



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session

January 3, 2024

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

Rod Martin

Chris Christiansen, Vice Chair

David Bird

Jenny Peay

Harold Dudley

Bruce Frandsen

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 3, 2024, 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 December 6, 2023, Planning Commission minutes

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 Zone Change, known as Timpview Logistics Center, located at approximately 1500 South Center Street, American Fork City, UT 84003. On approximately 21.5 acres, the property proposes to change from the PF zone to the PI-1 zone.

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 action on an application for a Commercial Site Plan, known as Walton Lanes Townhomes Landscape Updates, located at approximately 841 East Quality Drive, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 2.63 acres and will be in the PC Zone.
- b. Review and action on an application for a Preliminary Plan, known as Loveridge Plat B, located at approximately 315 West 480 South American Fork City, UT 84003. The Preliminary Plan will be for approximately 0.25 acres and will be in the R1-9000 zone.
- c. Review and recommendation on an application for a Final Plat, known as Loveridge Plat B, located at approximately 315 West 480 South, American Fork

City, UT 84003. The Final Plat will be for approximately 0.25 acres and will be in the R1-9000 zone.

- d. Review and recommendation on an application for a Final Plat, known as Anderson Acres PUD Plat C, located at approximately 864 East 120 North, American Fork City, UT 84003. The Final Plat will be for approximately two (2) lots that are approximately 1.38 acres and will be in the R1-9000 zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 20th day of December 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
December 6th, 2023

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

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

Staff Present:

Travis Van Ekelenburg	Planner
Cody Opperman	Planner
Ben Hunter	Project Engineer
Angie McKee	Administrative Assistant I

Others Present: Tyler Horan, Mike Horan

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the November 8th, 2023 Planning Commission Regular Session.**
- 2. Adoption of the 2024 Planning Commission schedule.**

Chairwoman Anderson: All right, welcome. We will start with the common consent agenda which tonight includes two items the minutes from our past meeting and also the adoption of the 2024 planning commission schedule that is in our packets. Are we showing that on that presentation?

Travis Van Ekelenburg: No.

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Chairwomen Anderson: Okay. I did notice that there is a July 3rd meeting which will likely, as we get closer to that, likely be canceled. And I did also notice that there are two meetings that I won't be able to be there, so I will defer to our vice chair for those. Other than that, are there any comments on the Common Consent agenda?

Bruce Frandsen: Did we meet last year over spring break? That will be the April 3rd meeting, but I guess we will adjust as we get closer?

Chairwomen Anderson: Right. April 3rd and July 3rd are the two that are Holiday weeks, and then I will not be here March 20th or June 5th. Thanksgiving and the Christmas ones are a full week before the holiday, so those likely will go forward. If we don't have any further discussion, we can have a motion on the Common Consent Agenda.

Chris Christiansen motioned to approve the Common Consent agenda.

Harold Dudley seconded the motion.

Voting was as follows:

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

The motion passed

PUBLIC HEARINGS

- 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**

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clarify where trees are permitted to be planted on public property, and the height at which trees should be maintained over streets and sidewalks.

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter a: 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.

Travis Van Ekelenburg: There are a few sections where there are specifications for distances and where planting should take place. There are also some subtle word changes, instead of 'may' things are switched to 'shall'. It's more that they have to keep them at a certain height and a certain distance. There's just a few changes, not too many. As you can see, they are highlighted in red right there. Do you guys have any questions of staff in regard to this particular code change?

Chairwomen Anderson: I just have a clarification. As I'm looking at it, it seems like several of the changes are, like you are saying switching from 'may' to 'shall', or kind of making things consistent throughout the code and clarifying things that are there. Are there things that we need to be especially aware of? Bigger additions or significant changes?

Travis Van Ekelenburg: As you can see right there, under 12.16.020 Number three, under there you can see that's a complete addition.

Chairwomen Anderson: Okay.

Bruce Frandsen: Yeah, I have a question on that addition you're talking about there. Section f, can you explain to me what that means? It says if you're within four feet of hardscape, which I assume is the sidewalk/asphalt, then it is eight feet. And I'm not sure what we're trying to say with section f.

Chris Christiansen: The way that I understand that is, you've got to be four feet away. So, you have a curb on one side, so four feet from there, and then four feet away from the sidewalk that would be eight feet. So, in an eight-foot park strip, you put in right in the middle, you are four feet away.

Travis Van Ekelenburg: Right

Rodney Martin: So that's to prevent trees from being planted in a four-foot space?

Bruce Frandsen: So, if you have a six-foot park strip, no tree. If you have an eight-foot park strip, no tree.

Chairwomen Anderson: It has to be in the center.

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Bruce Frandsen: Well, it would still be three-foot 11 inches from each side and wouldn't be in the center. You can't plant a paper-thin tree in the middle of eight feet and say you're four feet away from each other.

Chairwomen Anderson: Are you saying the radius of the trunk needs to be the center point of things, I guess the edges of the trunk like a one-foot trunk?

Bruce Frandsen: We're having this discussion; I can only see a citizen coming in with the same question. If you plant a 6-inch diameter tree in a park strip, now you're not four feet away from all parts. I don't know.

Rodney Martin: That will be a simple thing where you just say clarification; Measured from the center of the tree, and then A through F are all covered.

Bruce Frandsen: Yeah, that would clarify.

Travis Van Ekelenburg: Okay.

Rodney Martin: So, we could pass it with that in there.

Bruce Frandsen: Sure. I like that.

Rodney Martin: I understand the eight feet. I live in an older part of American Fork and all the trees planted in the four foot have pushed the sidewalks and stuff, so I understand why.

Cody Opperman: It's also to include the longevity of the life of the trees while being able to create more of a beautification aspect for the longevity of American Fork City as well. You don't want half the life of the tree, and potentially not replant anything. So, we're just really enhancing the beautification aspect of the city too.

Bruce Frandsen: I agree with all of that. I think it's great code. For me, when I read it, I was a little confused. I liked the clarification.

Cody Opperman: It's a good suggestion to clarify.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: If we don't have any further discussion, we can entertain a motion.

David Bird moved to recommend approval for the proposed Code Text Amendment, amending Section 12.16, titled Tree Planting and Clearance Specifications, related to

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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 that the center diameter of the tree trunk be determined as the measuring point.

Bruce Frandsen seconded the motion.

Voting was as follows:

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

The motion passed

b. 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.

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter b: 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.

Travis Van Ekelenburg: Additionally, they are requesting to change their GC-1 zoning designation to the R-7500 designation, to provide a residential daycare in the existing building.

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The property was changed to its current land use zoning designation about a year and a half ago to the general commercial land use designation and the GC-1 zoning designation, to accommodate commercial daycare. But the applicants are wanting to change it back to its original residential land use and zoning. Staff talked about it, and we decided that we were okay with that changing back, to be more consistent with what is existing on the property. Considering the commercial aspect of it, they would not be able to meet those requirements for upgrading the property and it was just too cost inefficient for them. There are several other reasons, but we felt as staff that we are okay with that changing back on both of these, so they are meeting those requirements. Are there any questions in regard to this Land Use Map Amendment or Zone Change?

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwoman Anderson: Are we ready for a motion?

Travis Van Ekelenburg: So, I talked to Patrick earlier today and we were talking about if the applicant comes or not, that might be good to table it for a time when they are here, but that's up to you guys.

Rodney Martin: For what purpose?

Travis Van Ekelenburg: He didn't really say, he just ran it past me as we walked down the hallway.

Rodney Martin: In my mind it was already that zoning and land use previously, and they asked for a purpose to have a commercial daycare. They just want to go back; I wouldn't see a reason to not have it go through.

Jenny Peay: Do you see any concerns?

Travis Van Ekelenburg: No, I don't, we are fine with it. We just like to leave that up to you guys to decide.

David Bird: Maybe I'm not totally clear on this. Right now, it is the R-200 zone? Is that correct?

Travis Van Ekelenburg: No, it's the GC-1 so it's commercial zoning.

David Bird: And it wants to go back to the residential zone, which is what it was originally?

Travis Van Ekelenburg: Yes.

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David Bird: I am not understanding why it's flipping back.

Travis Van Ekelenburg: That's probably part of the reason Patrick suggested tabling, so the applicant can answer those questions. There has been quite a bit of discussion with various staff members, from the fire department to the planning staff. And I've been on the phone quite a bit with the applicant as well. This seemed to be their only real option as far as keeping what they have going currently, what their business is.

David Bird: I don't know the pros and cons, advantages, or disadvantages of reverting back to the original. I don't understand those changes.

Travis Van Ekelenburg: So, with the commercial zoning, anything they're doing, they have to adhere to current code. To upgrade the property to the commercial guidelines in the code, they're not able to do that considering the constraints on the property.

David Bird: But you have no objection to that as far as the city staff in concerned?

Travis Van Ekelenburg: Switching it back you mean? No.

Harold Dudley: Are they currently operating a daycare there?

Travis Van Ekelenburg: They are.

Harold Dudley: Will that current operation continue, and does it fall within a home use under the residential zone?

Travis Van Ekelenburg: I don't know when the approval took place, or how the approval took place. I know that they have a business license and they are currently running.

Chairwomen Anderson: I think that is a use in a residential area.

Chris Christiansen: That is a typical use in a residential area.

Harold Dudley: There are restrictions around it.

Travis Van Ekelenburg: There is, for home daycares.

Chairwomen Anderson: I think this specific piece of land works well in a residential area. It's a bit out of place to be commercial there. It fits better.

Travis Van Ekelenburg: If I remember correctly, some of the conversation was they wanted to expand and have more kids and things and that is why they switched to commercial. Then they realized they couldn't do it with all the commercial regulations.

Harold Dudley: I think just for a matter of the minutes, so it is on record, and because I don't think it is appropriate for the motion. Let's have in the minutes that our understanding, without them here, is any operation of a daycare or any other home use, that they adhere to the requirements of that home use and the residential zone. There's no preconceived notion of any

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sort that they're grandfathered in any commercial use that's beyond what a home use allows. Does that make sense? Let's put that in the record so that if at any point in the future they say 'Well, we were commercial now we've gone residential', that they're doing anything beyond that use because that is certainly not appropriate. For them to say, 'I zoned in, and then I went back' No, that is not the intent here.

Travis Van Ekelenburg: I agree with you.

Harold Dudley moved to recommend approval 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, subject to any conditions found in the staff report.

Jenny Peay seconded the motion.

Voting was as follows:

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

The motion passed

- c. **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.**

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter c: 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

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commercial daycare, but the applicants are wanting to change it back to its original residential zone.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved 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.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

ACTION ITEMS

- 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**

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Fork City, UT 84003. The Final Plat will be for approximately 4.03 acres and will be in the PI-1 Zone.

Cody Opperman reviewed the background information for Action Item letter a: 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. This property was annexed into American Fork City a couple of months ago.

Jenny Peay: So, on the plans I am seeing a nine-foot screen fence with barbed wire on the top. On the perimeter of the property, where is that? I am having a hard time finding on the plans where that eight-foot fence is. Is it going to go the entire perimeter property or just at the southern portion?

Cody Opperman: When we get to the commercial site plan, I can show you where that is going to be, but for your question right now Jenny, the fencing will be eight feet, and one foot for security purposes. The eight-foot fencing, or 96 inches indicated in the standards, will be only for 50,000 square feet of outdoor storage area, so it's a little over an acre. Once we get into the commercial site plan, I can go into a little bit more detail about where that's gonna be located but it's more on the southern portion of that property. So, I believe, and the applicants can correct me if I'm wrong, is that the future plan for that northern portion of the property is to provide another PI-1 structure, maybe an office warehouse structure, fronting 1100 South.

Jenny Peay: My concern was coming off of 1100 south, for that residential area, you're going to cause a blind driveway if there is an 8-foot fence clear up to 1100 [south]. I just wondered how far back that was going to go.

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Cody Opperman: Yeah, it's pretty far back from 1100 south. It's basically the last acre of the Southern property. That home just to the north fronting 1100 south, I believe is not a concern really, and they've also provided around 150 feet from the adjacent residential lot line. I can show you that in the commercial site plan. Just after this final plat determination.

Jenny Peay: Thank you for that.

Chairwomen Anderson: I believe the applicant is here. If you'd like to, you're welcome to step forward and tell us about your project. Do you have anything you'd like to add?

Tyler Horan: Tyler Horan. I don't really have anything to add. If any questions come up, we can come back up. If you remember, we went through the process of the text amendment several months ago to allow this use. Since that went through, we have just worked with staff to make sure that we meet all the requirements that we talked about. So, if any questions come up, we can answer them.

Chairwomen Anderson: Okay, great.

Bruce Frandsen: So Tyler, right now with your access, you're planning to bring it all from the east over? You're not planning an access onto the road to the north at this point? Obviously, the temporary access will go away at some point when you develop on the north end of the property.

Tyler Horan: That's Correct. That one acre like they had said, is just on that south section. And, yeah, we're not going to allow the tenant to drive their semi-trucks through that dirt. We communicated pretty clearly to them that they're going to come through what's already paved, and they'll access through that parking lot. That's the reason that staff recommended we have that cross-access easement just so it's buttoned up that it's a legal access.

Chairwomen Anderson: If we don't have any further discussion on the final plat, we can have a motion.

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Rodney Martin moved 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.

Bruce Frandsen seconded the motion.

Voting was as follows:

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

The motion passed

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.

Cody Opperman reviewed the background information for Action Item letter b: 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

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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.

Cody Opperman: Just to go into the project conditions of approval for the site plan itself. The Fire Marshal has indicated that he wants to have a plan submitted to him after storage has been provided in that storage yard. Because there is nothing there, we don't know if the Fire Department would need to be able to access that storage yard and if so, would they be able to fit a fire apparatus within there. Would they be able to provide some turning radiiuses so that they can clear some corners? Because this is a pretty large storage area, it's a little over an acre, he just wants to make sure that if there is some sort of emergency within that location, he can provide emergency services there. Number two, I just want a little bit of verification on one of the standards for the chain link fencing that's going to be provided for the site. There is going to be a cantilever slide gate. I just want to have a little bit of verification on if there's going to be vertical slats put in those cantilever gates as well. Then additionally, just address comments from the project engineer doing the review. For your questions Jenny from previously, I'll go into a little bit more detail here. As you can see, this outdoor storage yard is going to be just located on that south side of the property here. This is how far it's going to be from 1100 south. The fencing is going to be all along just this 50,000 square foot piece of property, and no perimeter fencing along the rest. This is kind of where the comment arose [from the Fire Marshall]. You can see that the fire apparatus can turn around right now because it's vacant, but when stuff is being placed in there, he just wants to make sure everything's good to go. On the access point Bruce, the access point will be from that East property right over here. Additionally, they will be removing some parking spaces from this East project, but those parking spaces are not removing any required parking spaces so, it's okay to do that as long as it's not interfering with the required amount of parking. And then additionally too, here is the residential property just up north here, and you can see that the fencing is just a little bit more to the east here.

Jenny Peay: Is it possible to do a secondary exit on that?

Cody Opperman: I don't know if there needs to be certain width requirements in order to provide a second exit or not? Maybe Ben can share some insight on that.

Ben Hunter: I don't know about Fire as far as the secondary access, but on the engineering side we don't have any requirements as far as the secondary access.

Rodney Martin: Can you go back one slide? The access here on the southwest portion of the existing project is best, you're talking about parking semis in there?

Tyler Horan: No, we're not looking to park semis there overnight. It will be like an outdoor storage yard, so they'll have electrical conduit and things like that.

Rod Martin: Probably trailers and things like that? I was just gonna speak to there is really no way to have a secondary access for trucks with trailers in this narrow parking area and not hit

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stuff. So, coming from that angle into the yard and back out is the best way to go with trucks and trailers.

Jenny Peay: My thought process behind that was if you have to do a turnaround in a fire truck, it takes up more storage space than just having a secondary access.

Cody Opperman: Additionally, just with the conditional use of this outdoor storage area, is that you can't store anything that is larger than the fence height itself. So, the fence height itself is going to be eight feet. So, anything above eight feet tall cannot be stored on the site. That's one of the requirements for conditional use.

Chairwomen Anderson: Ben, did you have any other comments on this?

Ben Hunter: No.

Chairwomen Anderson: Any other questions or discussion? We can move forward with a motion for the commercial site plan.

Jenny Peay moved 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.

Bruce Frandsen seconded the motion.

Voting was as follows:

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

The motion passed

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Other Business

Cody Opperman informed the commissioners that staff is still working on several projects around the city, and we are getting close on the station area plan and code rewrite. We will not be having another Planning Commission meeting in December due to the Christmas holiday break.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Harold Dudley seconded the motion.

Meeting adjourned at 6:32 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 an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.

BACKGROUND INFORMATION		
Location:		1 W 1500 S
Project Type:		Zone Change
Applicants:		Jed Butikofer/Jessica Escobar/Reed Hart
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		PI-1 and PF
Proposed Zoning:		PI-1 and PF
Surrounding Zoning:	North	PI-1 and PF
	South	PI-1 and PF
	East	Not Annexed
	West	Not Annexed and PI-1

Background

The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone such that the border is in alignment with the southern boundary of the proposed right of way for Deer Park Dr.

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.

