrants.
 - d) Five feet from service walks and driveways.
 - e) Five feet from water meters.
 - f) Four feet from any hardscape material (eight foot (8') park strip necessary for tree planting).

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.030 Creation And Establishment Of The City Tree Advisory Board

1. The beautification and shade tree committee, as established by Resolution 95-04-15R, shall be the tree advisory board for American Fork City. This committee shall act in an advisory capacity to the city forester and shall focus its activities on those purposes specified in its charter.
2. The city administrator shall designate an employee to act as the city forester.

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.040 Tree Planting, Maintenance, Protection, And Removal

1. The city of American Fork shall have the right to plant, prune, maintain, and remove trees, plants, and shrubs within the lines of all streets, alleys, avenues, lanes, squares, public grounds, public utilities or elsewhere, as may be necessary to insure public safety.
2. ~~When locating trees~~ **Trees shall not be planted** beneath power lines, trees should be placed far enough from the power lines that branching will not reach power lines at maturity.
3. Debris resulting from tree maintenance or removal shall be removed from any street, sidewalk, right-of-way, or other public area by sunset of the same day, unless specifically authorized to do otherwise by the city forester.
4. No person shall willfully injure or destroy any public tree, including (but not limited to) piling or storing building materials or equipment on or near a public tree so as to cause injury, posting signs on public trees, pouring injurious matter on or around public trees including that which would shut off air, water, and light to public trees, or otherwise permitting animals to damage public trees.
5. **Street and private trees shall be pruned for eight feet (8') of clearance over sidewalks and fourteen feet (14') of clearance over streets.** Public **and private** trees ~~may not overhang (lower than eight feet) or encroach upon sidewalks, streets, or public right-of-ways, nor shall they~~ **shall not** obstruct the view of traffic signs or street intersections. Public trees under which pedestrians may walk shall be ~~trimmed~~ **pruned** clear of all branches **one inch (1") in diameter or bigger from the trunk** between the ground and a height of eight feet.
6. The city may establish a fund to remove trees that are in conflict with sidewalks or power lines and may at the discretion of the city replace them with trees compatible to the situation. The city may cooperate with utility companies and others to mitigate such conflicts. This program shall be administered by the city forester.

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.050 Hazard Trees

1. It shall be unlawful to keep or maintain a tree which causes physical damage or harm to human life, existing structures, existing infrastructure (including street, curb, gutter, and sidewalk) or utilities. The city forester shall determine if the tree presents a danger or hazard. Where a hazard tree exists upon private property, the owner, landlord, tenant, or other person in control of the property on which such hazard exists, shall be deemed to be the cause thereof, and shall be liable therefore.
2. The city may serve notice in writing upon the owner of property upon which a hazard tree is found, or other person who may be the cause thereof, and require the person or owner to abate the hazard tree within fifteen calendar days.

3. If an owner or responsible party refuses to abate a hazard tree after written notice and the time specified therein, the city may abate or procure the abatement of the tree at the expense of the person or entity failing to remove the tree.

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.060 Nuisance Trees

All dead trees, and all trees that have been or may be partially uprooted or blown over so as to be in danger of falling, or by reason thereof have become unsightly, or which in any manner obstruct the street or sidewalk, within this city, are declared to be a nuisance and the owner of the premises in front of which such trees are situated is required to remove the same, and any person who fails or refuses to move such trees within ten (10) days after notified so to do by the code enforcement officer, or by some other person authorized to do so, is guilty of a class C misdemeanor, and the city is then authorized to take whatever remedial action is necessary.

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.070 Trimming Of Trees, Plants, And Bushes Required

Every person who is the owner, or is the agent having the care of any premises situated within the city and abutting any public street or highway, is required, and it is made his/her duty, to trim and keep trimmed all trees, plants, and bushes growing on the premises and in front thereof, where branches overhang any portion of such street or highway, or are overhanging any part of the pavement or sidewalk. Such trees, plants, or bushes shall be ~~trimmed and kept trimmed~~ **maintained** so that the lowest branches overhanging the pavement, sidewalk, or street shall be at least eight feet (8') above the level of the pavement, ~~or sidewalk or street.~~ **and at least fourteen feet (14') above the level of the street.**

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.080 Trimming Of Trees - Third Party

A utility company, or its agents, shall have the authority to trim trees within city owned park strips, in accordance with all applicable utility restrictions and ordinance and easement restrictions, upon and hanging over right-of-way so as to prevent the branches of such trees from coming in contact with its wireless communication system.

(Ord. No. 08-02-12, 2-12-2008)

HISTORY

Repealed & Replaced by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.090 Heritage Trees

1. Private property owners may recommend or nominate heritage trees on their personal property on a voluntary basis. The tree advisory board shall inventory such trees and make its recommendation to the city forester as to whether such tree should be classified as a heritage tree. In no case shall the city nominate and inventory a heritage tree on private property without voluntary consent of the owner of the tree. The designation of a tree as a heritage tree that is owned by private landowner shall only apply to the landowner who consents to such designation.
2. The tree advisory board may recommend and nominate public trees as heritage trees to the city forester.
3. Those trees that have been classified as heritage trees by the city forester are protected. As such, heritage trees may not be removed or damaged without the authorization of the city forester.

HISTORY

Adopted by Ord. [2022-03-16](#) on 3/29/2022

Sec 12.16.100 Enforcement

1. Criminal. Any person found in willful violation of any provision of this chapter shall be guilty of a class C misdemeanor.
2. The city may pursue both criminal and civil actions against any person or entity that violates this chapter.
3. Each tree on which a violation occurs shall constitute a separate offense.



Adoption of 2024 Planning Commission Schedule

The American Fork Planning Commission will meet in regular sessions on the first and third Wednesdays of each month during 2024, at 6:00 p.m., unless noted otherwise, in the American Fork City Hall, 31 North Church Street. The specific meeting dates are listed below:

January 3 and 17

February 7 and 21

March 6 and 20

April 3 and 17

May 8 and 22

June 5 and 19

July 3 and 17

August 7 and 21

September 4 and 18

October 2 and 16

November 6 and 20

December 4 and 18

Agenda Topic

Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Learning Blocks Daycare, located at 355 East 200 South, American Fork City, UT 84003. The Land Use Map Amendment will be on approximately .61 acres and is in the General Commercial land use and will change to the Residential Medium Density land use.

BACKGROUND INFORMATION		
Location:		355 E 200 S
Project Type:		Land Use Map Amendment
Applicants:		Jordyn Johnson
Existing Land Use:		General Commerical
Proposed Land Use:		Residential Medium Density
Surrounding Land Use:	North	General Commercial
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		GC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-1
	South	R2-7500
	East	R2-7500
	West	R2-7500

Background

The applicant has applied for a proposed Land Use Map Amendment. The project looks to change from the General Commerical land use to the Residential Medium Density land use to provide a residential daycare in the building. This property has recently been changed from the Residential Medium Density land use to the General Commercial land use to accommodate a commercial daycare, but the applicants are wanting to change it back to its original residential land use.

Chapter 17.11 Amendments

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

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

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

Sec 17.11.102 Planning Commission To Make Recommendations

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

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

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
 1. Published on the Utah Public Notice Website;
 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 MEETS the requirements of Section 17.11.

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.

5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Land Use Map Amendment MEETS the requirements of Section 17.11. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at 355 East 200 South, American Fork City, from the General Commercial land use to the Residential Medium Density land use, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 355 East 200 South, American Fork City, from the General Commerical land use to the Residential Medium Density land use.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at 355 East 200 South, American Fork City, from the General Commerical land use to the Residential Medium Density land use, and instruct staff/developer to.....

Agenda Topic

Public hearing, review, and recommendation on an application for a Zone Change, known as Learning Blocks Daycare, located at 355 East 200 South, American Fork City, UT 84003. The Zone Change will be on approximately .61 acres and is in the GC-1 zone and will change to the R2-7500 zone.

BACKGROUND INFORMATION		
Location:		355 E 200 S
Project Type:		Land Use Map Amendment
Applicants:		Jordyn Johnson
Existing Land Use:		General Commerical
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		GC-1
Proposed Zoning:		R2-7500
Surrounding Zoning:	North	GC-1
	South	R2-7500
	East	R2-7500
	West	R2-7500

Background

The applicant has applied for a proposed Zone Change. The project looks to change from the GC-1 zone to the R2-7500 zone to provide a residential daycare in the building. This property has recently been changed from the R2-7500 zone to the GC-1 zone to accommodate a commercial daycare, but the applicants are wanting to change it back to its original residential zone.

Chapter 17.11 Amendments

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

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

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

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

Sec 17.11.102 Planning Commission To Make Recommendations

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

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

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
 1. Published on the Utah Public Notice Website;
 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. Meet the 72 feet Right-of -way standard for the city transportation master plan (legacy Minor Collector).
2. Additional 4 feet from this parcel on the north side of 200 South shall be dedicated to the City at no cost to the City as a condition of this zone map amendment. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change, or shall be deeded to the city by deed within 60 days of the approved zone change.