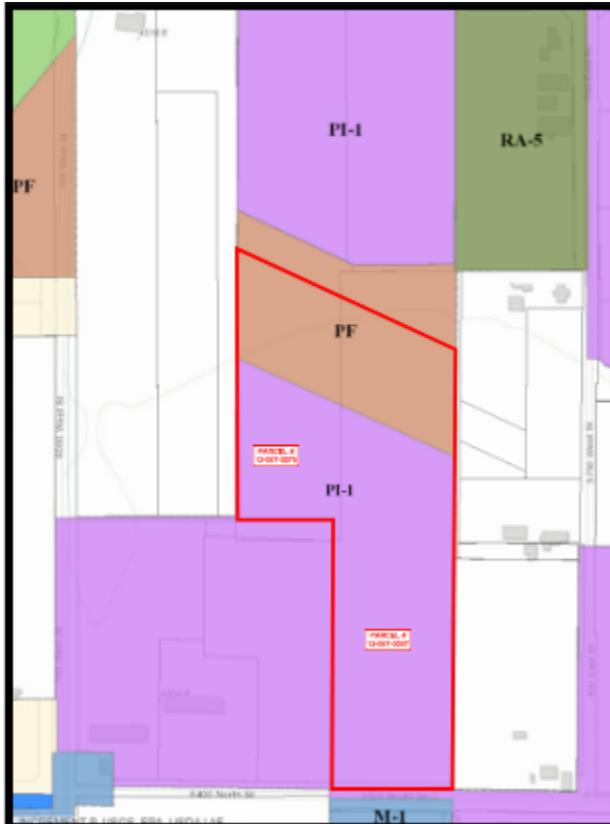
Project Conditions of Approval

1. If the zone change is approved, the necessary right-of-way for the local road between the power line corridors will need to be dedicated to the city by deed or my plat submittal within 60 days of zone change approval.

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 WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

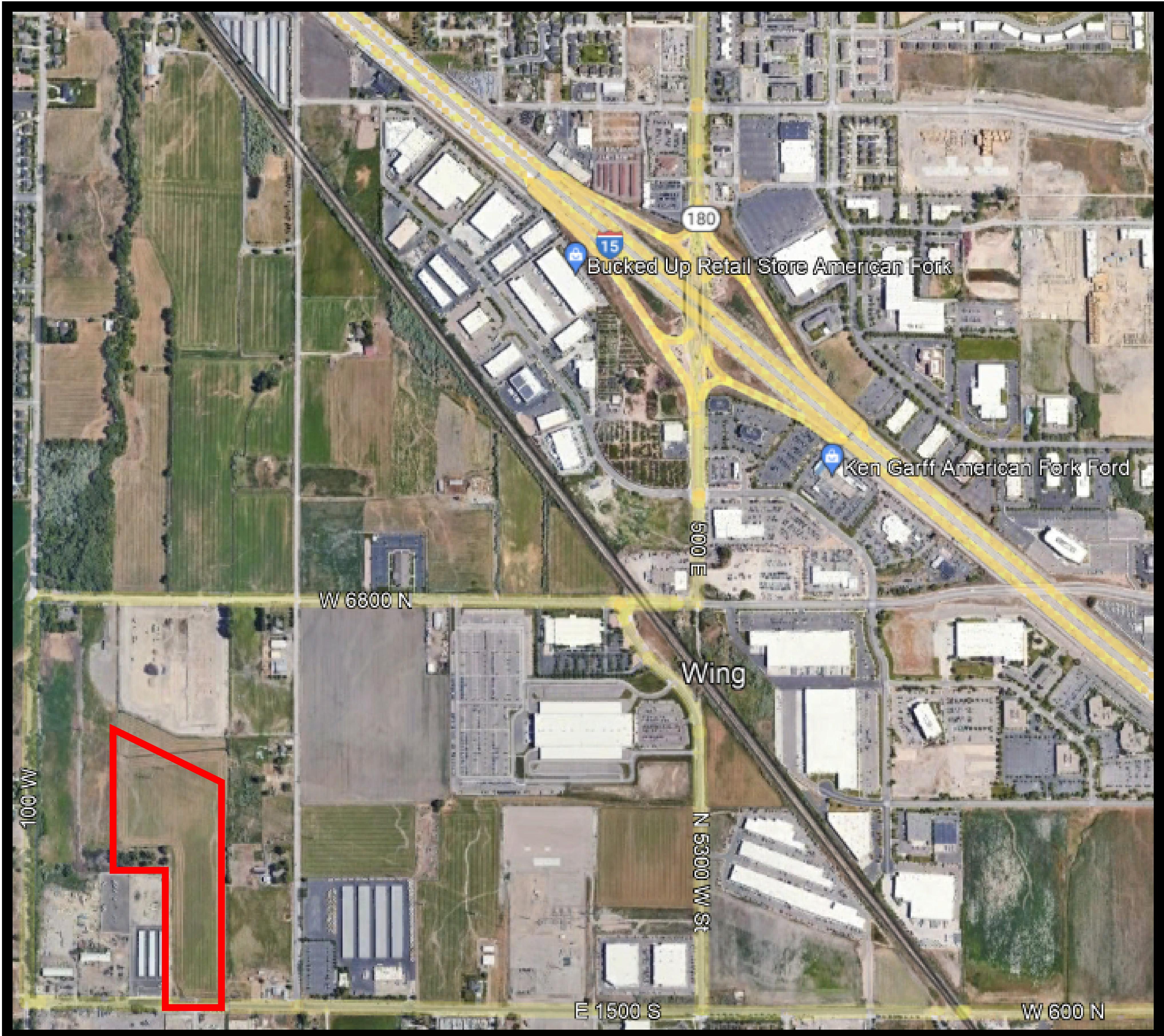
Madame Chair, I move to recommend approval for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones.

Table

Madame Chair, I move to table action for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, and instruct staff/developer to.....



PROJECT TITLE:
**TIMPVIEW
LOGISTICS
CENTER**

B
SEAL:

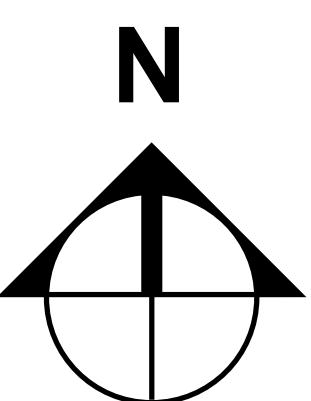
SUBMITTALS / REVISIONS:
NO. DATE DESCRIPTION
0 XX/XX/202X INITIAL ISSUE

PROJECT NO.: DRAWN BY:
SLCE## RDH
SHEET TITLE:

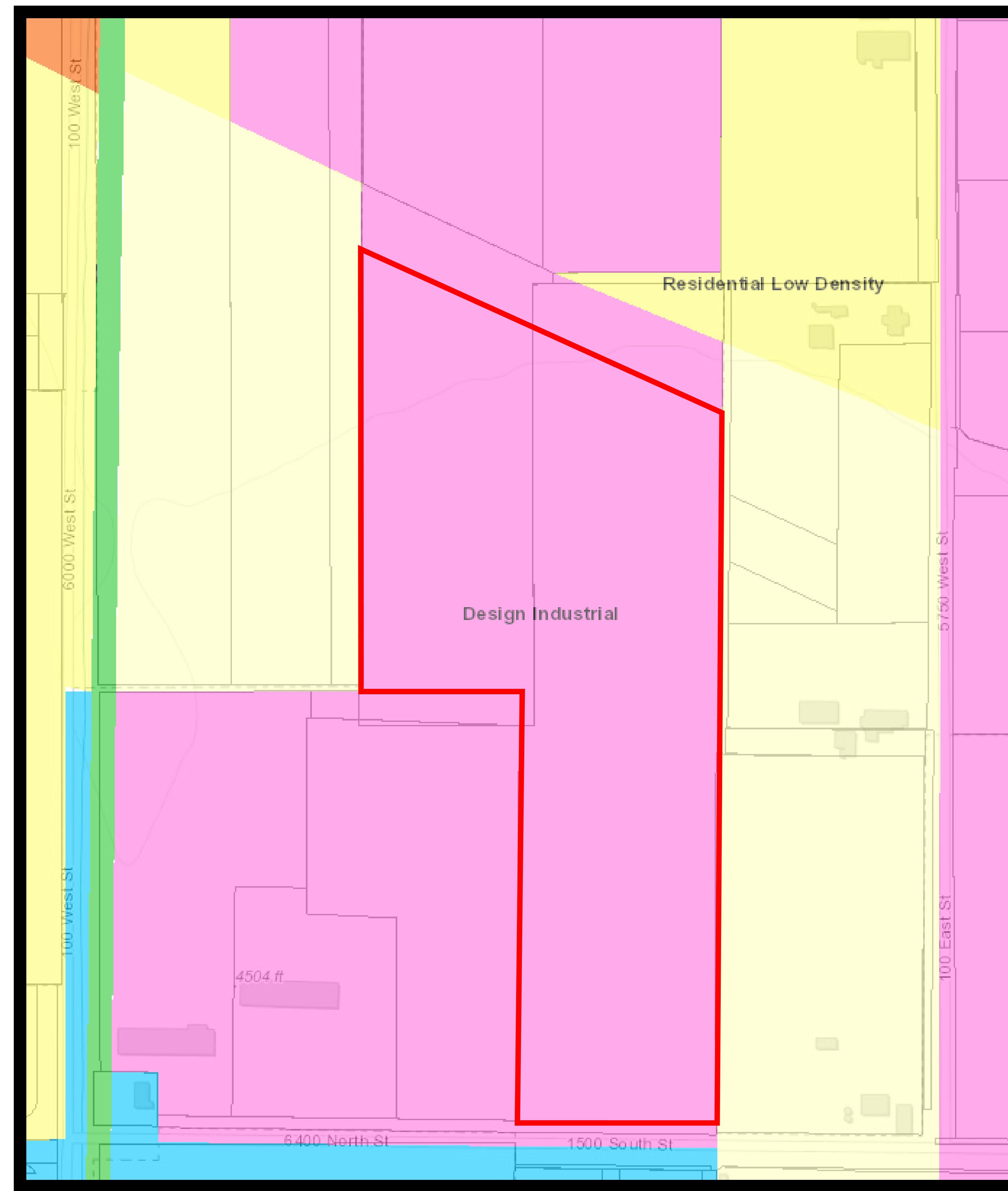
A **AREA MAP**

SHEET NO.:

1



LAND USE MAP



C
PROJECT TITLE:
**TIMPVIEW
LOGISTICS
CENTER**

B
SEAL: _____

SUBMITTALS / REVISIONS:
NO. DATE DESCRIPTION
0 XX/XX/202X INITIAL ISSUE

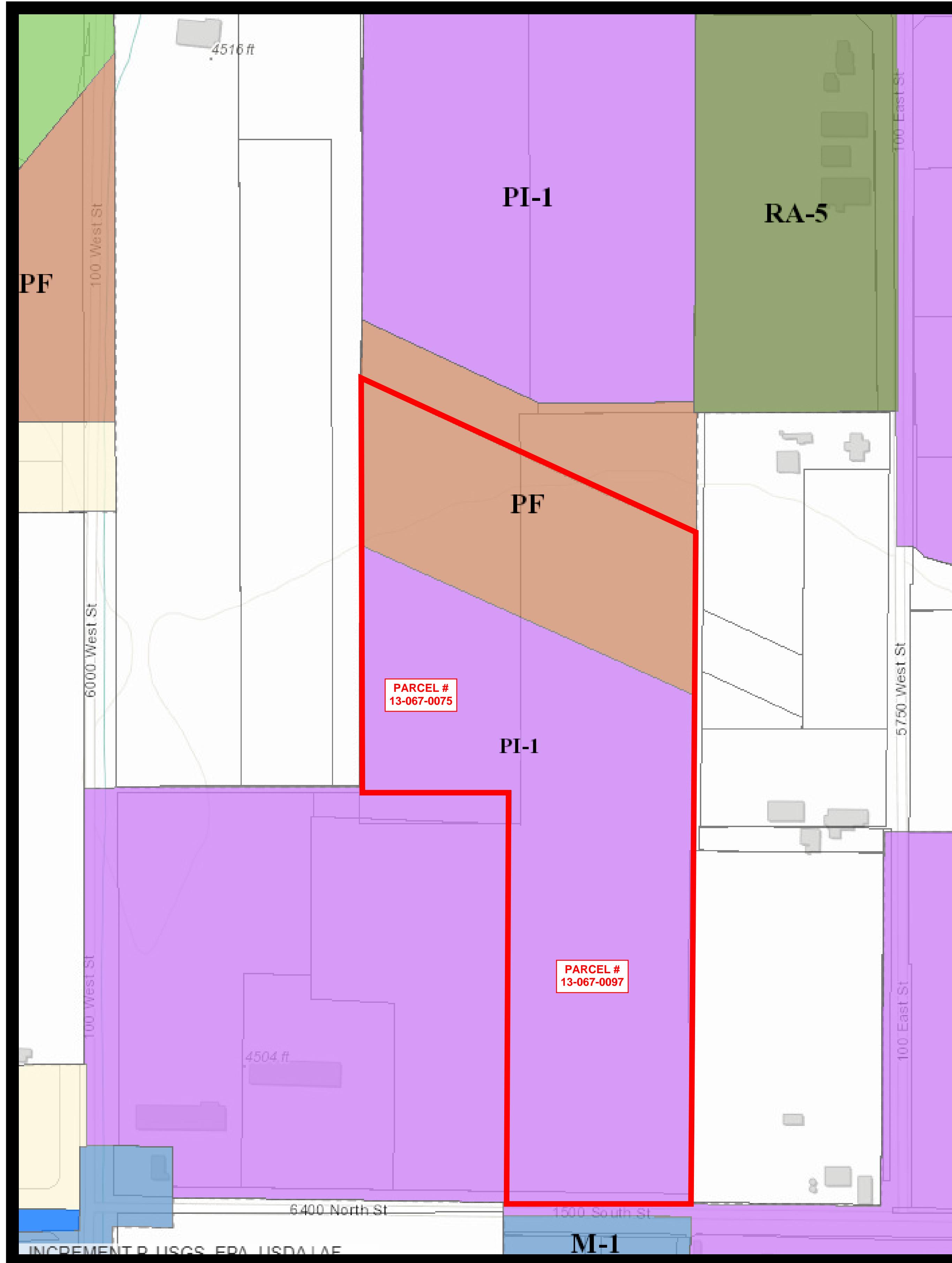
PROJECT NO.: SLCE## DRAWN BY: RDH
SHEET TITLE: _____

A LAND USE MAP

SHEET NO.: _____

2

EXISTING ZONING MAP



PROJECT TITLE:
**TIMPVIEW
LOGISTICS
CENTER**

SEAL:

SUBMITTALS / REVISIONS:
NO. DATE DESCRIPTION
0 XX/XX/20XX INITIAL ISSUE

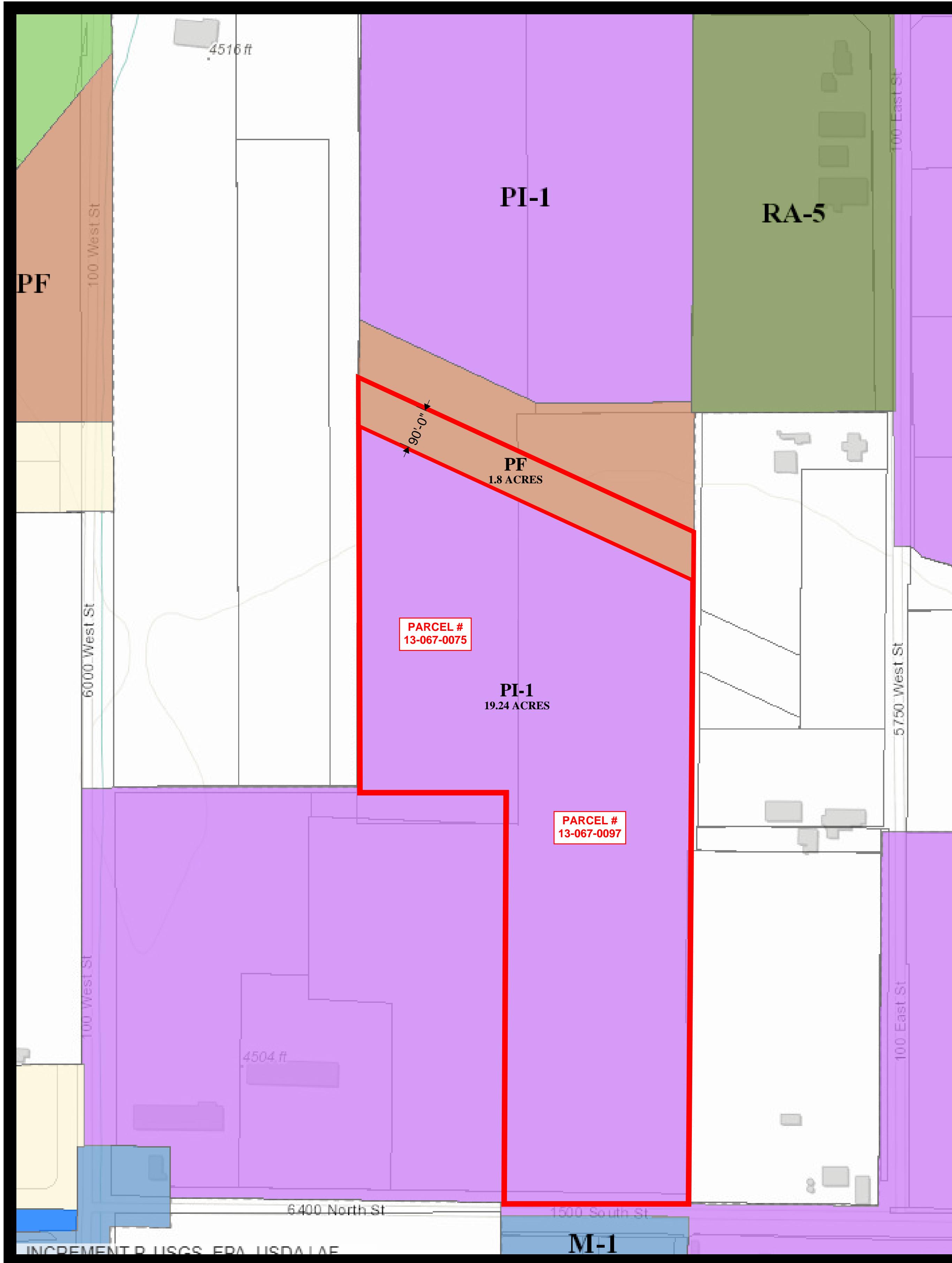
PROJECT NO.: SLCE## DRAWN BY: RDH
SHEET TITLE:

**A EXISTING
ZONING MAP**

SHEET NO.:

3

PROPOSED ZONING MAP



PROJECT TITLE:
**TIMPVIEW
LOGISTICS
CENTER**

SEAL:

SUBMITTALS / REVISIONS:
NO. DATE DESCRIPTION
0 XX/XX/20XX INITIAL ISSUE

PROJECT NO.: SLCE## DRAWN BY: RDH
SHEET TITLE:

A PROPOSED
ZONING MAP

SHEET NO.:

4

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Walton Lanes Townhomes, located at 781 E Quality Dr, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.97 acres and will be in the Planned Community (PC) zone.

BACKGROUND INFORMATION		
Location:	781 E Quality Dr.	
Project Type:	Commercial Site Plan	
Applicants:	Shawn Poor	
Existing Land Use:	Design Commercial	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Planned Community
	South	Design Commercial
	East	Planned Community
	West	Design Commercial
Existing Zoning:	PC	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	PC
	South	PC
	East	PC
	West	PI-1
Square Footage (By Use)	N/A	
Total Number of Units	N/A	
Parking Requirement	N/A	

Background

The applicant has applied for an amendment to a previously approved Commercial Site Plan to adjust the materials used on the landscape plan for the project. The project looks to switch the previously approved sod locations to bark mulch for a more drought tolerant material. The Fire

Marshall made the following note: *Due to minimum road widths, trees will need to be cut back along accesses, leaving room for unobstructed fire apparatus access. The proposal is, however, approved as the note is for maintenance purposes.*

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. N/A

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101.

Project Map



Standards Conditions of Approval

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Staff Recommendation

The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

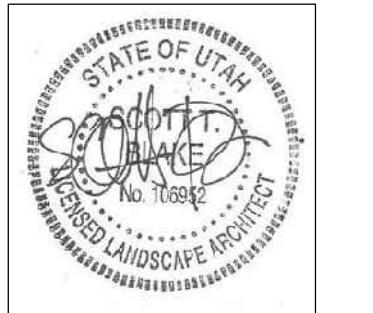
Madame Chair, I move to approve the proposed Commercial Site Plan, located at 781 E Quality Dr., American Fork City, UT 84003, in the Planned Community (PC) zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 781 E Quality Dr., American Fork City, UT 84003, in the Planned Community (PC) zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 781 E Quality Dr., American Fork City, UT 84003, in the Planned Community (PC) zone and instruct staff/developer to.....

ISSUE DESCRIP. DATE
11.29.2023

#	REV.	DESCRIPTION	DATE
△			
△			
△			
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△			

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WALTON TOWNHOMES - PHASE I
BRIGHTON HOMES
AMERICAN FORK, UTAHLANDSCAPE PLAN
LANDSCAPE PLAN

L101

Next Step:

Approved
Proceed to Planning Commission
1/3/24

American Fork City Development Review Committee
Planning and Zoning Reviewed tvanekeleburg 12/12/2023
Fire Department Reviewed M. Sacco 12/14/2023
Engineering Division Reviewed rburkhill 12/06/2023

LANDSCAPE TABULATIONS

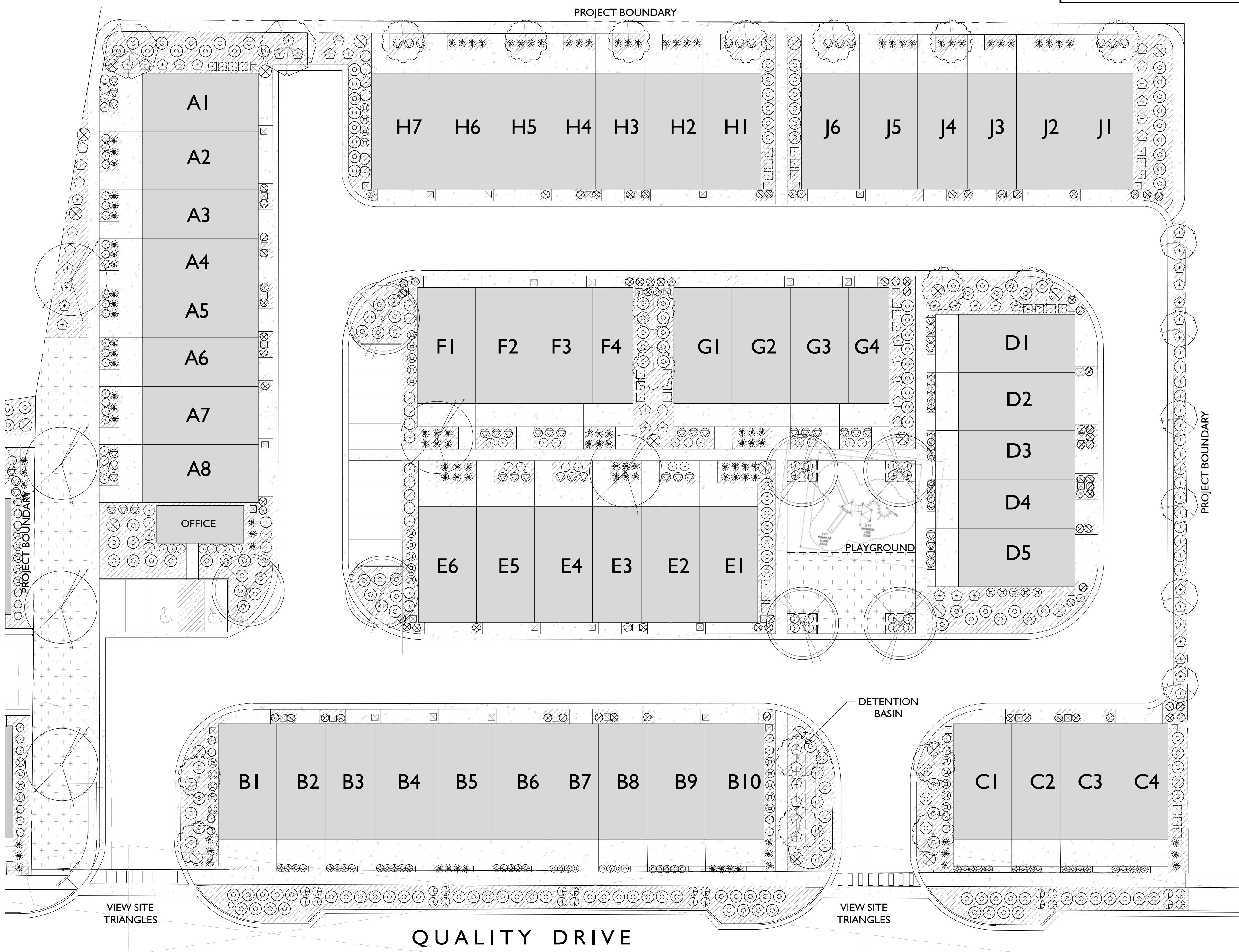
LANDSCAPE AREA	24,456 S.F. - 100%
TURF AREA	4,466 S.F. - 18%
PLANTER AREA	19,990 S.F. - 82%

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	6	Gleditsia triacanthos inermis var.	Honeylocust	2" Cal.
	17	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
	6	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.
	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
			EVERGREEN SHRUBS	
	62	Buxus sempervirens suffruticosa	Dwarf Boxwood	2 Gal.
	89	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.
	32	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
	26	Taxus media 'Tautonii'	Tauton's Yew	2 Gal.
	32	Taxus media 'Hicksii'	Hicks' Yew	2 Gal.
			DECIDUOUS SHRUBS	
	33	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	16	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
	34	Rhamnus frangula x 'Fine Line'	Fine Line Buckthorn	2 Gal.
	192	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	53	Spirea betulifolia 'Tor Gold'	Tor Gold Spirea	2 Gal.
			ORNAMENTAL GRASSES	
	111	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	64	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Maiden Grass	1 Gal.
	40	Pennisetum alopecuroides	Fountain Grass	1 Gal.
			PERENNIALS AND GROUNDCOVERS	
	22	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
			TURF	
	4,393 S.F.	Chanshare Imperial Bluegrass		Sod
			MULCH	
	19,542 S.F.	Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3" depth
			EDGING	
			Metal - Steel, 4" x 3/16"	

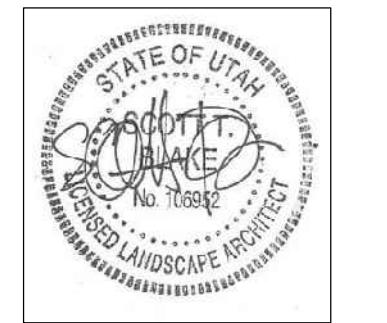
LANDSCAPE GENERAL NOTES

1. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
2. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
3. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
4. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
5. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
6. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
7. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
8. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
9. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger. Soluble salts < 2 dS/m or mmho/cm and sodium absorption ration (sar) < 6.
10. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
11. Prune trees in accordance with current horticultural practices.
12. All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
13. All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

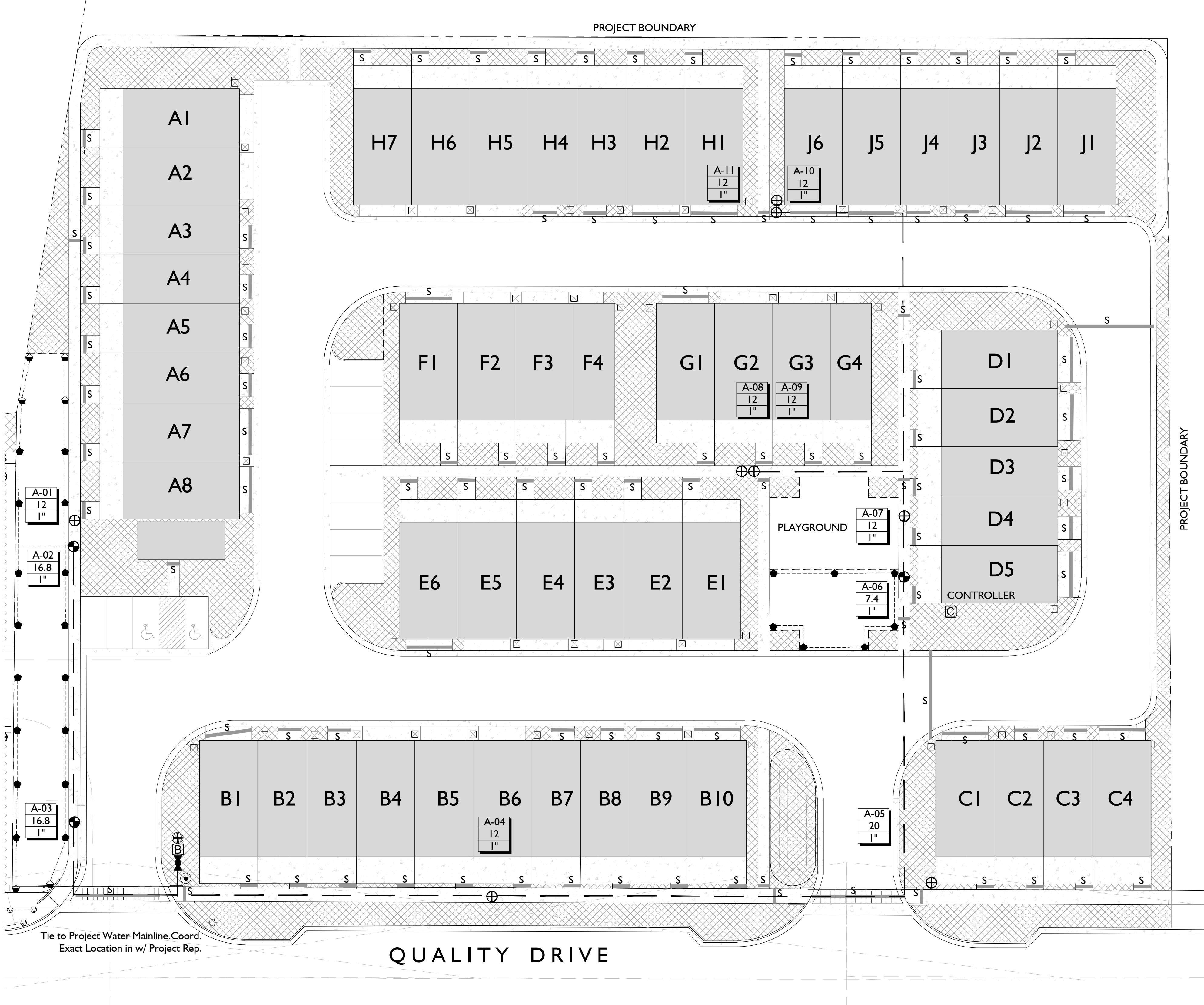


A

LANDSCAPE PLAN ↑
SCALE: 1"=20'-0" NORTH

ISSUE DESCRIPT. DATE
11.29.2023# REV. DESCRIPTION DATE
△△△△△

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IRRIGATION SCHEDULE

SYM. MODEL	P.S.I.	G.P.M. (x-H)	PRECIP. RADIUS
▀ Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58 5.0
○ Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56 8.0
▀ Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52 10.0
● Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74 12.0
▼ Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58 15.0
① Rainbird 5012-PC-SAM-R Rotor Spray w/ MPR-25-Q Nozzle	45	1.00	25'
② Rainbird 5012-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	1.98	25'
③ Rainbird 5012-PC-SAM-R Rotor Spray w/ MPR-25-F Nozzle	45	3.82	25'

Inline Drip Line - Rainbird XFD-09-18-xxx

- ▀ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- Quick Coupling Valve Assembly
- ▀ Backflow Preventer - 1"
- ▀ Controller - Rainbird ESP4ME3 w/ (2) ESP-SM6 Modules - 16 Stations
- ▀ Stop and Waste - 1"
- Lateral Pipe - Schedule 40 PVC
- 1 1/2" Sch 40 PVC Mainline
- S Irrigation Sleevng (See Plan)
- ▀ A-01 Valve #
26.7 GPM
1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM

IRRIGATION GENERAL NOTES

1. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
11. Not all sleevng necessary to complete this project is shown on plan. Portions of irrigation sleevng may have been previously installed by others. Coordinate location and usage with Owner's Representative.
12. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

WALTON TOWNHOMES - PHASE I
BRIGHTON HOMES
AMERICAN FORK, UTAHIRRIGATION
PLAN

L201

A

IRRIGATION PLAN
SCALE: 1=20'-0" NORTH

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Loveridge Property Plat B, located at approximately 315 W 480 S, American Fork City, UT 84003. The Preliminary Plan will be on approximately 0.26 acres and will be in the Residential (R1-9000) zone.

BACKGROUND INFORMATION		
Location:	315 W 480 S	
Project Type:	Preliminary Plan	
Applicants:	Michael Loveridge	
Existing Land Use:	Residential Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	R1-9000	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)	N/A	
Total Number of Units	N/A	
Parking Requirement	N/A	

Background

The applicant has applied for a Preliminary Plan to develop a one (1) lot subdivision known as Loveridge Plat B, Lot 1. The project looks to create a single lot for a single-family development. The lot will be 0.26 acres in size and will front 480 South.

Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.
2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

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

Sec 17.7.206 Planning Commission Reviews And Takes Action On Preliminary Plans And Supporting Materials

1. The planning commission shall review the preliminary plans and supporting materials together with the findings of the staff review process and comments received at the public hearing, and shall act to approve the proposal, disapprove the proposal, or table action subject to receipt of additional materials or required changes, as applicable.
2. Approval by the planning commission shall not constitute final approval of the project but shall be deemed as approval to proceed with preparation of detailed engineering plans, landscaping plan, building elevation, project documentation (CC&Rs, cross-easement agreements, etc,) final plat (where the proposed project includes the subdivision of the property), water rights conveyance, and other supporting materials.

Project Conditions of Approval

Meet Engineering Conditions of Approval:

1. Address remaining comments.
2. Pending updated Geotechnical report.



Planning Commission Staff Report

Meeting Date: January 03, 2024

Findings of Fact

1. The Preliminary Plan meets the requirements of Section 17.7.205

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.