Findings of Fact

1. The Zone Change MEETS the requirements of Section 17.11

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

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

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Zone Change, located at 355 East 200 South, American Fork City, from the GC-1 zone to the R2-7500 zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Zone Change, located at 355 East 200 South, American Fork City, from the GC-1 zone to the R2-7500 zone.

Table

Madame Chair, I move to table action for the proposed Zone Change, located at 355 East 200 South, American Fork City, from the GC-1 zone to the R2-7500 zone, and instruct staff/developer to.....

To: American Fork Zoning Department

From: Learning Blocks Daycare

Date: 10/16/2023

Subject: Rezone/Amend 355 E 200 S, American Fork, UT 84003 to
R2-7500/Residential Medium Density

 American Fork City Development Review Committee
Planning and Zoning Reviewed tvanekeleburg 11/02/2023

Next Step:

**Approved
Proceed to Planning Commission
12/6/23**

Thank you for your time and consideration. We are currently running an in-home daycare at 355 E 200 S, American Fork, UT 84003. To continue operating, we need to revert our property Zoning and Land Use back to residential.

This change is necessary so we can continue providing much needed child care services to our respected clients immediately. As a reliable provider, we play a big role in the lives of the children we work with and their families. We have spent years building invaluable relationships with our clientele, and our clients with us. Children are nurtured, taught, monitored, encouraged, fed, clothed, and comforted within our home. Parents are kept updated on the day to day activities at the daycare, so that they can be confident in our ability to help their children thrive. We are glad to provide a safe place for the children to come to each day, year after year. We hope to remain available for years to come and enjoy watching the growth at our daycare everyday.

Our services are necessary and well received, and this property location is the icing on the cake. Our clients love that it is located close to the freeway, but still removed from major roads. American Fork has a massive shortage of childcare for the rapidly growing population in the area. All the childcare in the county is largely maxed-out. I would hate to see this problem get worse! We hope to continue offering our childcare service to American Fork.

Although we would still like to further improve the daycare situation by starting up a commercial center in the future, we are not currently in a position to do so. We need our current residential daycares to continue flourishing before we can expand. This property Zoning and Land Use change is an important step on our journey to hopefully someday have that dream be a reality. Our clients need us to stay open every day, and through every step of the process. We are trying our best to do exactly that!

Zone Map



Land Use Map





Agenda Topic

Review and recommendation on an application for a Final Plat, known as Deer Park - Border States Electric Storage Yard, located at 51 West 1100 South, American Fork City, UT 84003. The Final Plat will be for approximately 4.03 acres and will be in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:		51 W 1100 S
Project Type:		Final Plat
Applicants:		Tyler Horan
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very Low Density
	East	Design Industrial
	West	Residential Low Density/Residential Very Low Density
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	Unincorporated Territory
	South	Unincorporated Territory
	East	PI-1
	West	Unincorporated Territory
Square Footage (By Use)		N/A
Total Number of Units		N/A
Parking Requirement		N/A
Parking Provided		N/A



Background

The applicant has applied for a Final Plat to create one parcel of land for future development in the Planned Industrial (PI-1) zone. The project looks to create a lot of land for a future outdoor storage yard and building. The outdoor storage yard will not be connected to the future development of a structure on the lot of land but is a continuation of the office/warehouse establishment located directly east of this lot. As the office/warehouse establishment that will be utilizing this outdoor storage yard is not located on this lot, a Temporary Cross Access Agreement has been created and will need to be finished to allow future businesses to access the outside storage yard that is on a different lot of land.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/plat complies with all city requirements and standards relating to large scale developments.
- C. The detailed engineering plans and materials comply with the city standards and policies.
- D. The estimates of cost of constructing the required improvements are realistic.
- E. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.



Project Conditions of Approval

1. Temporary Cross Access Agreement will need to be finished with the appropriate exhibits that are currently missing for the outside storage area, and recorded with Utah County, prior to recording the mylar.
2. The Tax ID located in the boundary description will need to be updated to the current Tax ID associated with the lot of land.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210.
 - a. Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.
2. The Final Plat meets the requirements of Section 17.7.211.
 - a. When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:
 - i. The final plan/plat and supporting materials conform with terms of the preliminary approval.
 - ii. The final plan/plat complies with all city requirements and standards relating to large scale developments.
 - iii. The detailed engineering plans and materials comply with the city standards and policies.
 - iv. The estimates of cost of constructing the required improvements are realistic.
 - v. The water rights conveyance documents have been provided.
 - b. Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

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).

Staff Recommendation

The Final Plat MEETS the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 51 West 1100 South, American Fork City, in the Planned Industrial (PI-1) zone, subject to any conditions found in the staff report.



Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 51 West 1100 South, American Fork City, in the Planned Industrial (PI-1) zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 51 West 1100 South, American Fork City, in the Planned Industrial (PI-1) zone and instruct staff/developer to.....

Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Deer Park - Border States Electric Storage Yard, located at 51 West 1100 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 4.03 acres and will be in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:		51 W 1100 S
Project Type:		Final Plat
Applicants:		Tyler Horan
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very Low Density
	East	Design Industrial
	West	Residential Low Density/Residential Very Low Density
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	Unincorporated Territory
	South	Unincorporated Territory
	East	PI-1
	West	Unincorporated Territory
Square Footage (By Use):		50,000 Square Feet of Outdoor Storage Space
Total Number of Units:		N/A
Parking Requirement:		178 stalls for the Office/Warehouse establishment

Parking Provided:	197 stalls; 8 stalls being removed for the entrance of the outside storage area making a total of 189 stalls provided. No required parking stalls are being interfered with the outdoor storage area.
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Background

The applicant has applied for a Commercial Site Plan to develop an outdoor storage area in the PI-1 zone. The project looks to provide 50,000 square feet of outdoor storage to the office/warehouse establishment located east of the project. As the office/warehouse establishment that will be utilizing this outdoor storage yard is not located on this lot, a Temporary Cross Access Agreement has been created and will need to be finished to allow future businesses to access the outside storage yard that is on this different lot of land.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.

- d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
- 3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
- 4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
- 5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

- 1. A plan will need to be submitted as storage is organized, showing fire apparatus turnaround capabilities. The current proposal is for the vacant lot and does not show storage arrangement. Signs may be needed to properly address direction of travel for access into storage area.
- 2. Verification will be needed as to whether or not the cantilever slide gate will have vertical slats like the rest of the fencing has. The outdoor storage area must be enclosed by visually obstructive and/or non-transparent fencing.
- 3. Address comments from the project engineer doing the review.

Findings of Fact

- 1. The Commercial Site Plan meets the requirements of Section 17.6.101.
 - a. Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

- i. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
- ii. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - 1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - 2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - 3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - 4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - 5. The locations of solid waste receptacles and trash pick-up areas.
- b. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
- c. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
- d. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension

may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

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).

Staff Recommendation

The Commercial Site Plan MEETS the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at approximately 51 West 1100 South, American Fork City, in the PI-1 zone, subject to any conditions found in the staff report.

Denial

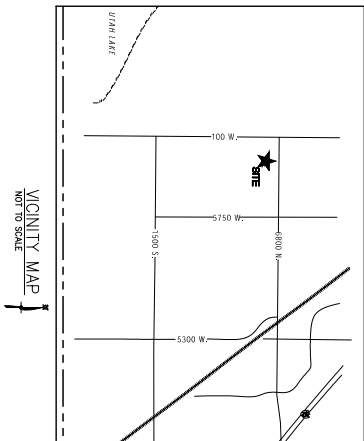
Madame Chair, I move to deny the proposed Commercial Site Plan, located at approximately 51 West 1100 South, American Fork City, in the PI-1 zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at approximately 51 West 1100 South, American Fork City, in the PI-1 zone and instruct staff/developer to.....

51 WEST 1100 SOUTH
AMERICAN FORK, UTAH 84003

SEPTEMBER 28, 2023
REVISED OCTOBER 27, 2023
REVISED NOVEMBER 07, 2023



SHEET INDEX

- | | |
|-----|---------------------------------------|
| CV | COVER SHEET |
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| C10 | GRAINAGE & DRAINAGE PLAN |
| C20 | GRAINAGE & DRAINAGE PLAN |
| C21 | GRAINAGE & DRAINAGE PLAN |
| C30 | 1100 SOUTH - GRADING PLAN AND PROFILE |
| C31 | 1100 SOUTH - UTILITY PLAN AND PROFILE |
| C32 | 1100 SOUTH - FUTURE STRIPING PLAN |
| C40 | AMERICAN FORK CITY DETAIL SHEET |
| C41 | AMERICAN FORK CITY DETAIL SHEET |
| C42 | FENCING DETAIL SHEET |
| C50 | EROSION CONTROL PLAN (SWPP) |
| C51 | EROSION CONTROL DETAIL SHEET |

ON GENERAL INVOICES

- 62.0 DRAINAGE OVERVIEW PLAN
- 62.1 GRADING & DRAINAGE PLAN
- 6.30 1100 SOUTH – GRADING PLAN AND PROFILE
- 6.31 1100 SOUTH – UTILITY PLAN AND PROFILE
- 6.32 1100 SOUTH – FUTURE STRIPING PLAN
- 6.40 AMERICAN FORK CITY DETAIL SHEET
- 6.41 AMERICAN FORK CITY DETAIL SHEET
- 6.42 FENCING DETAIL SHEET
- 6.50 EROSION CONTROL PLAN (SWMP)
- 6.51 EROSION CONTROL DETAIL SHEET

CIVIL ENGINEER:



South Jordan, Utah - 801-949-6291

South Jordan, Utah - 801-949-6291

ARCHITECT:

AE URBIA
909 W SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456



AMERICAN FOLK CITY
Development Review Committee

**Planning and Zoning
Reviewed
copperman 11/21/2023**

**Fire Department
Reviewed**
M. Sacco 11/21/2023

Engineering Division
Reviewed

Address comments

PROJECT CONSTRUCTION NOTES:

- [illegible]

General Notes:

[illegible]

FLOOD NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF HIGH FLOOD RISK. THE FLOOD ZONE X IS AN AREA OF HIGH FLOOD RISK WITH A SOAKAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE COEFFICIENTS LESS THAN 1. SOAKAGE TILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
PERM NO. 49040C0007F EFFECTIVE DATE: JULY 19, 2020 PANEL 307 OF 1450.