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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 Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plan

Approval

Madame Chair, I move to approve the proposed Preliminary Plan, located at 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) Zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Preliminary Plan, located at 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) Zone.

Table

Madame Chair, I move to table action for the proposed Preliminary Plan, located at 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) Zone and instruct staff/developer to.....

Agenda Topic

Review and recommendation on an application for a Final Plat, known as Loveridge Property Plat B, located at approximately 315 W 480 S, American Fork City, UT 84003. The Final Plat will be on approximately 0.26 acres and will be in the Residential (R1-9000) zone.

BACKGROUND INFORMATION		
Location:	315 W 480 S	
Project Type:	Final Plat	
Applicants:	Michael Loveridge	
Existing Land Use:	Residential Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	R1-9000	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)	N/A	
Total Number of Units	N/A	
Parking Requirement	N/A	

Background



Planning Commission Staff Report
Meeting Date: January 03, 2024

The applicant has applied for a Final Plat to develop a one (1) lot subdivision known as Loveridge Plat B. The project looks to create a single lot for a single-family development. The lot will be 0.26 acres in size and will front 480 South.

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. Meet Engineering Conditions of Approval:
 - a. Address remaining comments.
 - b. Pending updated Geotechnical report.

Findings of Fact

1. The Final Plat meets the requirements of Sections 17.7.210 and 17.7.211.

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



Planning Commission Staff Report
Meeting Date: January 03, 2024

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 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 315 W 480 S, American Fork City, UT 84003, in the Residential (R1-9000) zone and instruct staff/developer to.....

LOVERIDGE PLAT B FINAL PLAT

303 WEST 480 SOUTH
AMERICAN FORK, UT

OWNER / DEVELOPER

508 SOUTH STORRS AVE
AMERICAN FORK, UT 84003
801.869.4000

ENGINEER



CITY APPROVALS / COMMENTS			
<p>Next Step Approved with Conditions Proceed to Planning Commission on 01/3/2024</p>			
<p>Approved with conditions Pending updated geotechnical report. Address comments.</p>			
<p>Does sheet C0 need to be added to table?</p>			
<p>AF PROJECT # P-2023-00127</p>			

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

KRB [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

KRB [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

KRB [Applicant Initial] This is the 3rd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 3rd [Same Number] Review Cycle.

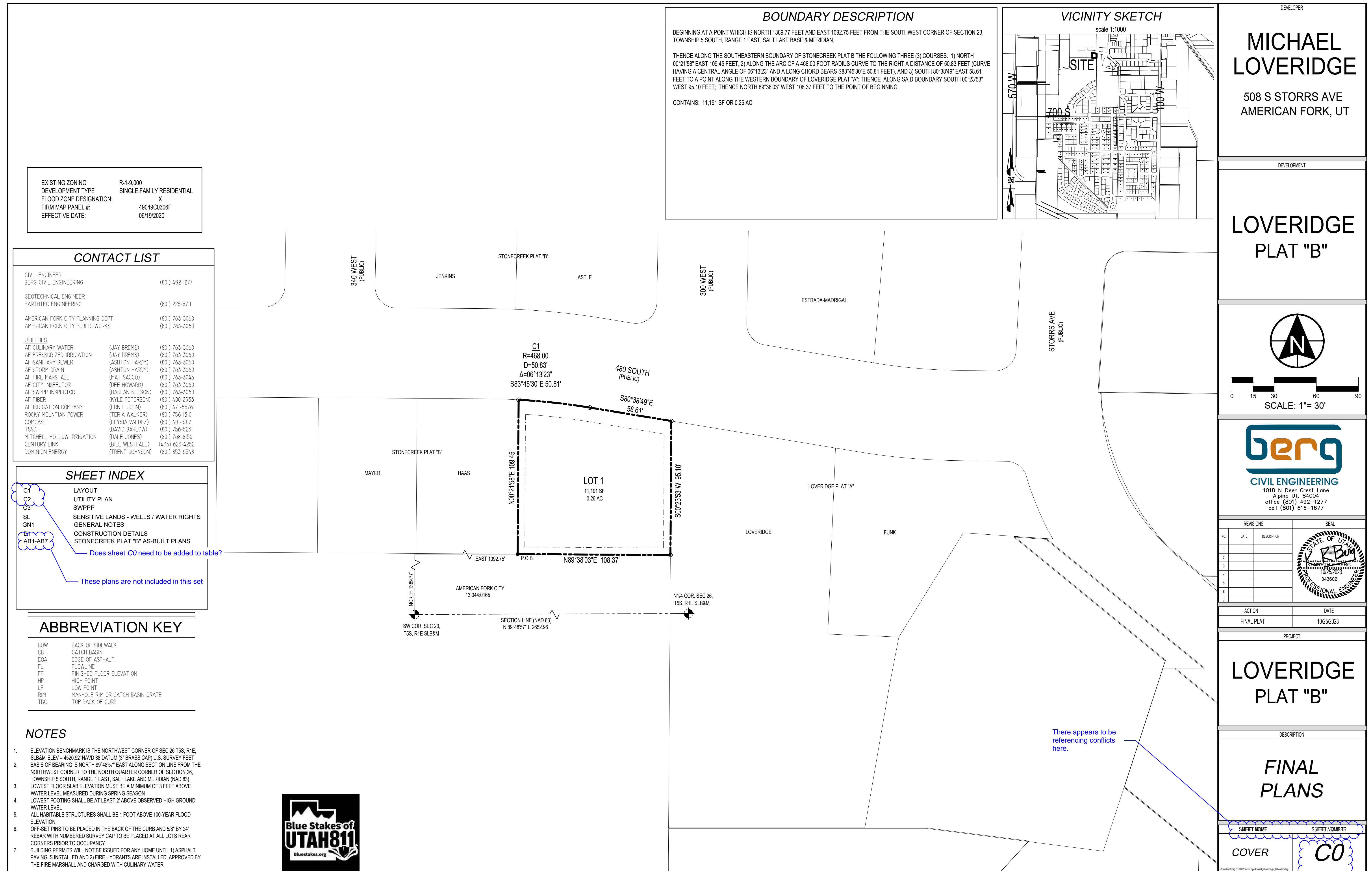
CONSTRUCTION DRAWINGS	
SHEET	DESCRIPTION
C1	LAYOUT
C2	UTILITY PLAN
C3	SWPPP
SL	SENSITIVE LANDS - WELLS / WATER RIGHTS
GN1	GENERAL NOTES
D1	CONSTRUCTION DETAILS
AB1-AB7	STONECREEK PLAT "B" AS-BUILT PLANS

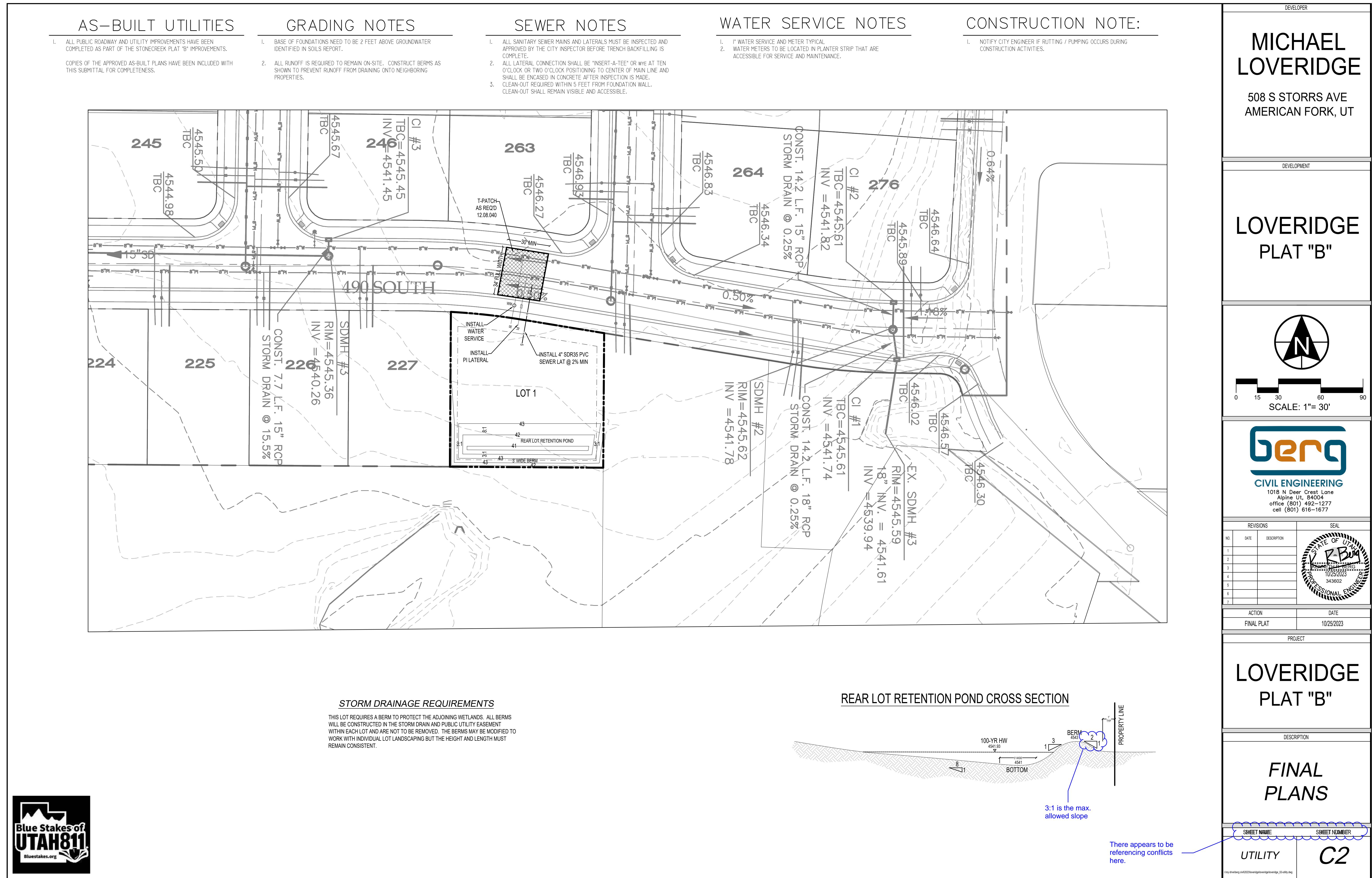
These plans are missing in this set

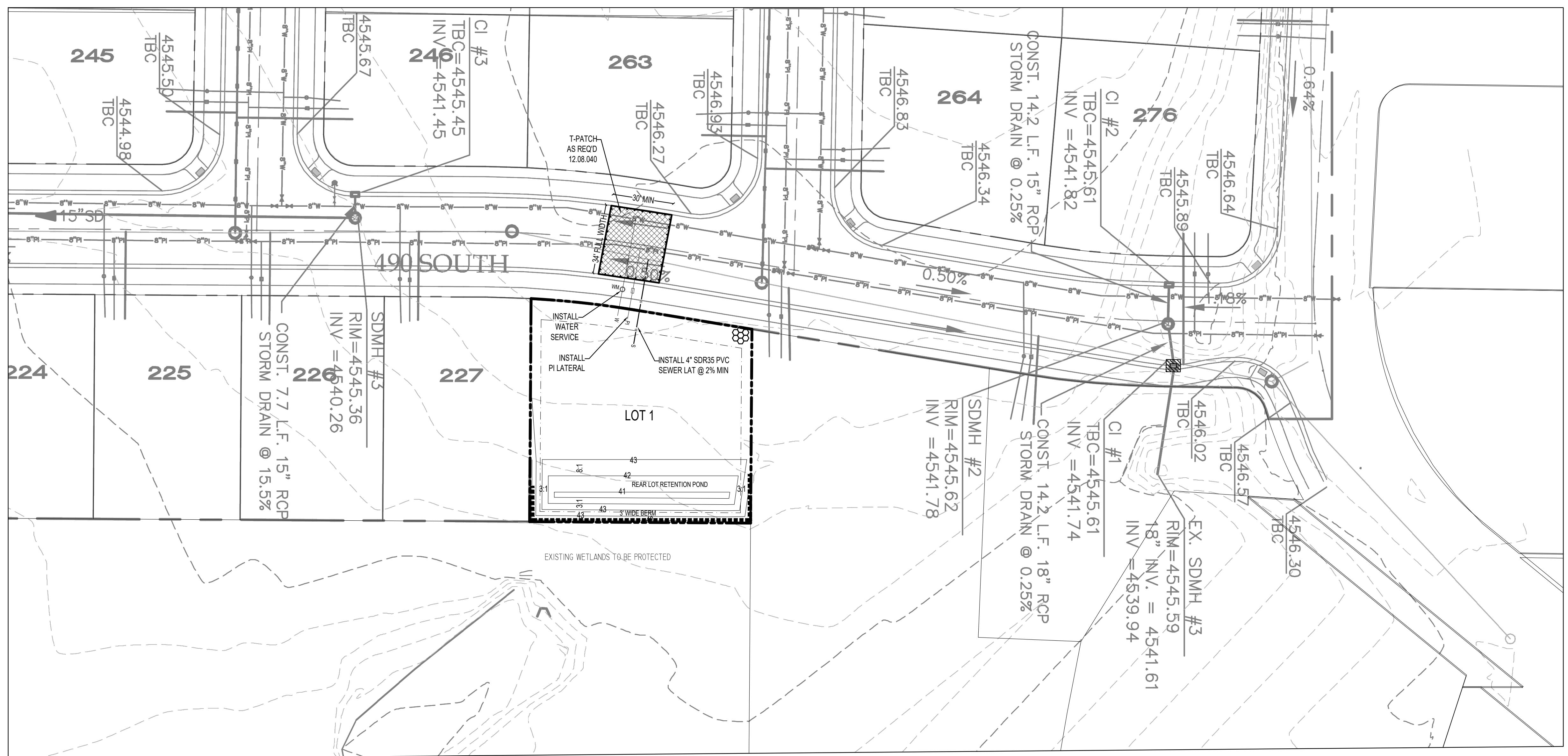
Include Bluestakes logo on this sheet also

FINAL PLANS

SHEET NAME	SHEET / EXHIBIT
SUBMITTAL	#4







SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATTERNING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

"AND"
"GATHERING"
"FOR"

KENNETH R. BERG, PE DATE _____

MAPPING LEGEND

MAP LEGEND			
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

There appears to be referencing conflicts here.



LOVERIDGE

PLAT "B"

DESCRIPTION

FINAL PLANS

FOUNDATION AND GRADING RECOMMENDATIONS AS STATED
IN THE EARTHTEC REPORT #178751 DATED AUG 17TH, 2017

8.0 SITE GRADING

8.1 General Site Grading

All surface vegetation and unsuitable soils (such as topsoil, organic soils, undocumented fill, soft, loose, or disturbed native soils, and any other inapt materials) should be removed from below foundations, floor slabs, exterior concrete flatwork, and pavement areas. We encountered topsoil on the surface of the site. The topsoil (including soil with roots larger than about $\frac{1}{4}$ inch in diameter) should be completely removed, even if found to extend deeper, along with any other unsuitable soils that may be encountered. Over-excavations below footings and slabs also may be needed, as discussed in Section 10.0.

Fill placed over large areas, even if only a few feet in depth, can cause consolidation in the underlying native soils resulting in settlement of the fill. Because the site is relatively flat, we anticipate that less than 3 feet of grading fill will be placed. If more than 3 feet of grading fill will be placed above the existing surface (to raise site grades), Earthtec should be notified so that we may provide additional recommendations, if required. Such recommendations will likely include placing the fill several weeks (or possibly more) prior to construction to allow settlement to occur.