Introduction

The benchmark for the project is the
South Quarter Corner of Section 2
T.5.S., R.1.E., S1B&M
Elevation = 4503.89'
Datum is NAVD 88 derived from
UTAH TURNGPS system



DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

COVER SHEET



10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

1	QTY COMMENTS	ROW	10/27/23
2	QTY COMMENTS	ROW	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

GENERAL NOTES

1. City of American Fork, A.P.M.A. Utah, Chester and Utah Department of Transportation (hereafter referred to as Standard Specifications), current editions, and any supplements thereto shall 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 equipment used in the construction of the project. The Contractor shall 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 10 business days prior to the start of construction. The Contractor shall provide a 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 laws, rules, regulations, codes, ordinances, and standards. The Contractor shall exercise professional judgment for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to indicate, monitor and maintain the location of all existing utilities. The Contractor shall be responsible for 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, for review and approval. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the construction drawings.
7. The Contractor shall restrict construction activities to public right-of-way and areas defined as Engineering and/or temporary construction easement, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, station and other survey reference monuments or markers. In cases of utility or easement relocation, the Contractor shall be responsible for relocation, marking, or markers shall be replaced and approved by the City Engineer.
9. No other field activities shall be allowed on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to sand or better condition than existed before construction. Damage to trees or structures that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
11. Loading or unloading material, dirt or debris upon streets, residential or commercial drives, or other public areas shall be prohibited. The Contractor shall be responsible for removing all material, dirt or debris from the right-of-way of the Contractor to remove and must, after completion of the project, be the responsibility of the Contractor and clean affected areas to the satisfaction of the City Engineer.
12. Disturbance of areas exceeding within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
13. All signs, underground structures or other improvements within right-of-way of any 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, the broken or encountered during excavation shall be replaced or repaired and the Contractor shall be responsible for the cost of this work.
15. All precast concrete products will be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection of inspection shall not be approved for installation. 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 security posted during moving hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during moving hours. Clean up shall follow closely behind the trenching operation.
18. All utility construction areas not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be removed shall be protected with high visibility fencing placed a minimum 15 feet from the trenching piece of 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 shall be responsible for the condition of the trench and acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Easements shall be cut in, and straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, hand-dugged drains, 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 necessary 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 blue 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:
2. The Contractor shall give notice of intent to construct to Blue State (telephone number 800-662-4111) at least 2 working days before start of construction.
3. The location and locations of existing underground utilities in the construction area shall be determined by the City of American Fork, Public Works Department, as provided by the owner of the underground utility. The City of American Fork and the City Engineer assume no responsibility for the accuracy or completeness of the information provided. The Contractor shall be responsible for the location of the same and for any resulting adjacent damage.
4. Location, support, protection and relocation of all existing utilities and easements 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, installed, 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 5:00 PM and from 4:00 PM to 6:00 PM unless otherwise differently approved by the City Engineer.
3. At all other times the Contractor shall maintain minimum two (2) way traffic. Traffic deviation must be supervised by a Certified Flagger.
4. Shovel, bunting, flag, "T" signs shall be required on all barricades, drums, and similar traffic deviation 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 road, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed construction activities, including the location of all existing utilities and easements, and any traffic control plans combined 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 DMC.
2. The NOI must be submitted to DMC 45 days prior to the start of construction. The Contractor shall be responsible for the cost of the NOI. 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 review and approval. The plan must include the location of all erosion control measures, including the approved construction drawings. This plan must be posted at the project site at all times.
4. A UDES 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 enters the site, including sedimentation, detention, check dams, and accepted methods of grading, 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 erosion control practices.
8. During the first 30 days of work shall be seeded or protected with straw mulch or other erosion control measures.
9. Other sediment controls that are installed shall be maintained until the vegetation has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of the construction. All of erosion control or permanent ground cover.

WATER LINE

1. All water lines shall be installed and maintained according to current City of American Fork, Standard Specifications, current editions, and any supplements thereto.
2. All public water pipes with a diameter 12 inches in diameter or larger shall be ductile iron, Class 54. 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 delineated by the City of American Fork, Water Department. The cost for delineation shall be paid for by the Contractor.
5. All water lines shall be delineated according to City of American Fork, Standard Specifications, current editions, and any supplements thereto. The cost for delineation shall be paid for by the Contractor.
6. Pressure testing shall be performed in accordance with the City of American Fork, Standard Specifications, current editions, and any supplements thereto. The Contractor shall be responsible for the cost of the pressure testing and shall be responsible for the cost of the pressure testing and shall be responsible for the cost of the pressure testing.
7. The Contractor shall be responsible for all costs associated with the delineation of water lines, including the cost of the pressure testing and shall be responsible for the cost of the pressure testing and shall be responsible for the cost of the pressure testing.
8. The Contractor shall provide a plan of fire hydrants according to City of American Fork standards. The cost of painting the hydrants shall be included in the contract unit price for the hydrants.
9. No water lines or service connections (except to curb stops or meter pits) may be installed 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) 763-5800 at least 24 hours before tapping into existing water lines.
11. All water main stoppages shall be based on street centerline stoppages.
12. All water main stoppages shall be based on street centerline stoppages.
13. The Contractor shall give written notice to all affected property owners at least 10 business days prior to the start of construction. The Contractor shall be responsible for the cost of the notice and shall be responsible for the cost of the notice and shall be responsible for the cost of the notice.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade. The Contractor shall be responsible for the cost of the excavation and shall be responsible for the cost of the excavation and shall be responsible for the cost of the excavation.

SEWER SERVICE

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 larger shall be 15 inches and larger. The Contractor shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe.
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 construction inspection Division quality control requirements with City of American Fork standards shall be followed.
4. All manhole lifts shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where cut-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or cast-in-place concrete approved by the City Engineer. Manhole lifts shall include the word SENSE.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. 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.
9. Utility lifts or manholes shall be approved by the City Engineer.
10. Road 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.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically from sanitary sewer lines and storm sewers, to the greatest extent practicable.
12. Sanitary sewer lines shall be installed in accordance with the City of American Fork, Standard Specifications, current editions, and any supplements thereto. The Contractor shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe.
13. Excavation sanitary sewer lines shall be backfilled at all times. Costs for pumping and disposing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWERS

1. All storm water detention and retention areas and major flood routing areas shall be constructed in accordance with the City of American Fork, Standard Specifications, current editions, and any supplements thereto.
2. Where private storm sewers connect to public storm sewers, the last unit of private storm sewer connecting to the public storm sewer shall be 15 inches in diameter. The Contractor shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe.
3. Private storm sewers shall be constructed in accordance with the City of American Fork, Standard Specifications, current editions, and any supplements thereto.
4. All storm water lines shall be installed in accordance with the City of American Fork, Standard Specifications, current editions, and any supplements thereto. The Contractor shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe and shall be responsible for the cost of the pipe.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets. The Contractor shall be responsible for the cost of the headwalls and end walls and shall be responsible for the cost of the headwalls and end walls and shall be responsible for the cost of the headwalls and end walls.
6. Storm inlets or catch basins shall be channelled and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from safety grates, as approved by the City Engineer.

STRIKING AND SIGNING

1. All striking 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 striking.
4. Contractor is responsible for removal of conflicting existing striking.
5. Materials used for striking must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that U.S. Mail delivery within the project limits is not disrupted by construction operations.
2. The responsibility is limited to relocation of mailboxes to a temporary location. Mailboxes shall be relocated to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the U.S. 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 ALARMS

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.



SHEET NO. 01

PROJECT @ DATE: 221-035 09/28/23

SCALE: AS SHOWN

GN

DEER PARK LOT 3 STORAGE

31 WEST 1100 SOUTH, AMERICAN FORK, UTAH

GENERAL NOTES

CIVIL ENGINEERING & SURVEYING

10718 S BECKSTEAD LANE, SUITE 102

South Jordan, Utah - 801-446-6266

NO. 1

REVISIONS

BY DATE

DESIGNER: SDT

PROJECT ENGINEER: SDT

10/22/23

10/27/23

The Benchmark for the project is the South Quarter Corner of Section 28 T.5.S., R.1.E., SLB&M
Elevation = 4503.89'
Datum is NAVD 88 derived from UTM TURNGPS System

PAVEMENT SECTION PER SECTION 1.3 THE AMERICAN FORK CITY STANDARD.

PROPOSED

EXISTING

EXISTING

1100 SOUTH ASPHALT PAVEMENT
N.T.S.

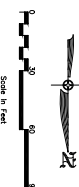
CHRISTENSEN, ALLEN CLARE & KATHLEEN A. WATERS
13.067.0017

RECLAIMED ASPHALT
50,000 SF

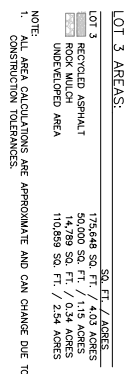
1100 SOUTH ASPHALT
9,350 SF

A

SEE COVER SHEET FOR PROJECT LEGEND



1	QTY COMMENTS	RGW	10/27/23
2	QTY COMMENTS	RGW	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	



As noted before, a plan should be submitted as storage is organized, showing fire apparatus turnaround capabilities. This is for the vacant lot and does not show storage arrangement. Signs may be needed to properly address direction of travel for access in to storage area.

FUTURE PHASE AREA

SITE PLAN NOTES:

LOT 1 PARKING SUMMARY
TOTAL STALLS REQUIRED: 178
TOTAL STALLS PROVIDED: 197
AFTER REMOVAL OF 8 STALLS
TOTAL STALLS PROVIDED: 189

EXISTING BUILDING

- 1 EXISTING CURB & GUTTER, TO REMAIN.
- 2 EXISTING CURB & GUTTER, CONTRACTOR TO SAWCUT CURB & PROJECT GUTTER IN PLACE IN ORDER TO MAINTAIN DRAINAGE PROPER DRAIN APPROACH.
- 3 PROPOSED 8" TALL VERT. OBSTRUCTING CHAINLINK FENCE W/SHRIMPME, SEE DETAIL ON SHEET C-0.2.
- 4 PROPOSED 8'X4' TALL MANUAL SLIDING ACCESS GATE, SEE DETAIL SHEET C-0.2.
- 5 EXISTING FINE HYDRANT, TO REMAIN.
- 6 EXISTING FENCE, TO REMAIN.
- 7 CONTRACTOR TO SAW CUT EXISTING ASPHALT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT.
- 8 EXISTING STREETLIGHT, TO REMAIN.
- 9 INSTALL STREETLIGHT PER AMERICAN FORM STANDARDS.
- 10 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.
- 11 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.
- 12 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.
- 13 INSTALL 8'X20' CHAINLINK DOUBLE DRIVE GATE W/SHRIMPME, SEE DETAIL ON SHEET C-0.2.
- 14 CONTRACTOR COVER EXISTING PARKING STALL STRIPPING WITH BLACK PAINT IN AREA IN FRONT OF PROPOSED ACCESS.
- 15 INSTALL 24" TYP. E. CURB & GUTTER PER AFWA STD. PLAN NO. 205.
- 16 EXISTING UNDERGROUND POWER, TO REMAIN.
- 17 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.
- 18 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.
- 19 PROPOSED 8" TALL ASPHALT BEGUN TO DIRECT STORM WATER TO POND, SEE DETAIL THIS SHEET C-0.2.

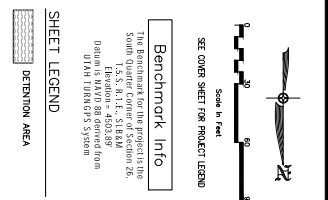


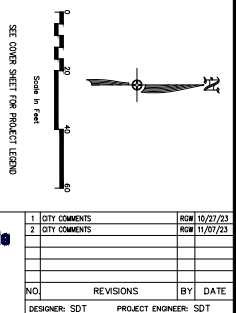
DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

SITE PLAN



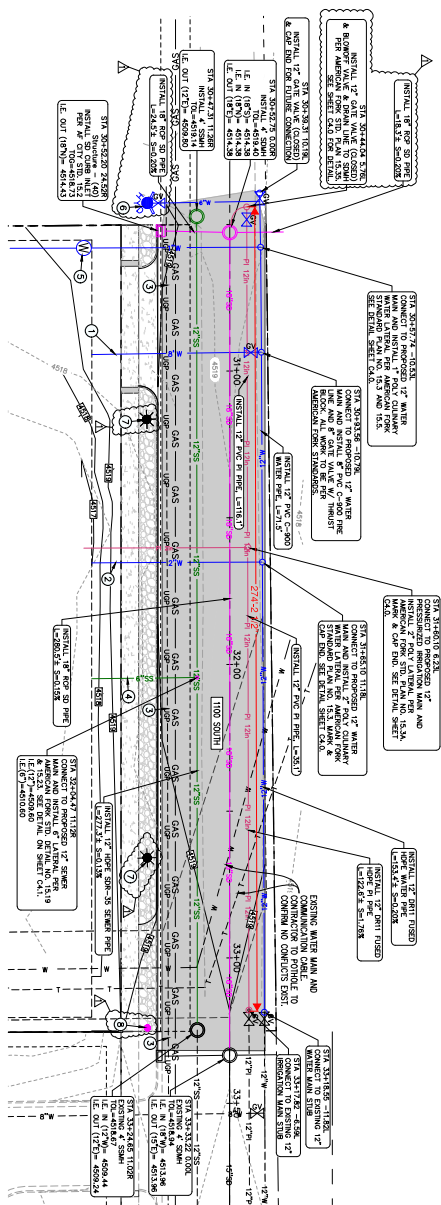
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296





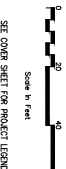
CIR | CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102





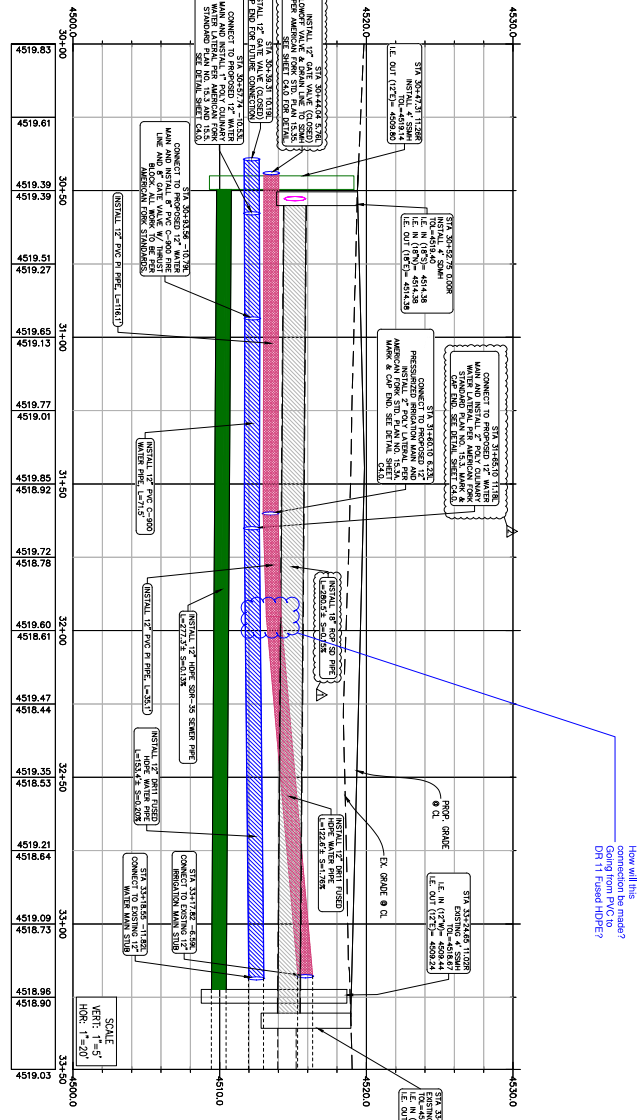
STORMDRAIN PIPE NOTE:
THE MINIMUM COVER OVER THE
STORM DRAIN PIPE IS 24 INCHES.

Benchmark Info
This benchmark is located at the
South Quarter Corner of Section 28
T.5S R.1E, S.13E
Datum is NAVD 88 derived from
UTM Transverse System



SEE COVER SHEET FOR PROJECT LEGEND

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		10/22/23
2	CITY COMMENTS		11/07/23
DESIGNER: SDT PROJECT ENGINEER: SDT			



How will this
connection be made?
coming from N/C to
O/S 1' from 10057?