Professional Engineering Services - Geotechnical Engineering - Geologic Studies - Code Inspection - Specialized Testing - Non-Destructive Evaluation - Failure Analysis

10.0 FOUNDATIONS

10.1 General

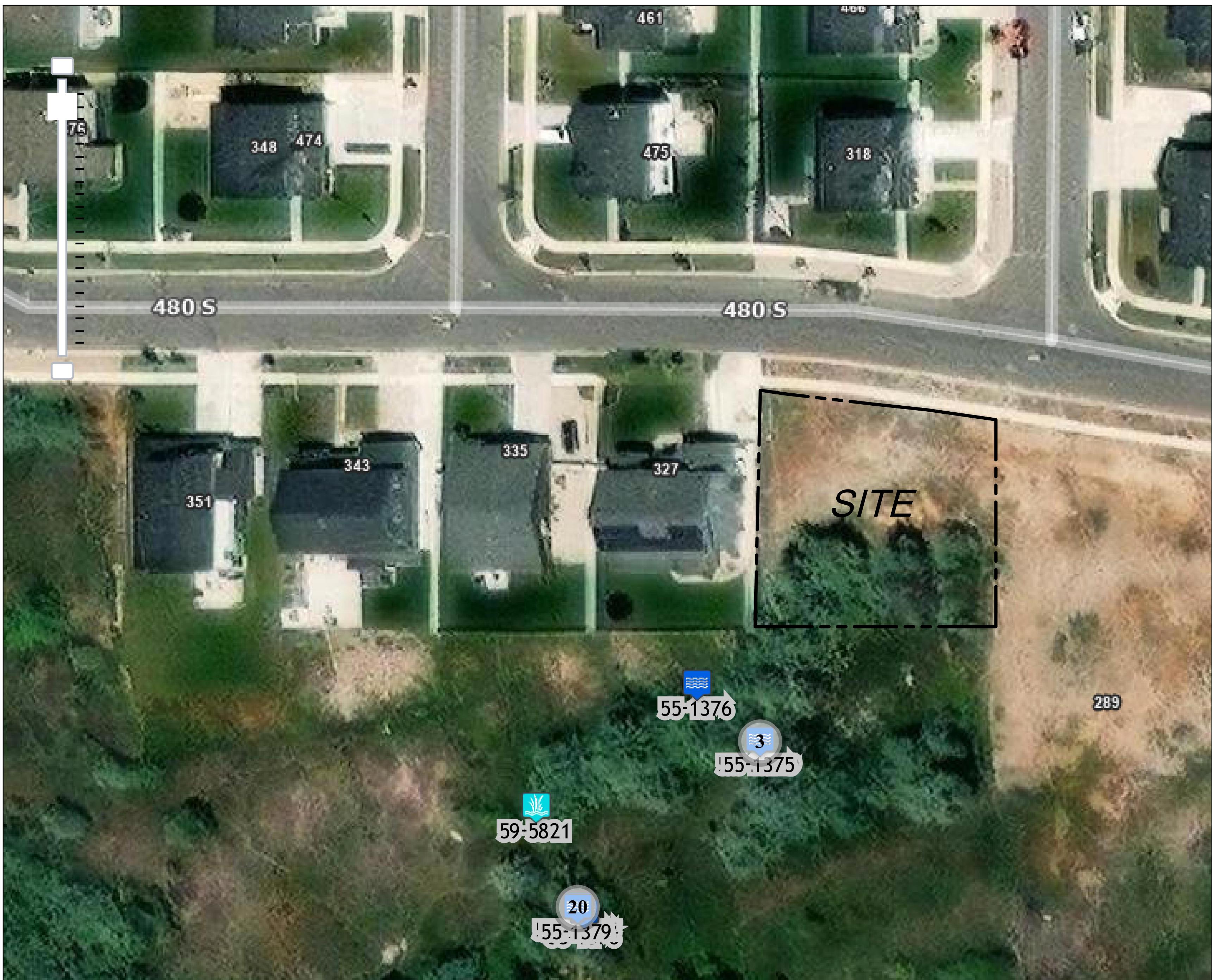
The foundation recommendations presented in this report are based on the soil conditions encountered during our field exploration, the results of laboratory testing of samples of the native soils, the site grading recommendations presented in this report, and the foundation loading conditions presented in Section 3.0, *Proposed Construction*, of this report. If loading conditions and assumptions related to foundations are significantly different, Earthtec should be notified so that we can re-evaluate our design parameters and estimates (higher loads may cause more settlement), and to provide additional recommendations if necessary.

Conventional strip and spread footings may be used to support the proposed structures after appropriate removals as outlined in Section 8.1. Foundations should not be installed on topsoil, undocumented fill, debris, combination soils, organic soils, frozen soil, or in ponded water. If foundation soils become disturbed during construction, they should be removed or compacted.

10.2 Strip/Spread Footings

We recommend that conventional strip and spread foundations be constructed entirely on firm, undisturbed, uniform non-porous, non-organic soils (i.e. completely on clay soils, or completely on sand soils, etc.), or entirely on a minimum 18 inches of properly placed, compacted, and tested structural fill extending to undisturbed native soils. For foundation design we recommend the following:

- Footings founded on native soils may be designed using a maximum allowable bearing capacity of 1,500 pounds per square foot. Footings founded on a minimum 18 inches of structural fill may be designed using a maximum allowable bearing capacity of 2,000 pounds per square foot. The values for vertical foundation pressure can be increased by one-third for wind and seismic conditions per Section 1806.1 when used with the Alternative Basic Load Combinations found in Section 1605.3.2 of the 2015 International Building Code.
- Continuous and spot footings should be uniformly loaded and should have a minimum width of 20 and 30 inches, respectively.
- Exterior footings should be placed below frost depth which is determined by local building codes. In general, 30 inches of cover is adequate for most sites; however local code should be verified by the end design professional. Interior footings, not subject to frost (heated structures), should extend at least 18 inches below the lowest adjacent grade.
- Foundation walls and footings should be properly reinforced to resist all vertical and lateral loads and differential settlement.
- The bottom of footing excavations should be compacted with at least 4 passes of an approved non-vibratory roller prior to erection of forms or placement of structural fill to densify soils that may have been loosened during excavation and to identify soft spots. If soft areas are encountered, they should be stabilized as recommended in Section 8.5.
- Footing excavations should be observed by the geotechnical engineer prior to beginning footing construction to evaluate whether suitable bearing soils have been exposed and whether excavation bottoms are free of loose or disturbed soils.
- Because of shallow groundwater conditions encountered at the site, we anticipate that 24 inches of structural fill will be required below the proposed structure to provide a firm surface upon which to construct the proposed structure. In lieu of traditional structural fill, clean 1- to 2-inch clean gravel may be used in conjunction with a stabilization fabric, such as Mirafi 600X or equivalent, which should be placed between the native soils and the clean gravel (additional recommendations for placing clean gravel and stabilization fabric are given in Section 8.5 of this report).
- Due to shallow groundwater encountered at the site, lowest floor slab depths should be limited to existing site grades. This is intended to provide a minimum of 3 feet of separation between the observed groundwater condition and the bottom of the floor slab.
- Structural fill used below foundations should extend laterally a minimum of 6 inches for every 12 vertical inches of structural fill placed. For example, if 18 inches of structural fill is required to bring the excavation to footing grade, the structural fill should extend laterally a minimum of 9 inches beyond the edge of the footings on both sides.



NARRATIVE

THERE ARE NO WATER RIGHTS WITHIN THE BOUNDARY OF THE PROPOSED LOT.

THERE ARE NO EXISTING WELLS WITHIN THE PROJECT.

THERE ARE NO ARTESIAN CONDITIONS ON-SITE

FILL HAS BEEN PLACED ON-SITE AND THEREFORE THE FOUNDATION AND GRADING RECOMMENDATIONS AS STATED IN THE EARTHTEC REPORT #178751 DATED AUG 17TH, 2017 REMAIN APPLICABLE.

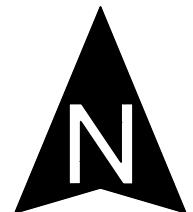
DEVELOPER

MICHAEL
LOVERIDGE

508 S STORRS AVE
AMERICAN FORK, UT

DEVELOPMENT

LOVERIDGE
PLAT "B"



SCALE: 1"= 30'



CIVIL ENGINEERING
1018 N Dyer, Green Lane
Alpine, UT 84004
Office (801) 492-1277
Cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION DATE

FINAL PLAT 10/25/2023

PROJECT

LOVERIDGE
PLAT "B"

DESCRIPTION

FINAL
PLANS

SHEET NAME SHEET/EXHIBIT

WATER
RIGHTS &
WELLS SL

**MICHAEL
LOVERIDGE**

508 S STORRS AVE
AMERICAN FORK, UT

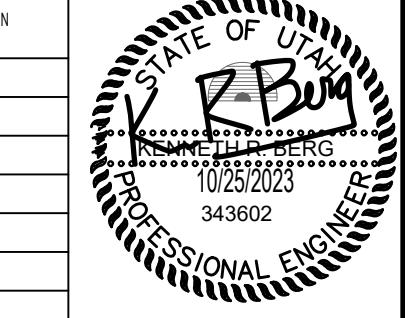
DEVELOPMENT

**LOVERIDGE
PLAT "B"**

BERG
CIVIL ENGINEERING
1018 1/4 Deer, Cress Lane
Alpine, UT 84001
Office (801) 492-1277
Cell (801) 616-1677

REVISIONS

SEAL



ACTION

DATE

FINAL PLAT 10/25/2023

PROJECT

**LOVERIDGE
PLAT "B"**

DESCRIPTION

**FINAL
PLANS**

SHEET NAME

SHEET/EXHIBIT

GENERAL NOTES GN1

GENERAL NOTES

1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, GROUNDWATER MONITORING STATIONS AND UTILITY TRENCHING.
2. CITY OF AMERICAN FORK, A.P.W.A., UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. 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.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
7. UPON SUBSTANTIAL COMPLETION OF THE PROJECT, ALL NEW UTILITY WORK COMPLETED DURING THE PROJECT SHALL BE MAPPED (SURVEYED) AND SUBMITTED TO THE CITY ELECTRONICALLY IN BOTH A PDF AND GIS FORMAT. GIS DATA SHALL BE IN A SHAPE FILE FORMAT COMPATIBLE WITH ARCMAP VERSION 10.8 AND IN STATE PLAN COORDINATES (UTAH CENTRAL ZONE - NAD 88 - US SURVEY FEET).
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
21. 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.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION.
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILED THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

UTILITIES

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (PHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

STRIPING AND SIGNING

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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 DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER, HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE CITY OF AMERICAN FORK, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

SANITARY SEWERS

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOT TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.

6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.

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. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.

11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPAKED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
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.

WATER LINE

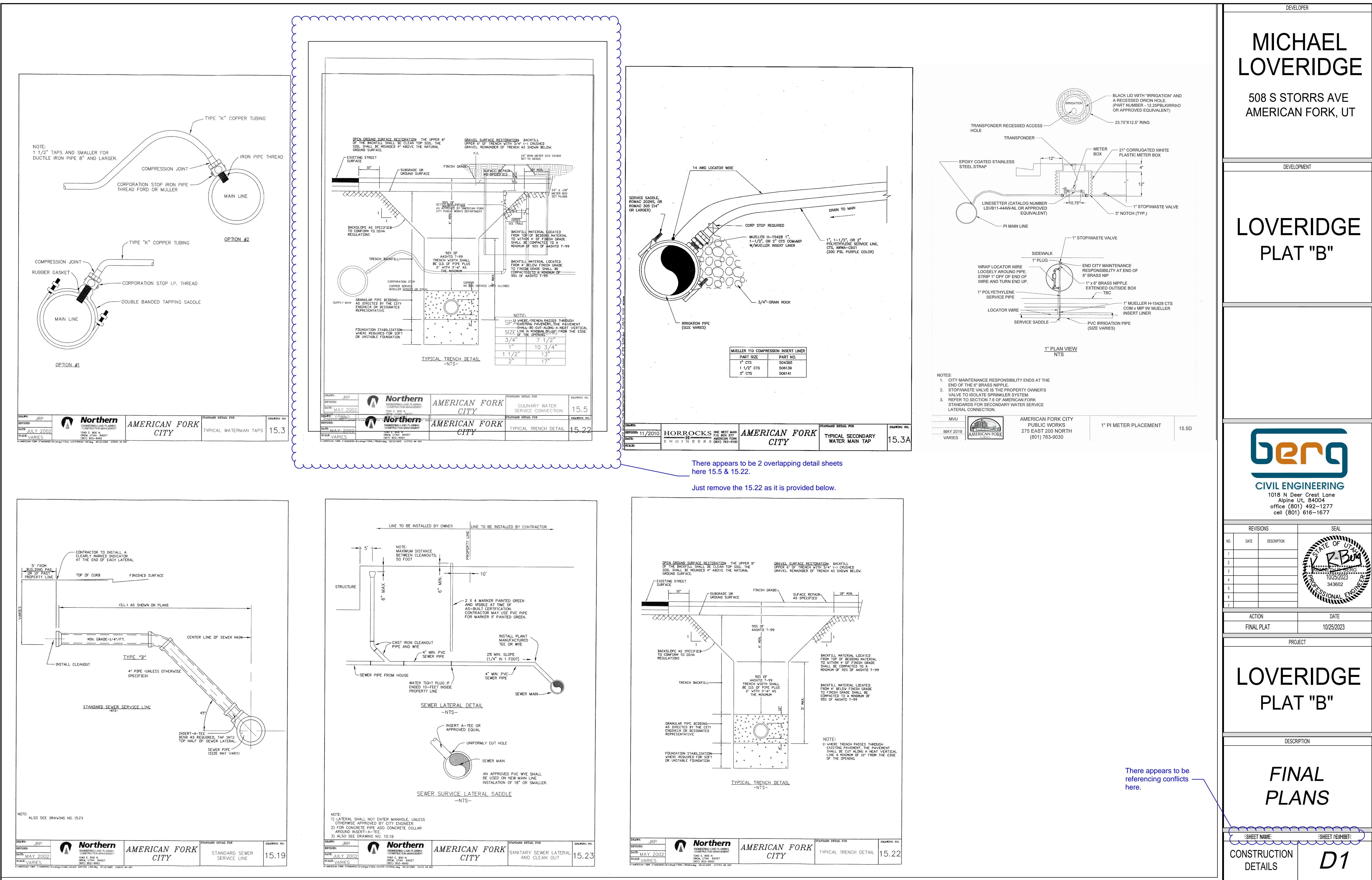
1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51. DUCTILE IRON PIPES SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPES.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

SECONDARY WATER

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPAKED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER



Agenda Topic

Review and recommendation on an application for a Final Plat, known as Anderson Acres PUD Plat C, located at 864 E 120 N, American Fork City, UT 84003. The Final Plat will be on approximately 1.39 acres and will be in the R1-9000 Residential zone.

BACKGROUND INFORMATION		
Location:	864 E 120 N	
Project Type:	Final Plat	
Applicants:	Deann and Kenneth Torsak	
Existing Land Use:	Residential Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:	R1-9000	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)	N/A	
Total Number of Units	N/A	
Parking Requirement	N/A	

Background

The applicant has applied for a Final Plat to develop a Planned Unit Development (PUD) Subdivision. Plat B was the second plat recorded in 2015 that created lot 100 combining lots 12

and 13 that were part of the original Anderson Acres PUD Plat A that was recorded February 8, 2006. Plat C will combine Plat A's lot 14 to Plat B's Lot 100 to create 2 lots; 100 and 101:

Lot 100 – 1.01 Acres

Lot 101 – 0.38 Acres

All easements and boundary lines will be adjusted with the new final plat. The applicant will still need to address all comments from staff to include providing signatures and documents from the HOA confirming that the HOA is giving up the land for the new plat as a condition of approval.

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

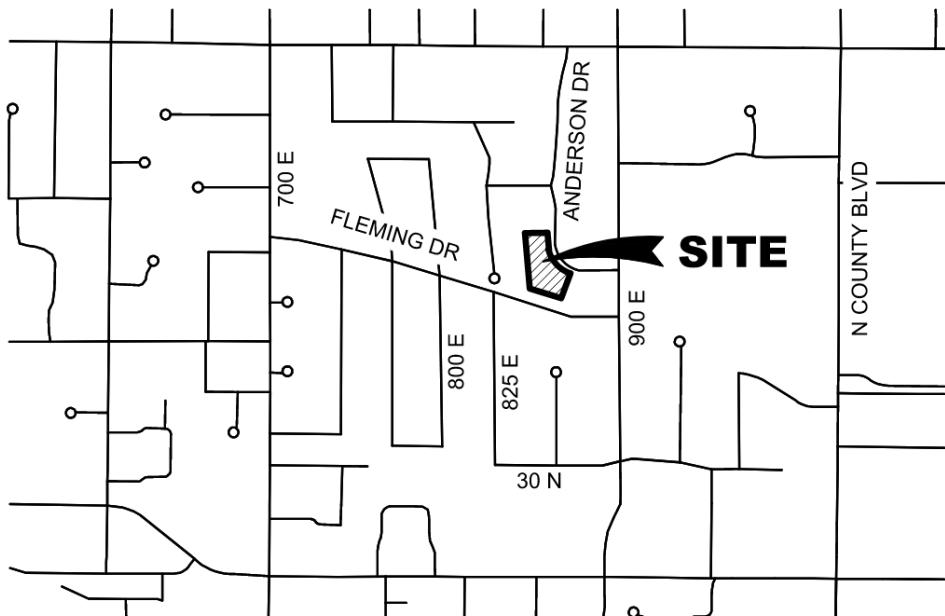
1. Provide signatures and documents from HOA confirming that the HOA is giving up this land to the Sanderson's

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210.

Project Map

VICINITY 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 APROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

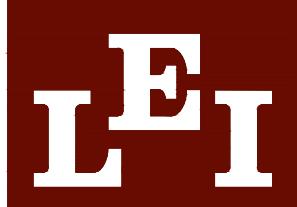
Madame Chair, I move to recommend approval for the proposed Final Plat, located at 864 E 120 N, American Fork City, UT 84003, in the Residential (R1-9000), subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at 864 E 120 N, American Fork City, UT 84003, in the Residential (R1-9000), subject to any conditions found in the staff report.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at 864 E 120 N, American Fork City, UT 84003, in the Residential (R1-9000), subject to any conditions found in the staff report and instruct staff/developer to.....