- UTILITY PLAN REMARKS:**
1. INSTALL 12\"/>
- EXISTING UNDERGROUND POWER, TO REMAIN:**
1. EXISTING 12\"/>
- INSTALL 12\"/>**

DEER PARK LOT 3 STORAGE 51 WEST 1100 SOUTH, AMERICAN FORK, UTAH 1100 SOUTH – UTILITY PLAN AND PROFILE

CIR CIVIL ENGINEERING & SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-549-6296



UTAH 801

SHEET NO. C3.1

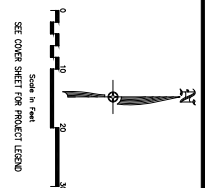
PROJECT @ DATE: E21-035 09/28/23

FILE NUMBER: 2023-035

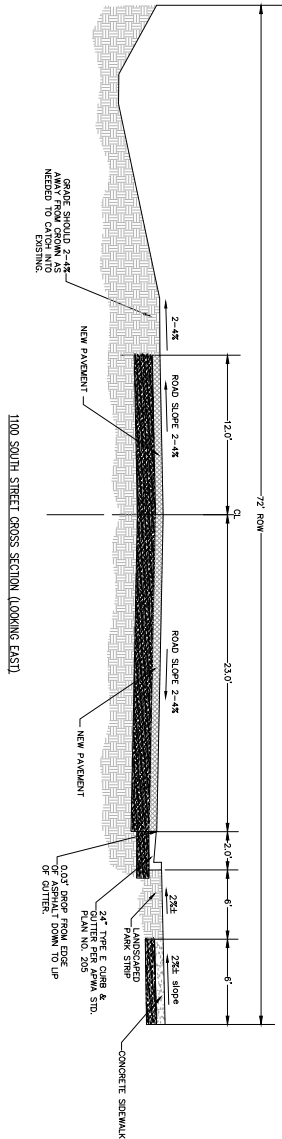
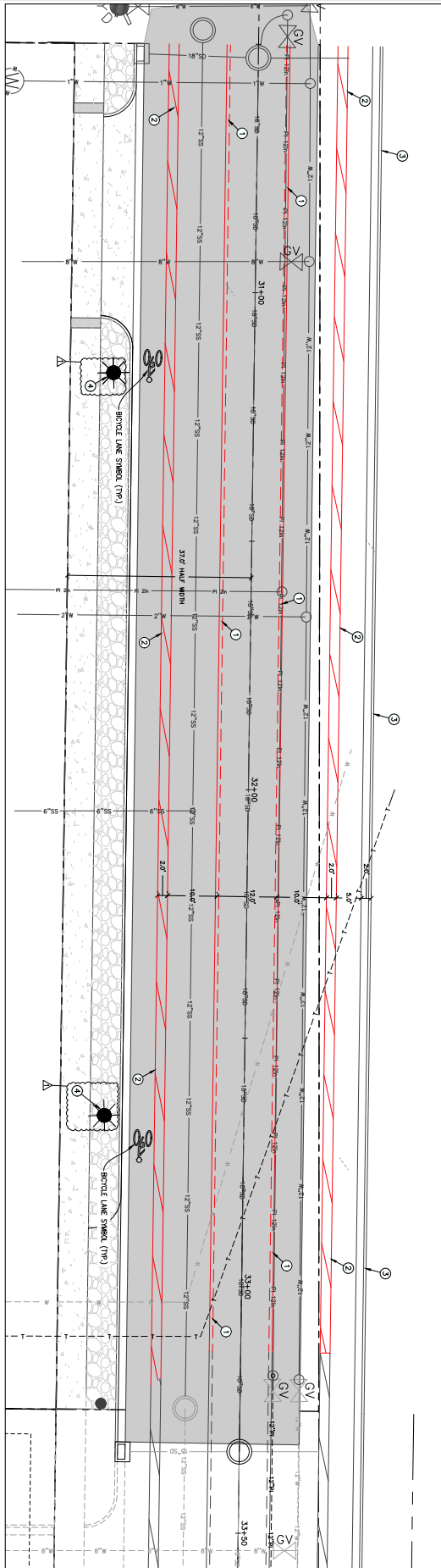
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Benchmark Info

The benchmark for the project is the
South Quarter Corner of Section 26,
T.3S, R.1E, S.188M
1360000.00 ± 0.00
Datum is NAVD 88 derived from
UTAH TURNER'S SYSTEM



- SITE PLAN NOTES:**
- ① FUTURE 4" DOUBLE YELLOW LINE, SOLID OUTSIDE, DASHED INSIDE.
 - ② FUTURE 2" WIDE STRIPED BUFFER, 4" WHITE PAINT TO BE USED.
 - ③ FUTURE LOCATION OF CURB & GUTTER.
 - ④ INSTALL STREETLIGHT PER AMERICAN FORK STANDARDS.



DEER PARK LOT 3 STORAGE

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

1100 SOUTH – FUTURE STRIPING PLAN

CIR CIVIL ENGINEERING & SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-440-4296

1	CITY COMMENTS	ROW	10/22/23
2	CITY COMMENTS	ROW	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER:	SDT	PROJECT ENGINEER:	SDT



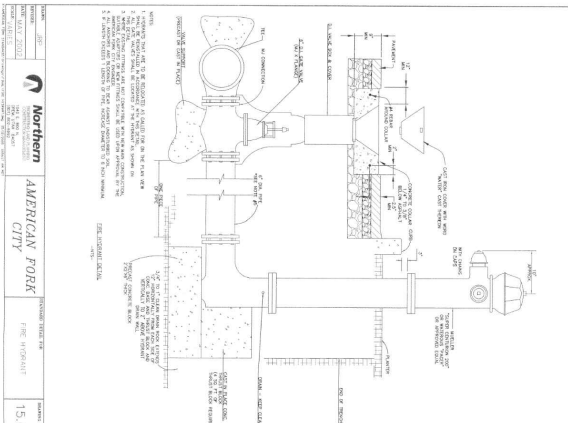
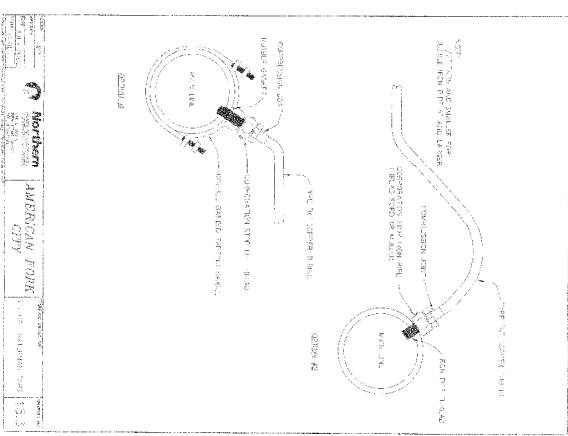
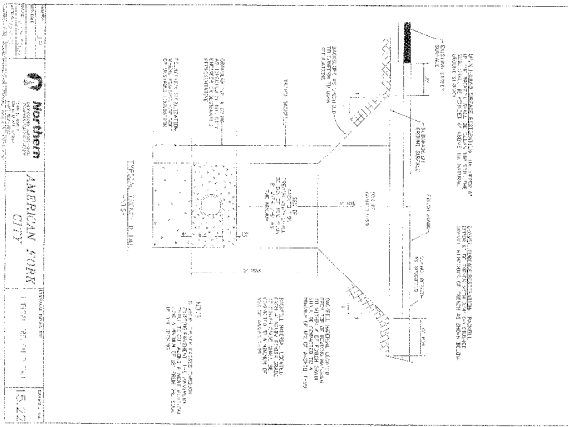
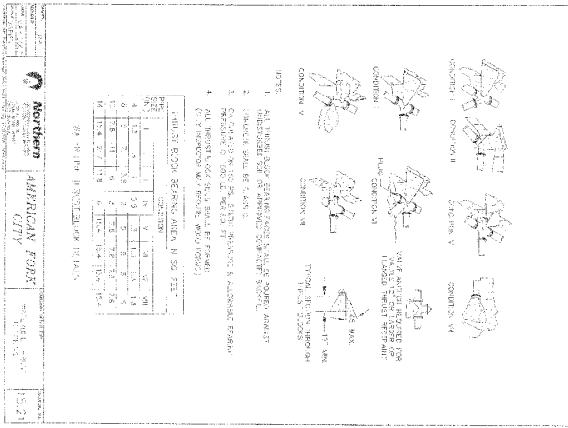
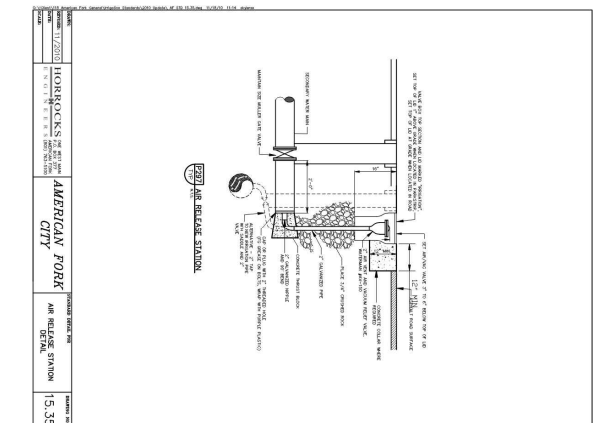
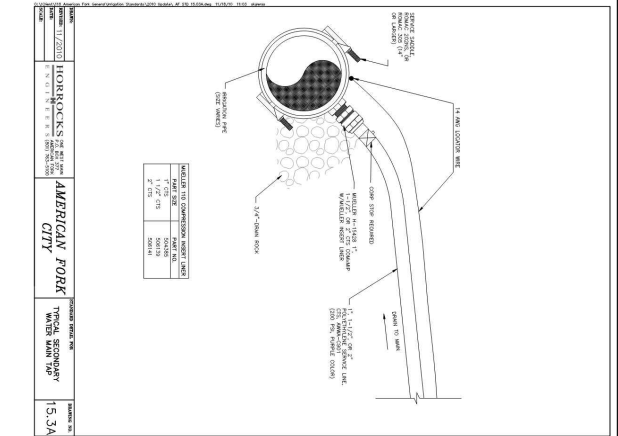
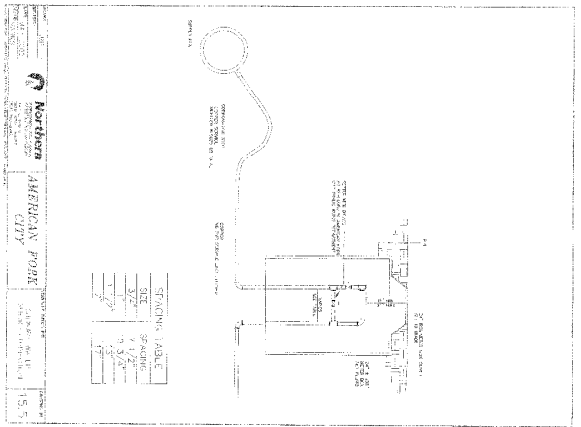
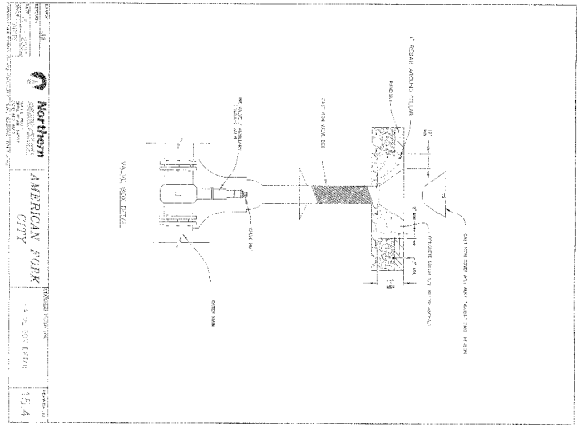
UTAH 811

SHEET NO. **C3.2**

PROJECT @ DATE: 221-035 09/28/23

FILE NUMBER: 221-035

SCALE: AS SHOWN

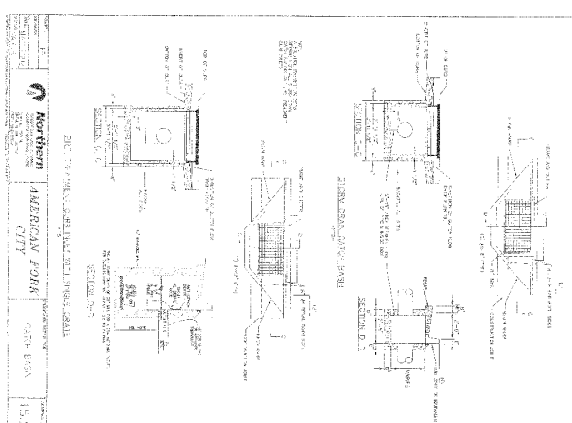
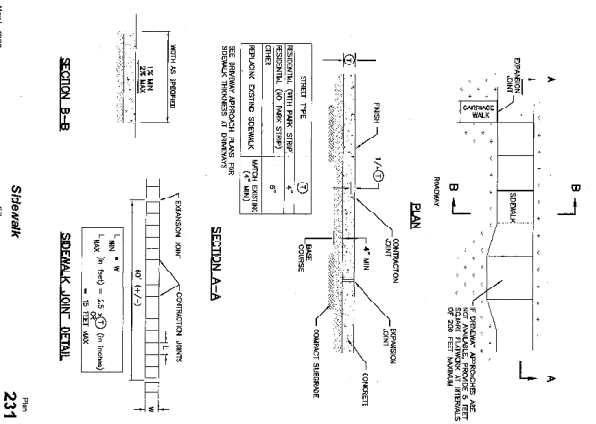
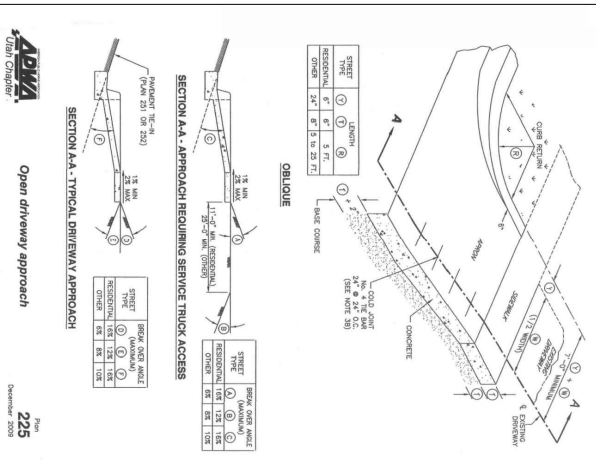
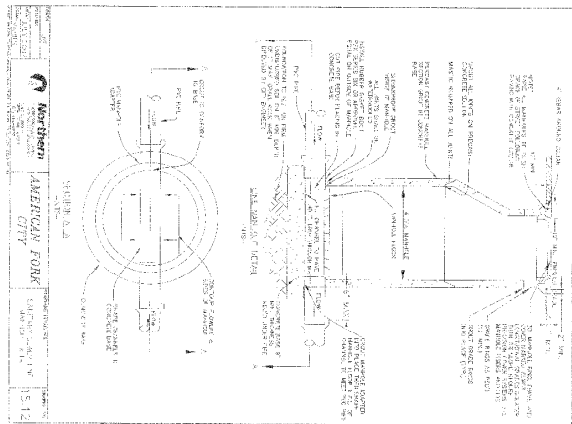
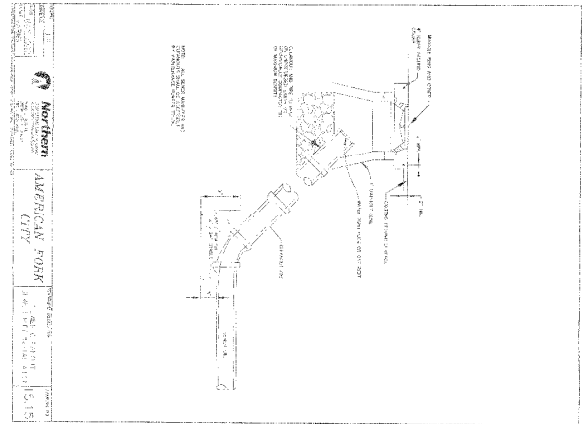
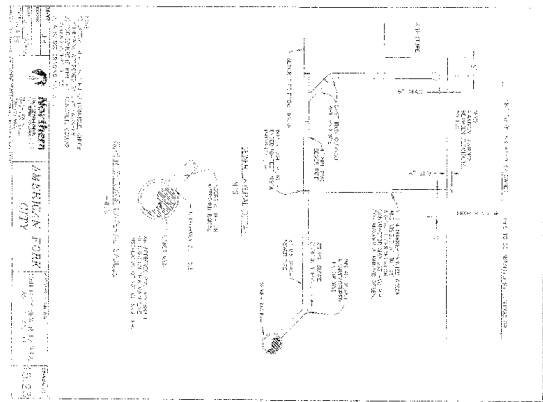
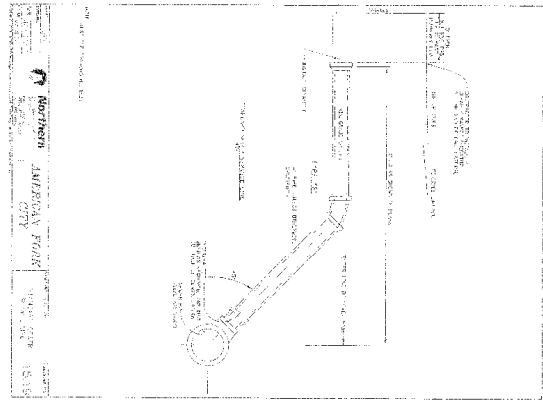


DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
AMERICAN FORK CITY DETAIL SHEET

CIR CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-460-4296

1	CITY COMMENTS	ROW	10/22/23
2	CITY COMMENTS	ROW	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		





1	CITY COMMENTS	ROW	10/22/23
2	CITY COMMENTS	ROW	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
AMERICAN FORK CITY DETAIL SHEET