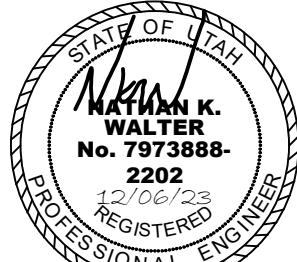
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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office@lei-eng.com
www.lei-eng.com



SANDERSON IRRIGATION RELOCATION

IRRIGATION R

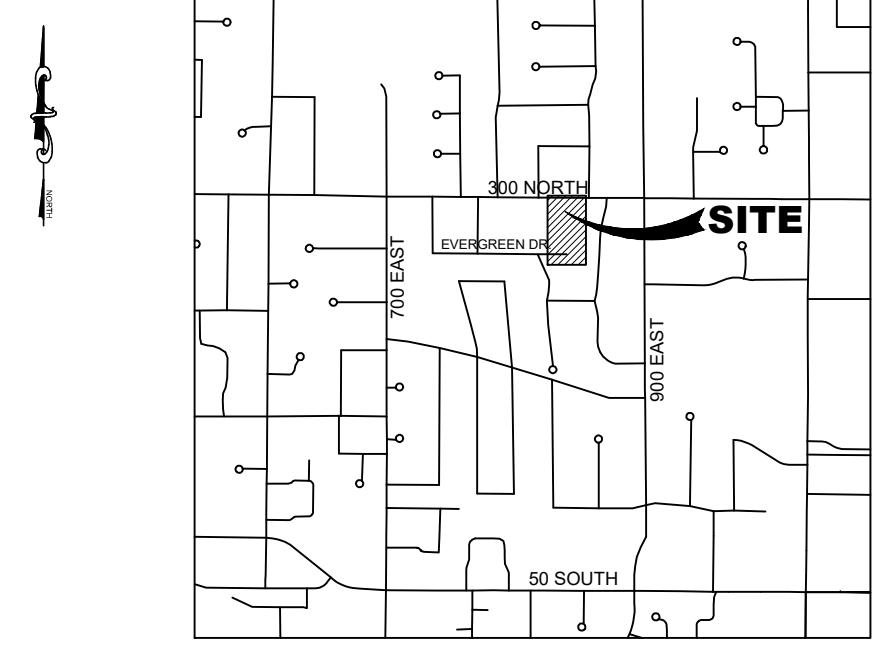
COVER

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COVER	OVERALL LAYOUT
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SHEET 2	UTILITY PLAN
SHEET 3	300 NORTH PLAN & PROFILE
SHEET 4	EVERGREEN DR. PLAN VIEW #1
SHEET 5	EVERGREEN DR. PLAN VIEW #2
SHEET 6	DETAILS

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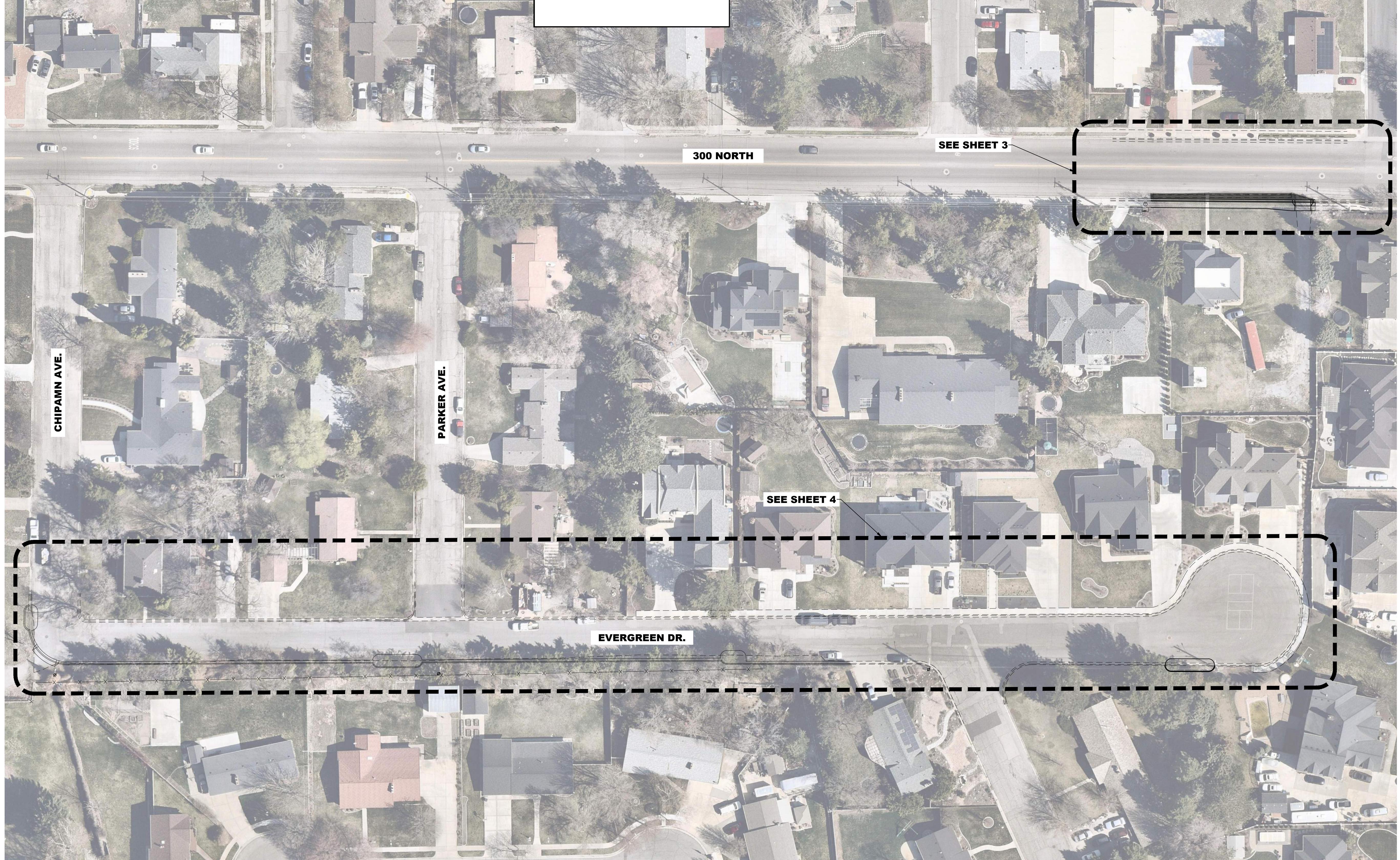
VICINITY MAP



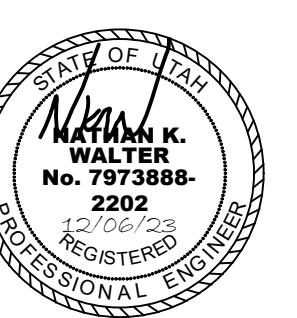
SCALE: 1"=40'

40 20 0 40

A scale bar consisting of a horizontal line with tick marks. The left end is labeled '40' and the right end is labeled '40'. Between these are two tick marks, with '20' labeled below the first and '0' labeled below the second. Above the scale bar, the text 'SCALE: 1"=40'' is printed.



LEGEND		
EXISTING	PROPOSED	
—	—	BOUNDARY LINE
---	---	STREET CENTERLINE
- - -	- - -	EASEMENT LINE
- - -	—	LOT LINES
— EX SS —	— SS —	SEWER PIPE
○ S	○ S	SEWER MANHOLE
○ D	○ D	SEWER SERVICE
— EX SD —	— SD —	STORM DRAIN PIPE (RCP)
○ D	○ D	STORM DRAIN MANHOLE
■	■	CURB INLET
□	□	COMBO BOX
□	□	4'x4' CATCH BASIN
□	□	3'x3' CATCH BASIN
— EX W —	— W —	INLET/OUTLET W/ GRATE
	↗	CULINARY WATER PIPE
	↖	45° PIPE ELBOW (W)
	↙	22.5° PIPE ELBOW (W)
	↘	11.25° PIPE ELBOW (W)
○ S	○ S	FIRE HYDRANT
田	田	SERVICE & METER (W)
		PRV(W)
	●	AIR-VAC VALVE (W)
	◆	BLOW-OFF (W)
	◇	TEMP. BLOW-OFF (W)
▷	☒	VALVE (W & SW)
	☒	TEE
	+	CROSS
— EX-PI —	— PI —	PRESSURIZED IRRIGATION
	↗	45° PIPE ELBOW (PI)
	↖	22.5° PIPE ELBOW (PI)
	↙	11.25° PIPE ELBOW (PI)
	— □ —	SINGLE SW SERVICE
	— □ —	DUAL SW SERVICE
	●	AIR-VAC VALVE (PI)
	◆	BLOW-OFF (SW)
	◇	TEMP. BLOW-OFF (PI)
		STOP SIGN
○	○	STREET SIGN
○	○	MONUMENT
— X —	— X —	FENCE
○	○	STREET LIGHT
○	○	POWER POLE
—	—	DITCH
— EX-FO —	—	FIBER OPTIC
— EX GAS —	—	GAS
— → —	— → —	OVERHEAD POWER
— → —	— → —	FLOW ARROW
—	—	CONTOURS



SANDERSON IRRIGATION RELOCATION

AMERICAN FORK, UTAH

GENERAL NOTES

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
- CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
- IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULLFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR, TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
- NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
- ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMAN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
- ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

- CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
- THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
- WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12/2/2023 3:54 PM

12/2/20



SANDERSON IRRIGATION RELOCATION AMERICAN FORK, UTAH

AMERICAN FORK, UTAH

LEI PROJECT #:
2022-0019

DRAWN BY:
BAP

DESIGNED BY:
NKW

SCALE:
1"=40'

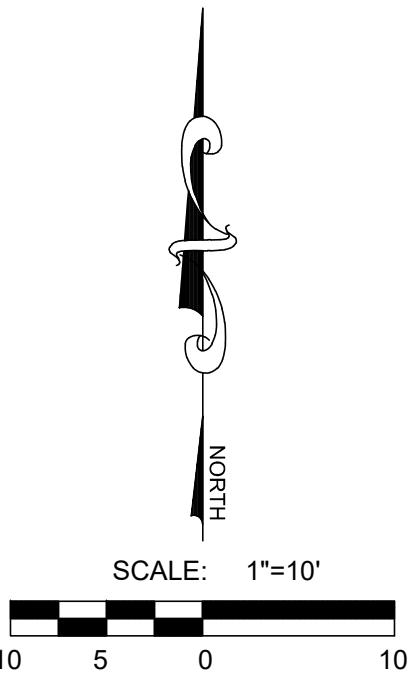
DATE:
12/06/2023

SHEET

NOTE:

1. CONTRACTOR TO SHIFT SUMPS AND EXCAVATION AS NECESSARY TO SUFFICIENTLY REDUCE ROOT DAMAGE TO LOCAL TREE. MANHOLES CAN SHIFT INLINE WITH EXISTING PIPE AS FAR TO THE EAST AS POSSIBLE WITH THE GRAVEL EXTENDING TO THE NORTH/EAST AREA.

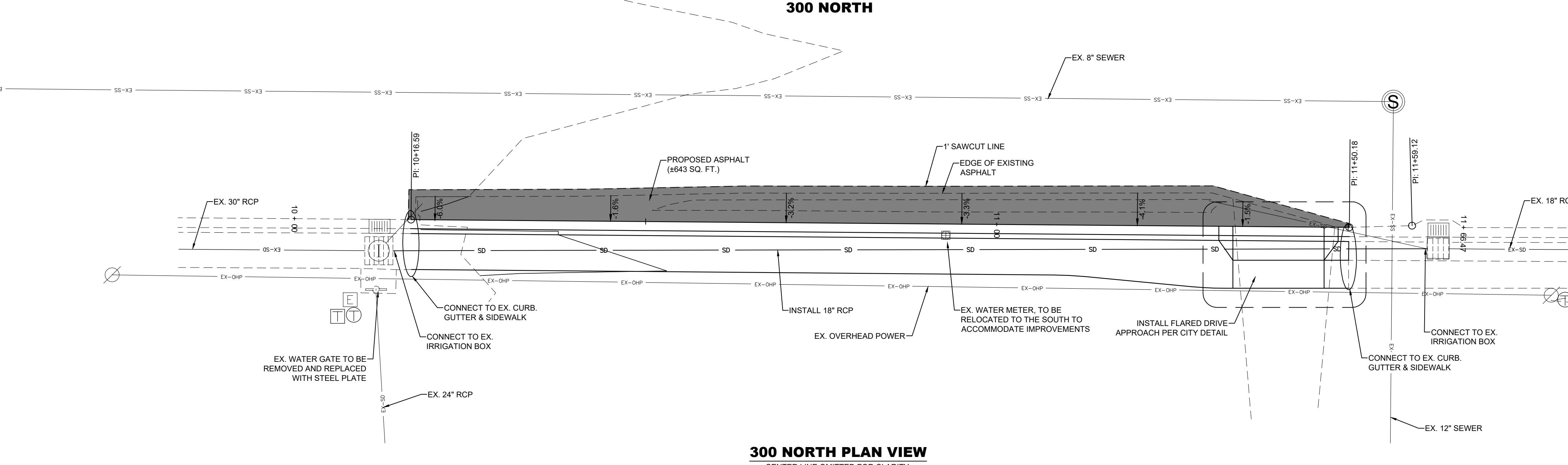
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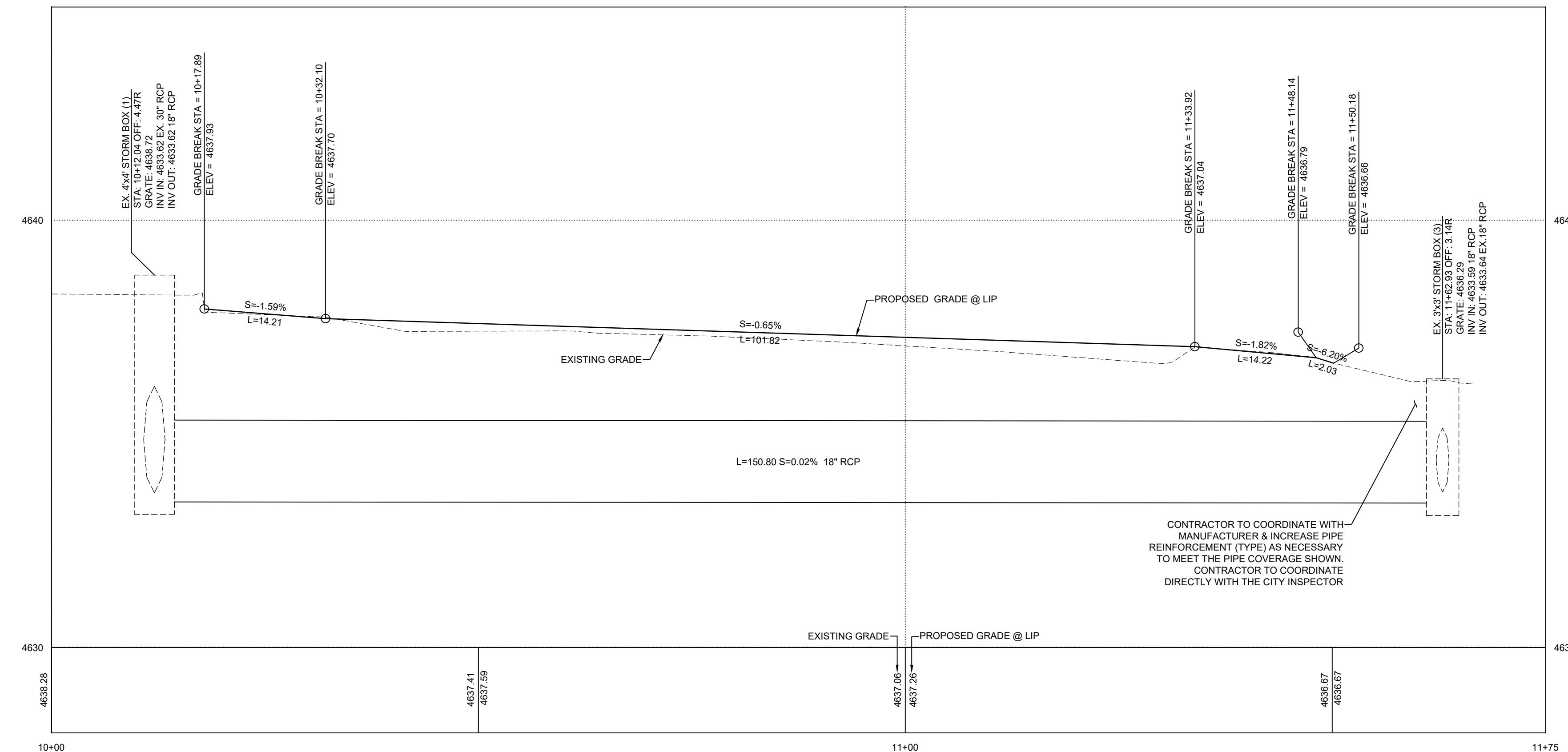
SANDERSON IRRIGATION RELOCATION

AMERICAN FORK, UTAH

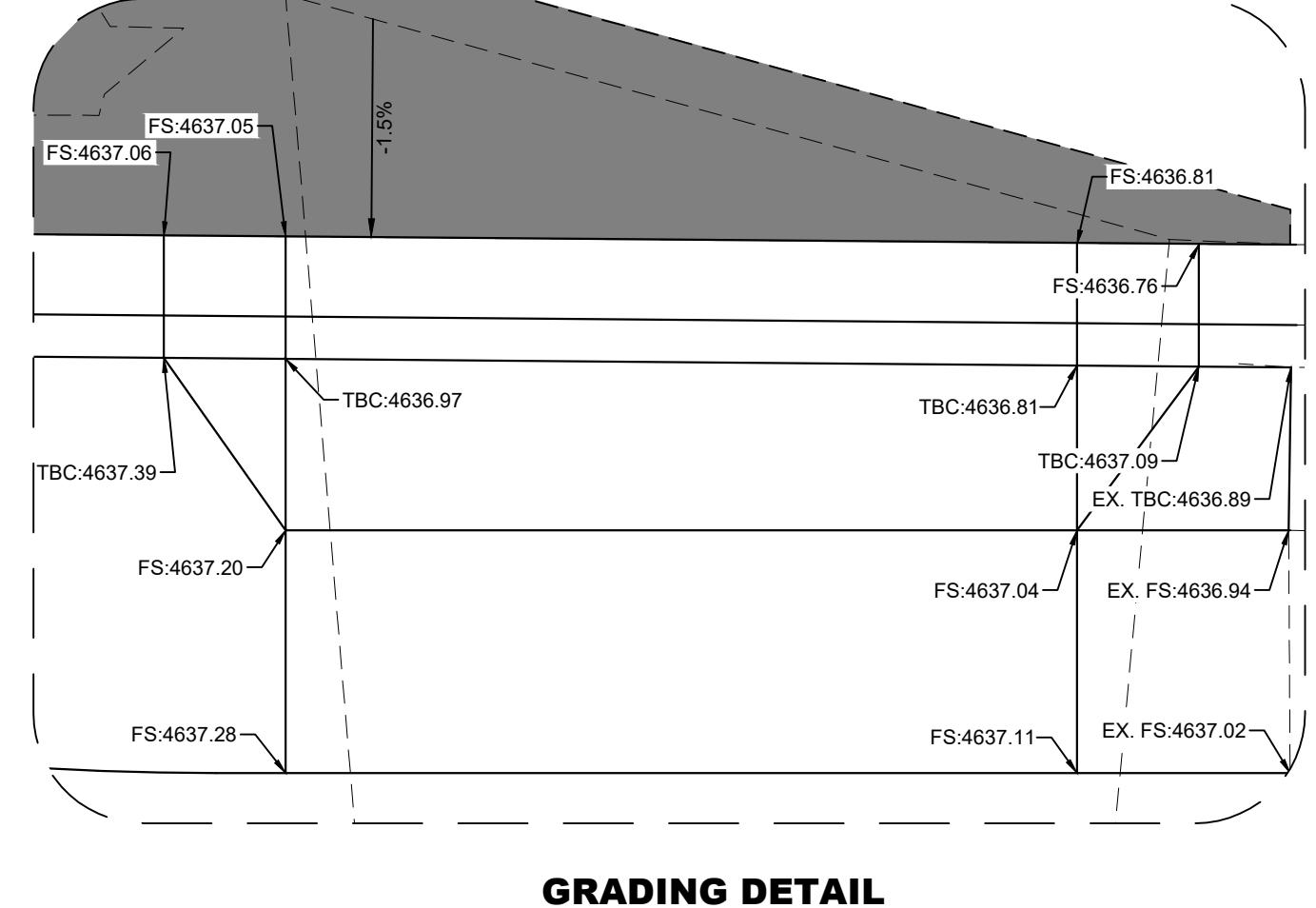
300 NORTH PLAN & PROFILE



300 NORTH PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



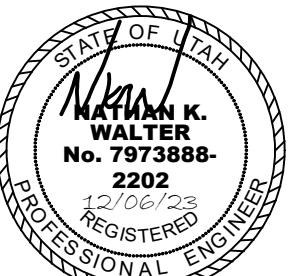
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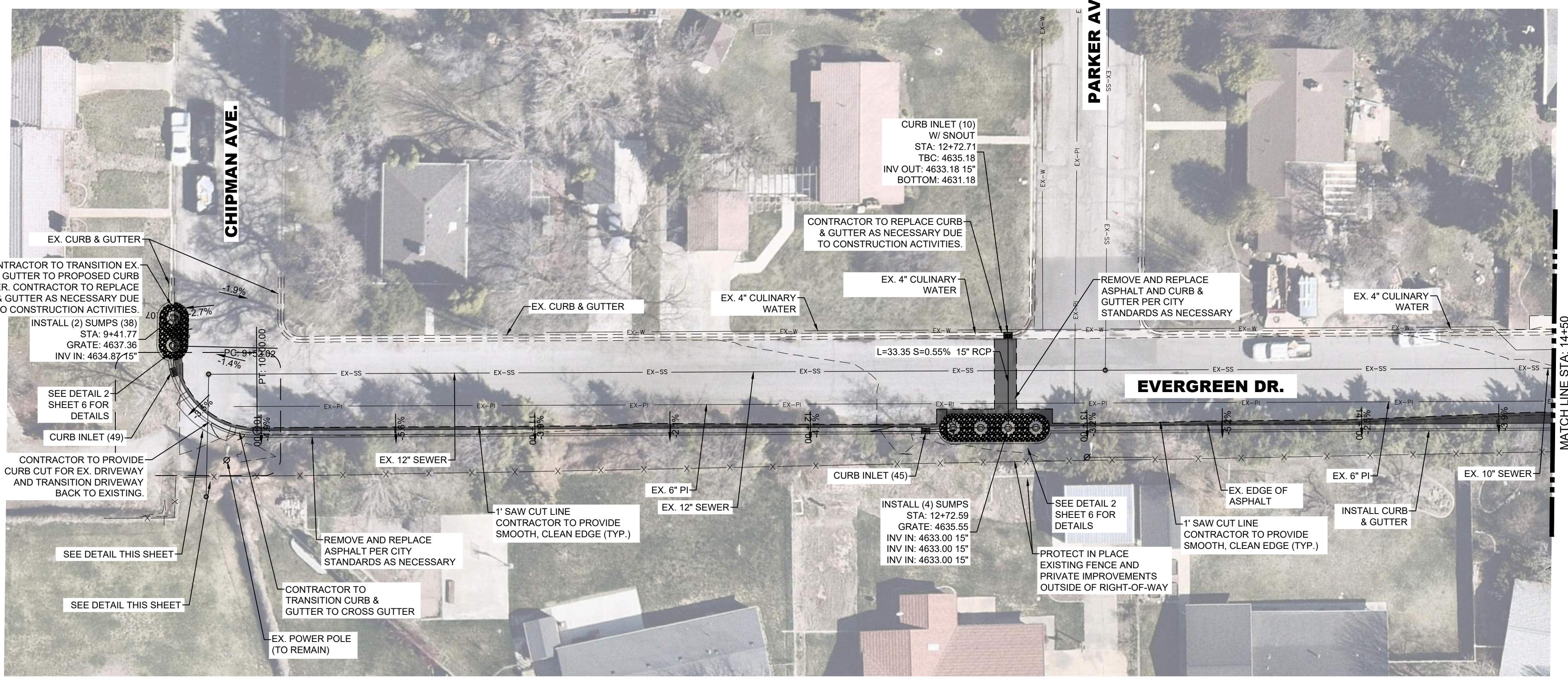
GRADING DETAIL

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2022-0019
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1"=10'
DATE: 12/06/2023
SHEET 3

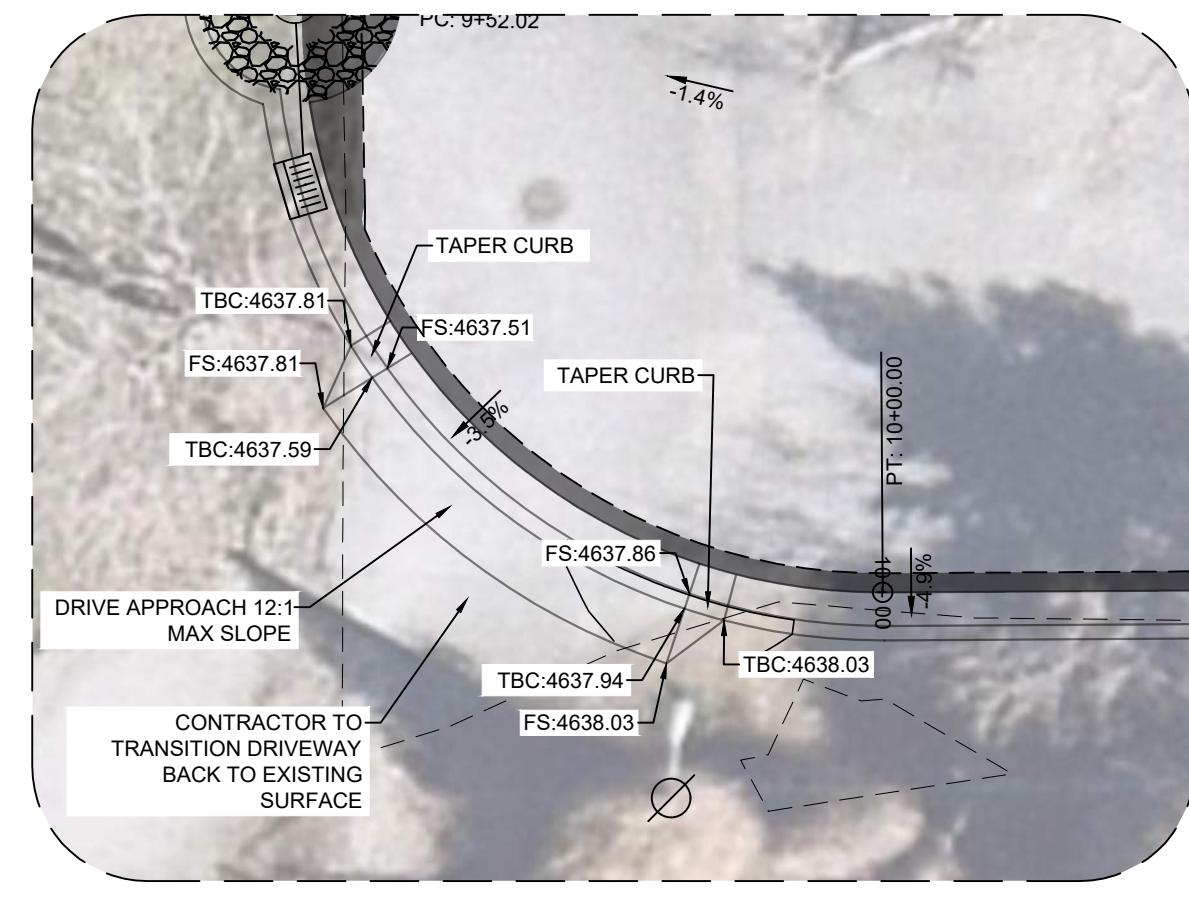


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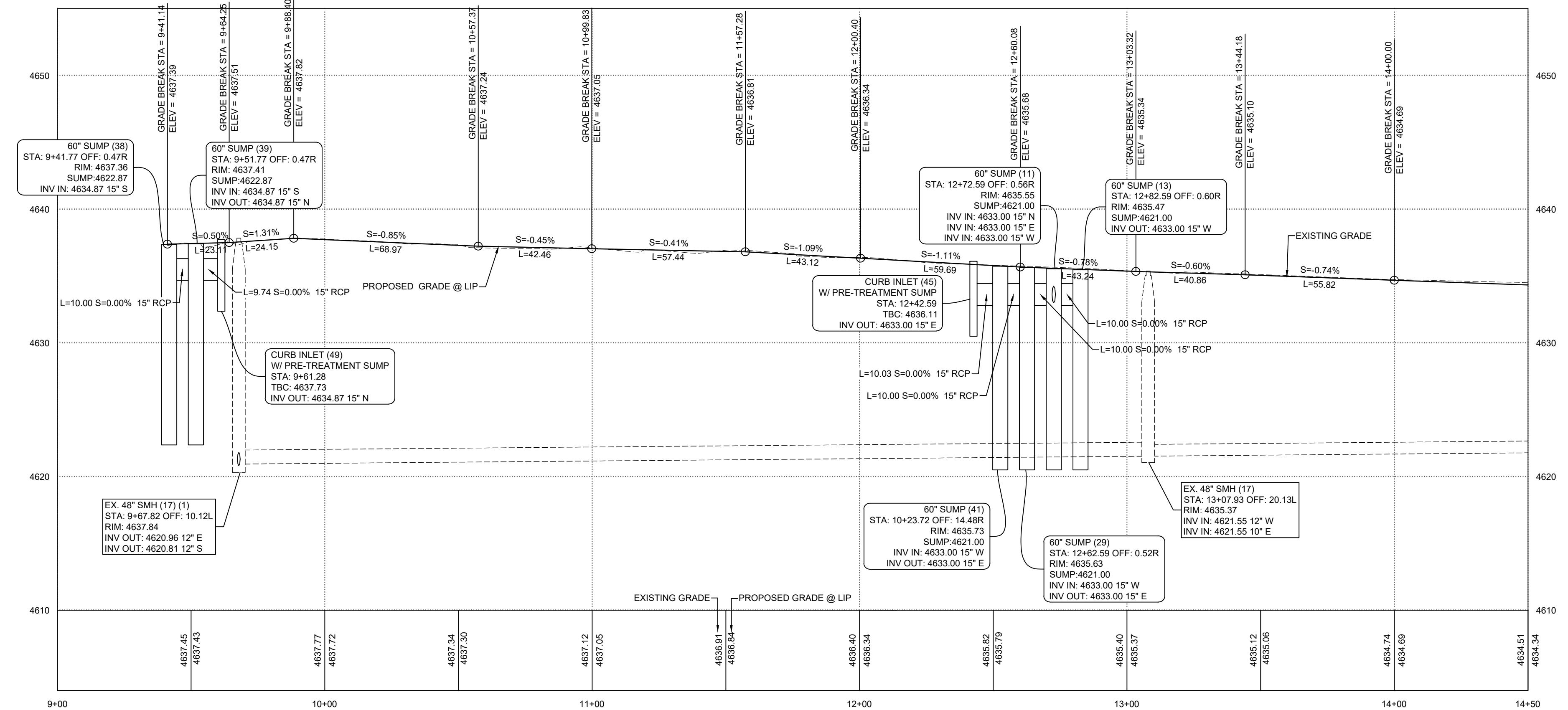


300 NORTH PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



GRADING DETAIL



300 NORTH PROFILE

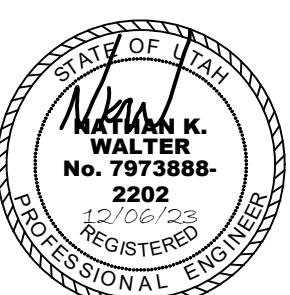
SANDERSON IRRIGATION RELOCATION

AMERICAN FORK, UTAH

EVERGREEN DR. PLAN VIEW #1

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2022-0019
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1"=30'
DATE: 12/06/2023
SHEET 4

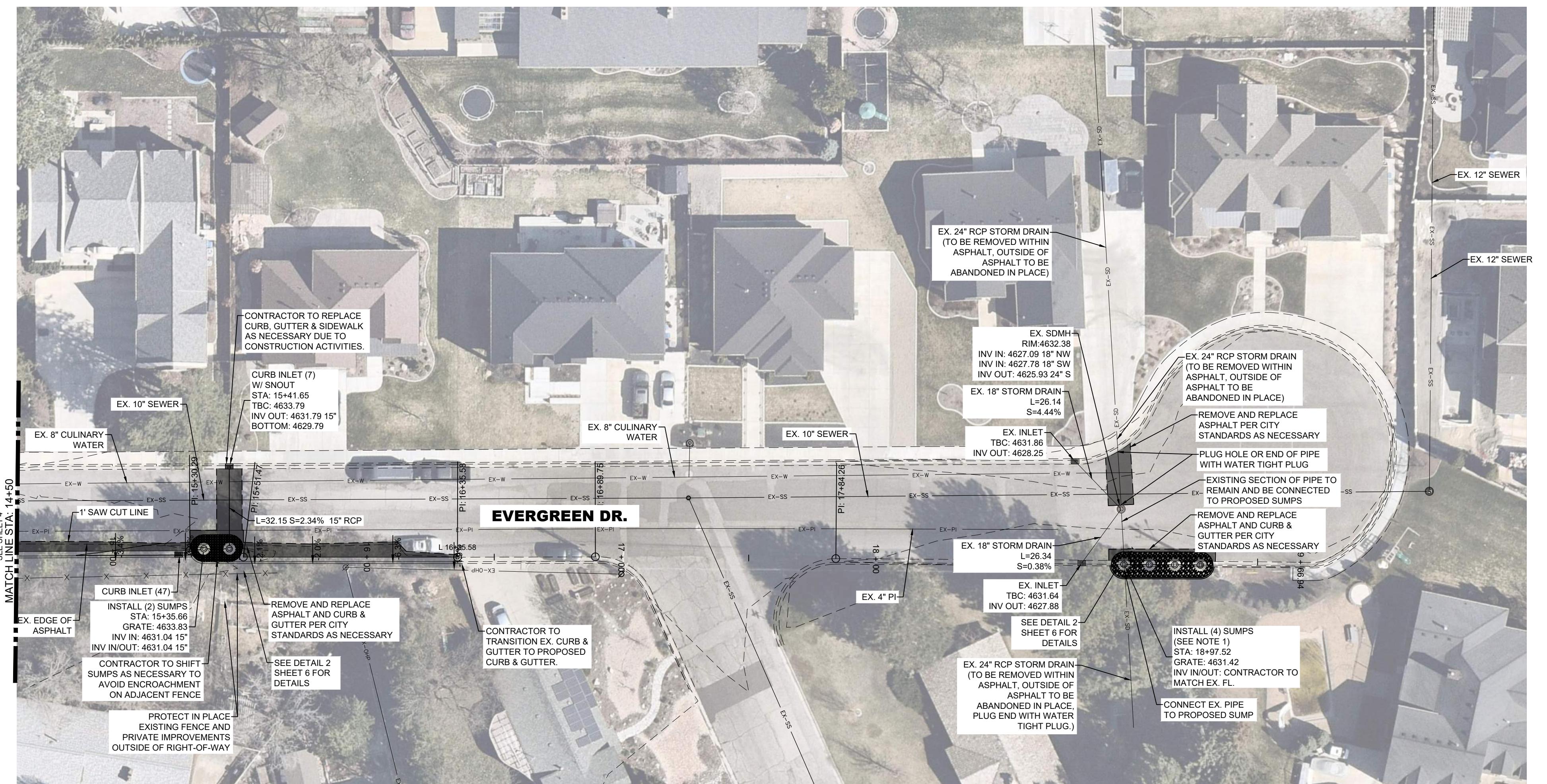


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SANDERSON IRRIGATION RELOCATION