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-464-4296



SHEET NO.
C4.1
PROJECT ID: DATE:
221-035 09/28/23
SCALE:
AS SHOWN



Merchants Metals
4255 South 300 West
Murray, UT 84107
801-263-3932

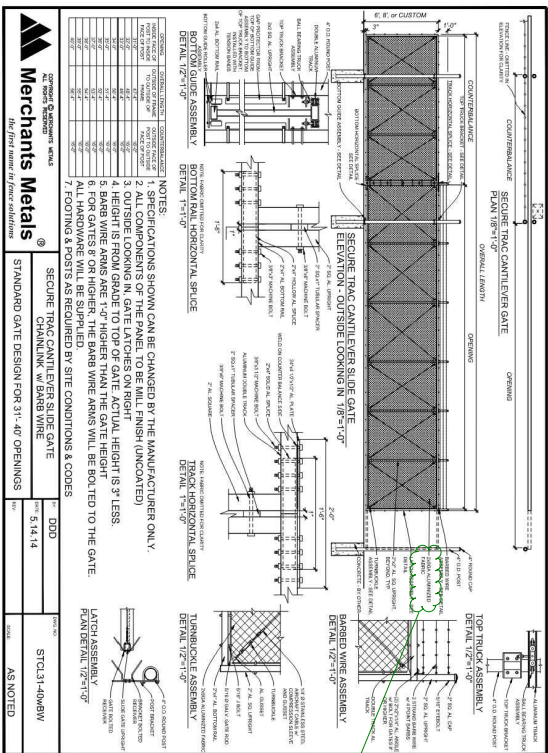
Drawn: 10/23/2023
File:



Merchants Metals
4255 South 300 West
Murray, UT 84107
801-263-3932

Drawn: 10/23/2023
File:

Will the fencing have vertical slats like the two standards shown above? As mentioned in Section 17.2.7.01 (C)(1)(a), any such outdoor storage must be enclosed by visually obstructive and/or non-transparent fencing approved by the City Council. Just what does some clarification if there are vertical slats for this gate, or if its just a transparent chain-link fencing? If there is vertical slats, will you provide that note like you have done with the two standards above.



CHAINLINK w/ BARB WIRE
STANDARD GATE DESIGN FOR 3'-4' OPENINGS

DATE	5.14.14
SCALE	AS NOTED

CL31-40WBW
AS NOTED

CIR | **CIVIL ENGINEERING
+ SURVEYING**

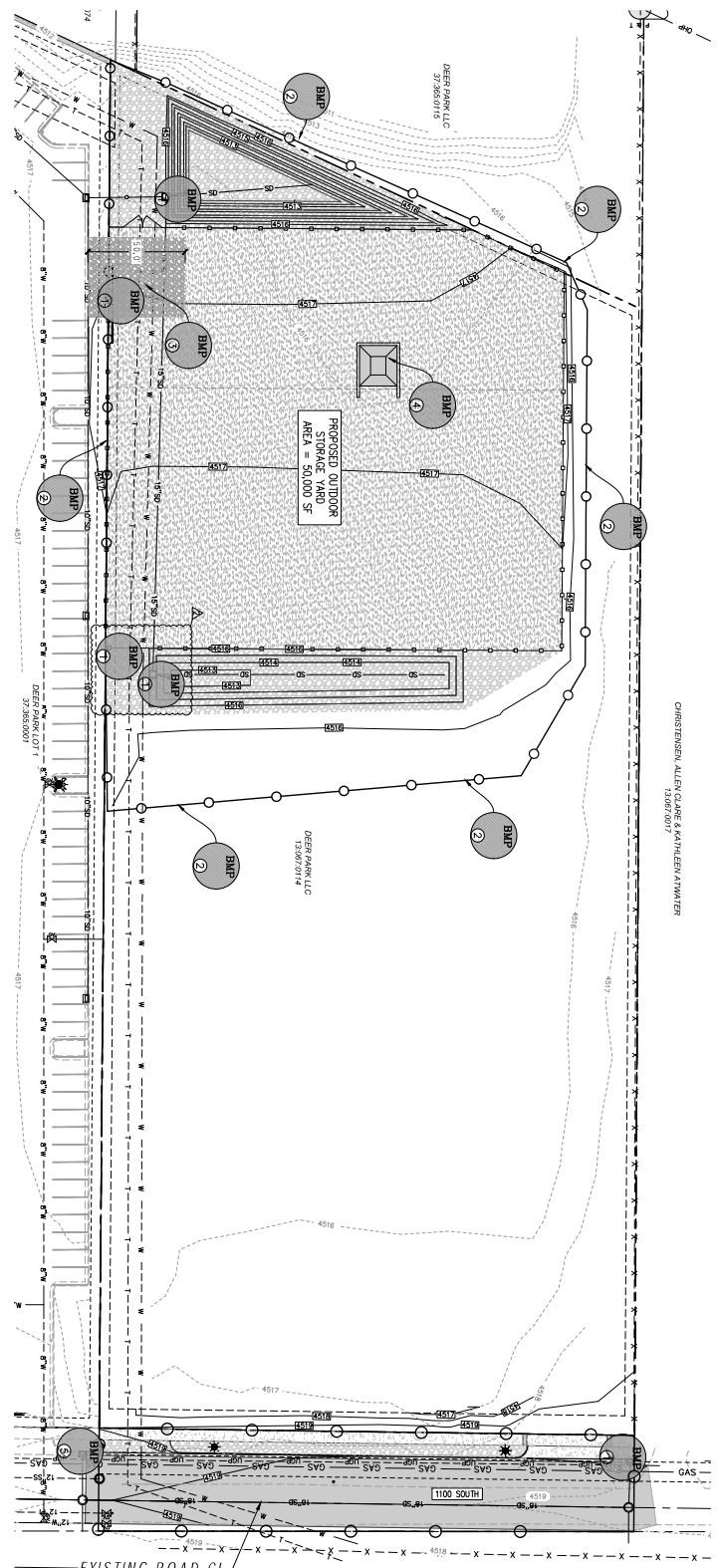
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

1	QTY COMMENTS	RG#	10/27/23
2	QTY COMMENTS	RG#	11/07/23
NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	



SHEET NO.	
C4.2	
PROJECT ID	DATE:
E21-035	09/28/23
FILE NAME:	SCALE:
PRJ-AH3	

CORSTENSEN, ALLEN, LARSEN & KATHLEEN AYMER
15067507



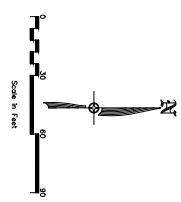
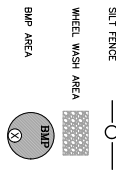
DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED DURING CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE EROSION AND SEDIMENTATION. STORM EVENTS SHOULD BE MONITORED AND CONSTRUCTION SHOULD BE STOPPED UNTIL THE EROSION CONTROL MEASURES ARE RE-EVALUATED.
3. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE EROSION AND SEDIMENTATION. STORM EVENTS SHOULD BE MONITORED AND CONSTRUCTION SHOULD BE STOPPED UNTIL THE EROSION CONTROL MEASURES ARE RE-EVALUATED.
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING AS NECESSARY.
 - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINER.
 - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM.
5. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE.
6. EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
7. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
8. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
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10. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
11. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
12. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.

POST CONSTRUCTION

1. PLACE A SET FENCE AROUND THE PERIMETER OF THE PROPOSED OUTDOOR STORAGE YARD AREA.
2. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
3. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
4. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
5. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
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10. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
11. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.
12. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND SIDEWALKS TO PREVENT EROSION AND SEDIMENTATION.

LEGEND



DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
EROSION CONTROL PLAN (SWPPP)

CIR CIVIL ENGINEERING & SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-444-6296

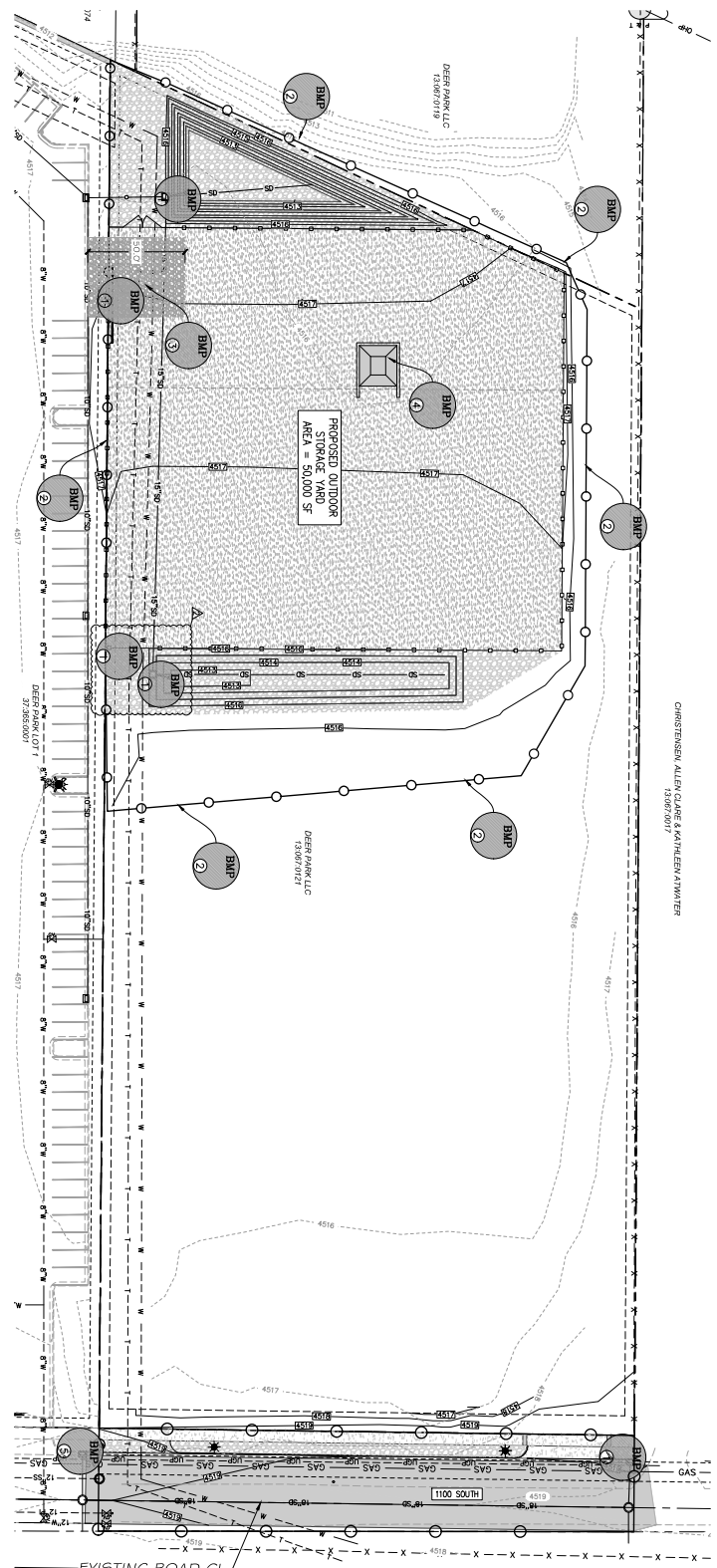
NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		ROW 10/22/23
2	CITY COMMENTS		ROW 11/07/23
DESIGNER: SDT PROJECT ENGINEER: SDT			

UTAH 811
PROJECT @ DATE:
E21-035 09/28/23
SHEET 15 OF 15

SHEET NO.
C5.0

DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

CORSTENSEN, ALLEN, DAVIS & KATHLEEN AYMER
15467501



DURING CONSTRUCTION

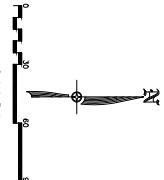
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED BY THE UTAH DEPARTMENT OF HERITAGE AND ARTS (UDHA) AND THE UTAH DEPARTMENT OF WATER RESOURCES (UDWR) PRIOR TO CONSTRUCTION.
2. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE EROSION AND TO MAINTAIN THE EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
3. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE EROSION AND TO MAINTAIN THE EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
4. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE EROSION AND TO MAINTAIN THE EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES IN PLACE.
6. MAINTENANCE OF STREETS: STREETS TO BE KEPT CLEAN AND FREE FROM EROSION.
7. CONSTRUCTION SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES.
8. CONTRACTOR SHALL HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY THE UTAH DEPARTMENT OF HERITAGE AND ARTS (UDHA) AND THE UTAH DEPARTMENT OF WATER RESOURCES (UDWR).
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTAINING THE WATER TO PREVENT IT FROM BEING INTRODUCED INTO THE PUBLIC STORM DRAIN.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE.
2. EROSION CONTROL STRUCTURES REMOVED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING AS NECESSARY.
 - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINER.
 - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM.

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE PROPOSED STORAGE YARD.
2. INSTALL PLACE GRATE BASINS AROUND THE INLET, OUTLET AND MID-SPAN OF THE PROPOSED STORAGE YARD.
3. CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE WASH AREA SHALL BE MAINTAINED AND KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM.
4. CONTRACTOR TO INSTALL CONCRETE MOUNTED AREA SEDIMENT TRAP.
5. PLACE GRATE BASINS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS.



LEGEND

- SILT FENCE
- WHEEL WASH AREA
- BMP AREA

DEER PARK LOT 3 STORAGE
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
EROSION CONTROL PLAN (SWPPP)

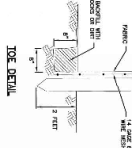
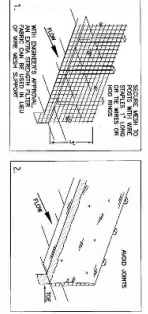
CIR CIVIL ENGINEERING & SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-549-4296

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		10/22/23
2	CITY COMMENTS		11/07/23
DESIGNER: SDT		PROJECT ENGINEER: SDT	

UTAH 801
PROJECT @ DATE:
121-035 09/28/23
FILE NUMBER 155406
SHEET 15

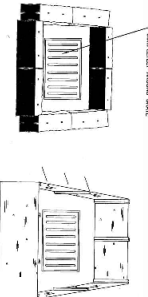


1. **GENERAL**
 - A. Description: A temporary sediment fence consists of a filter fabric stretched across two stakes to supporting posts and standards.
 - B. Installation: See Section 01400 for details.
 - C. Materials: Filter fabric, stakes, posts, standards, and supporting equipment.
 - D. Placement: Place barrier at down gradient limits of disturbance.
 - E. Protection of Existing Features: Protect existing structures and utilities.
 - F. Filter Protection: See Section 01400 for details.
2. **PRODUCTS**
 - A. Filter fabric: The fabric shall be a synthetic woven fabric with a minimum permeability of 100 microns and a maximum permeability of 200 microns.
 - B. Stakes: Stakes shall be made of wood or metal and shall be at least 2" in diameter.
 - C. Posts: Posts shall be made of wood or metal and shall be at least 2" in diameter.
 - D. Standards: Standards shall be made of wood or metal and shall be at least 2" in diameter.
 - E. Supporting equipment: Supporting equipment shall be made of wood or metal and shall be at least 2" in diameter.
3. **EXECUTION**
 - A. Installation: The filter fabric shall be stretched across the stakes and secured with the supporting equipment.
 - B. Placement: The filter fabric shall be placed at the down gradient limits of the disturbance.
 - C. Protection: The filter fabric shall be protected from damage during construction.
 - D. Removal: The filter fabric shall be removed after construction is complete.



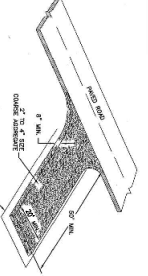
Heavy 200S
Silt fence
7
122

1. **GENERAL**
 - A. Description: A temporary sediment barrier around storm drain inlet.
 - B. Installation: See Section 01400 for details.
 - C. Materials: Filter fabric, stakes, posts, standards, and supporting equipment.
 - D. Placement: Place barrier at down gradient limits of disturbance.
 - E. Protection of Existing Features: Protect existing structures and utilities.
 - F. Filter Protection: See Section 01400 for details.
2. **PRODUCT**
 - A. Filter fabric: The fabric shall be a synthetic woven fabric with a minimum permeability of 100 microns and a maximum permeability of 200 microns.
 - B. Stakes: Stakes shall be made of wood or metal and shall be at least 2" in diameter.
 - C. Posts: Posts shall be made of wood or metal and shall be at least 2" in diameter.
 - D. Standards: Standards shall be made of wood or metal and shall be at least 2" in diameter.
 - E. Supporting equipment: Supporting equipment shall be made of wood or metal and shall be at least 2" in diameter.
3. **EXECUTION**
 - A. Installation: The filter fabric shall be stretched across the stakes and secured with the supporting equipment.
 - B. Placement: The filter fabric shall be placed at the down gradient limits of the disturbance.
 - C. Protection: The filter fabric shall be protected from damage during construction.
 - D. Removal: The filter fabric shall be removed after construction is complete.



Heavy 200S
Inlet protection - fence or straw bale
13
124

1. **GENERAL**
 - A. Description: A temporary stabilized part of ground for controlling equipment and materials.
 - B. Installation: See Section 01400 for details.
 - C. Materials: Filter fabric, stakes, posts, standards, and supporting equipment.
 - D. Placement: Place barrier at down gradient limits of disturbance.
 - E. Protection of Existing Features: Protect existing structures and utilities.
 - F. Filter Protection: See Section 01400 for details.
2. **PRODUCT**
 - A. Filter fabric: The fabric shall be a synthetic woven fabric with a minimum permeability of 100 microns and a maximum permeability of 200 microns.
 - B. Stakes: Stakes shall be made of wood or metal and shall be at least 2" in diameter.
 - C. Posts: Posts shall be made of wood or metal and shall be at least 2" in diameter.
 - D. Standards: Standards shall be made of wood or metal and shall be at least 2" in diameter.
 - E. Supporting equipment: Supporting equipment shall be made of wood or metal and shall be at least 2" in diameter.
3. **EXECUTION**
 - A. Installation: The filter fabric shall be stretched across the stakes and secured with the supporting equipment.
 - B. Placement: The filter fabric shall be placed at the down gradient limits of the disturbance.
 - C. Protection: The filter fabric shall be protected from damage during construction.
 - D. Removal: The filter fabric shall be removed after construction is complete.



Heavy 200S
Stabilized roadway entrance
19
126

18

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		10/27/23
2	CITY COMMENTS		11/07/23
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