AMERICAN FORK, UTAH

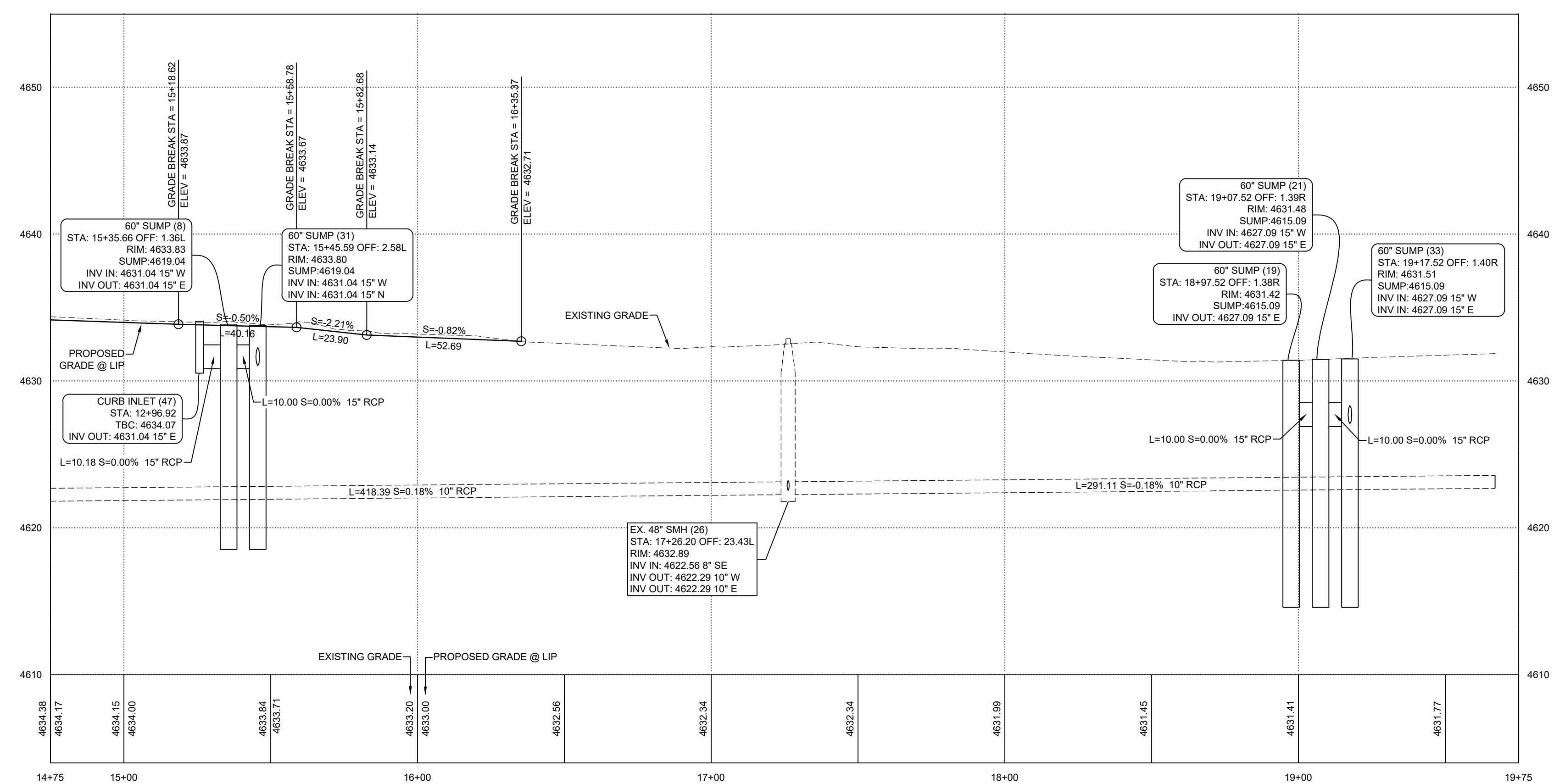
EVERGREEN DR. PLAN VIEW #2



300 NORTH PLAN VIEW

CENTER LINE OMITTED FOR CLARITY

NOTE:
1. CONTRACTOR TO SHIFT SUMPS AND EXCAVATION AS NECESSARY TO SUFFICIENTLY REDUCE ROOT DAMAGE TO LOCAL TREE. MANHOLES CAN SHIFT INLINE WITH EXISTING PIPE AS FAR TO THE EAST AS POSSIBLE WITH THE GRAVEL EXTENDING TO THE NORTH/EAST AREA.



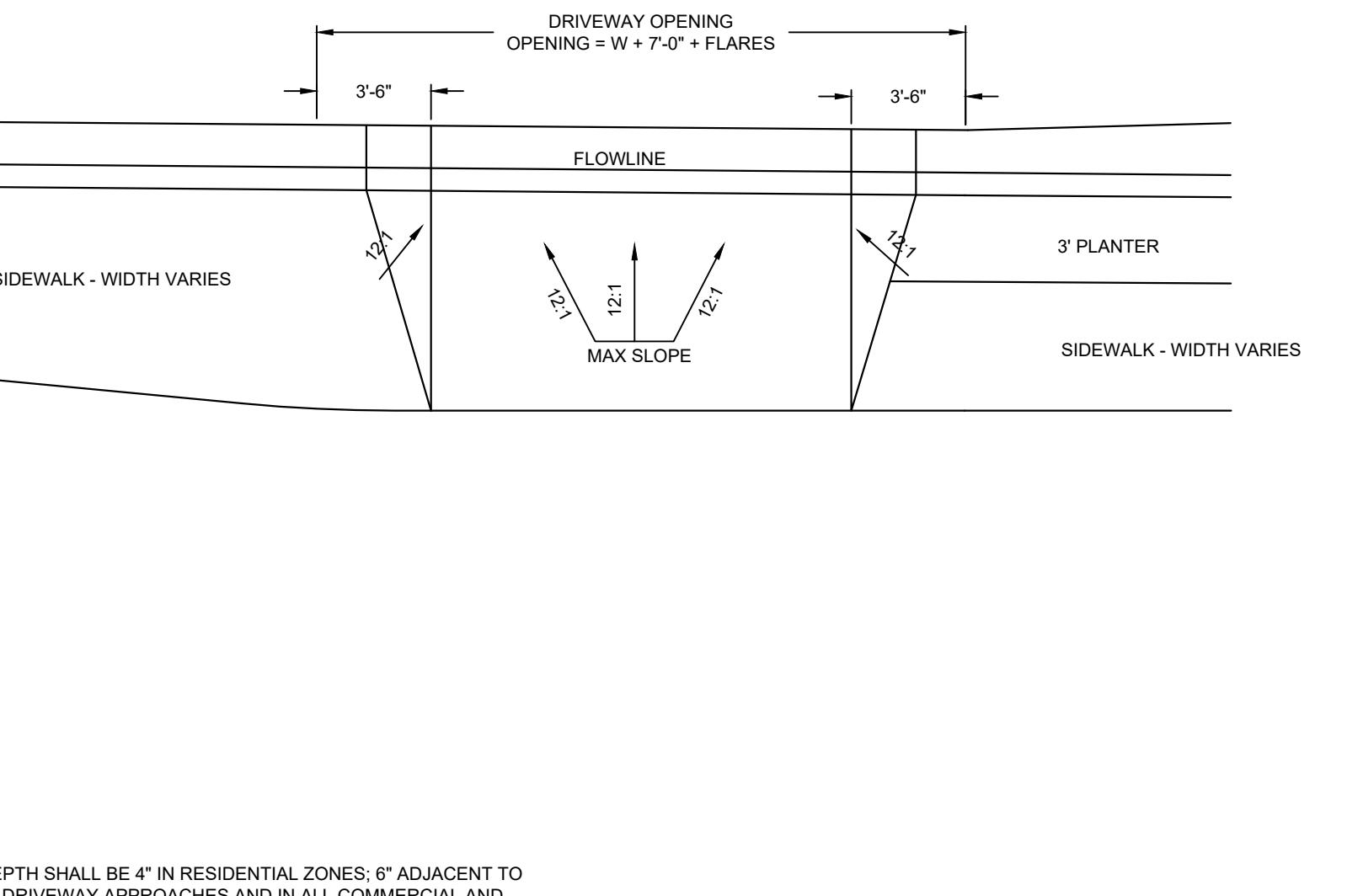
300 NORTH PROFILE



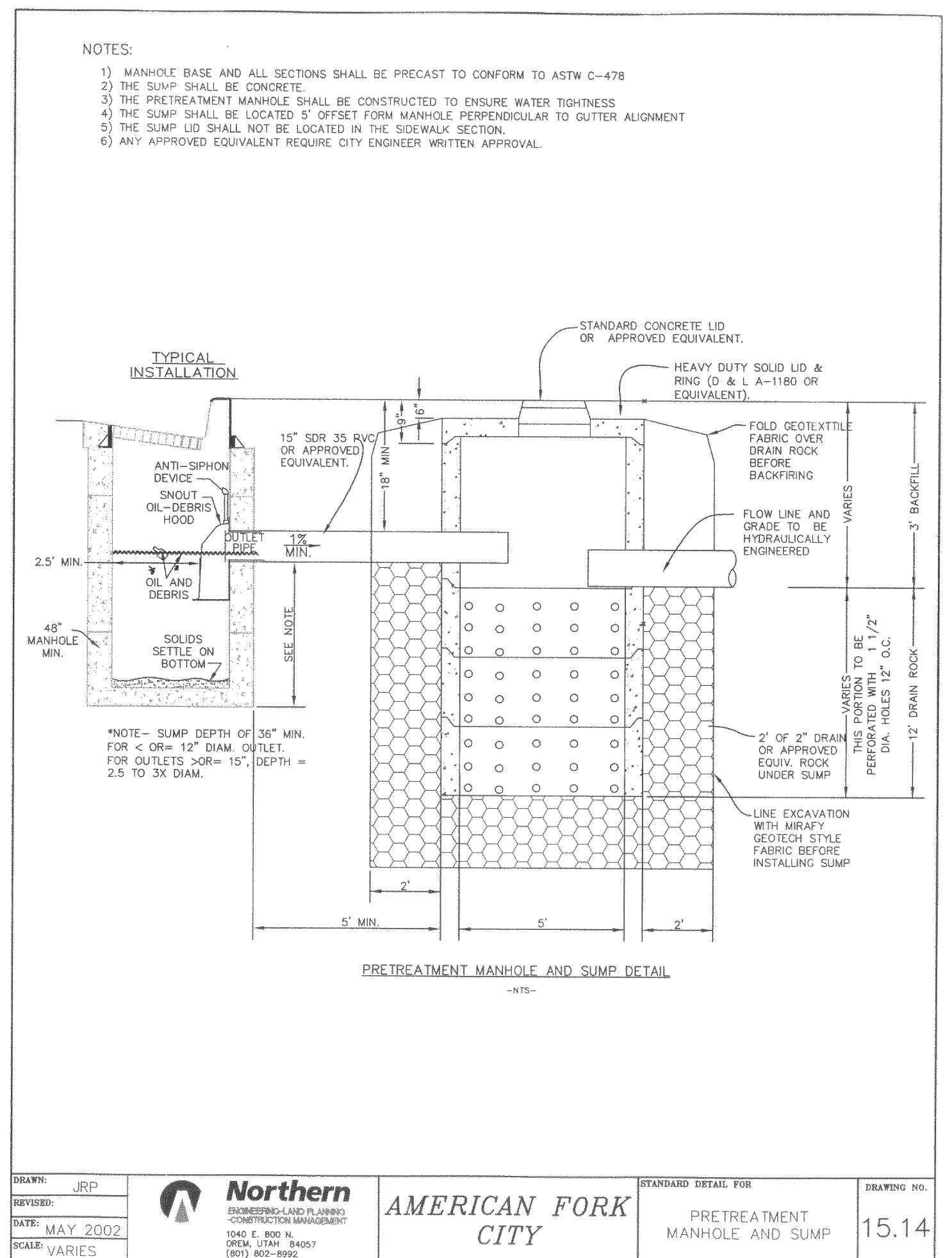
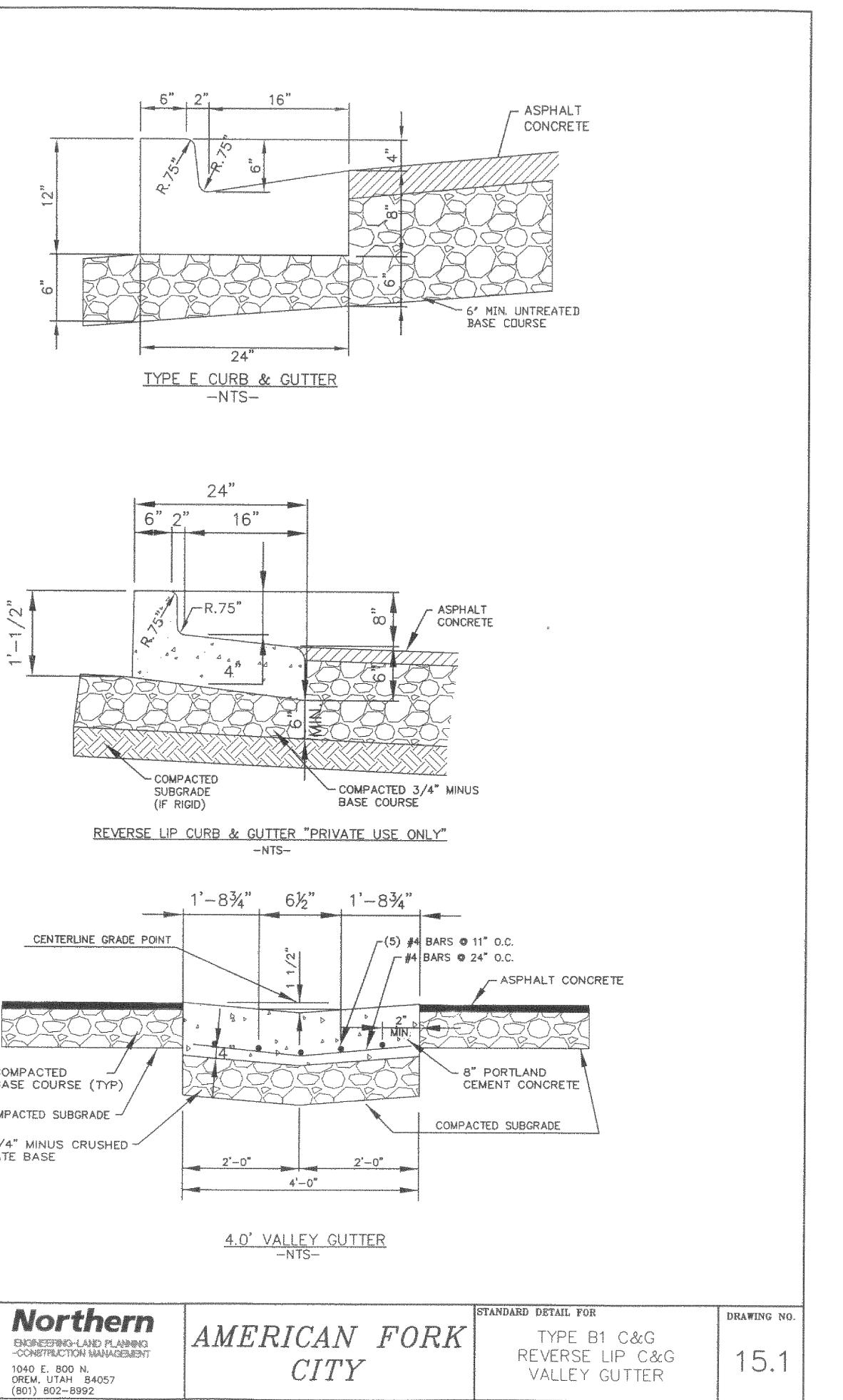
SANDERSON IRRIGATION RELOCATION

AMERICAN FORK, UTAH

DETAILS



1 FLARED DRIVE APPROACH W/ PLANTER DETAIL (MODIFIED CITY DETAIL)



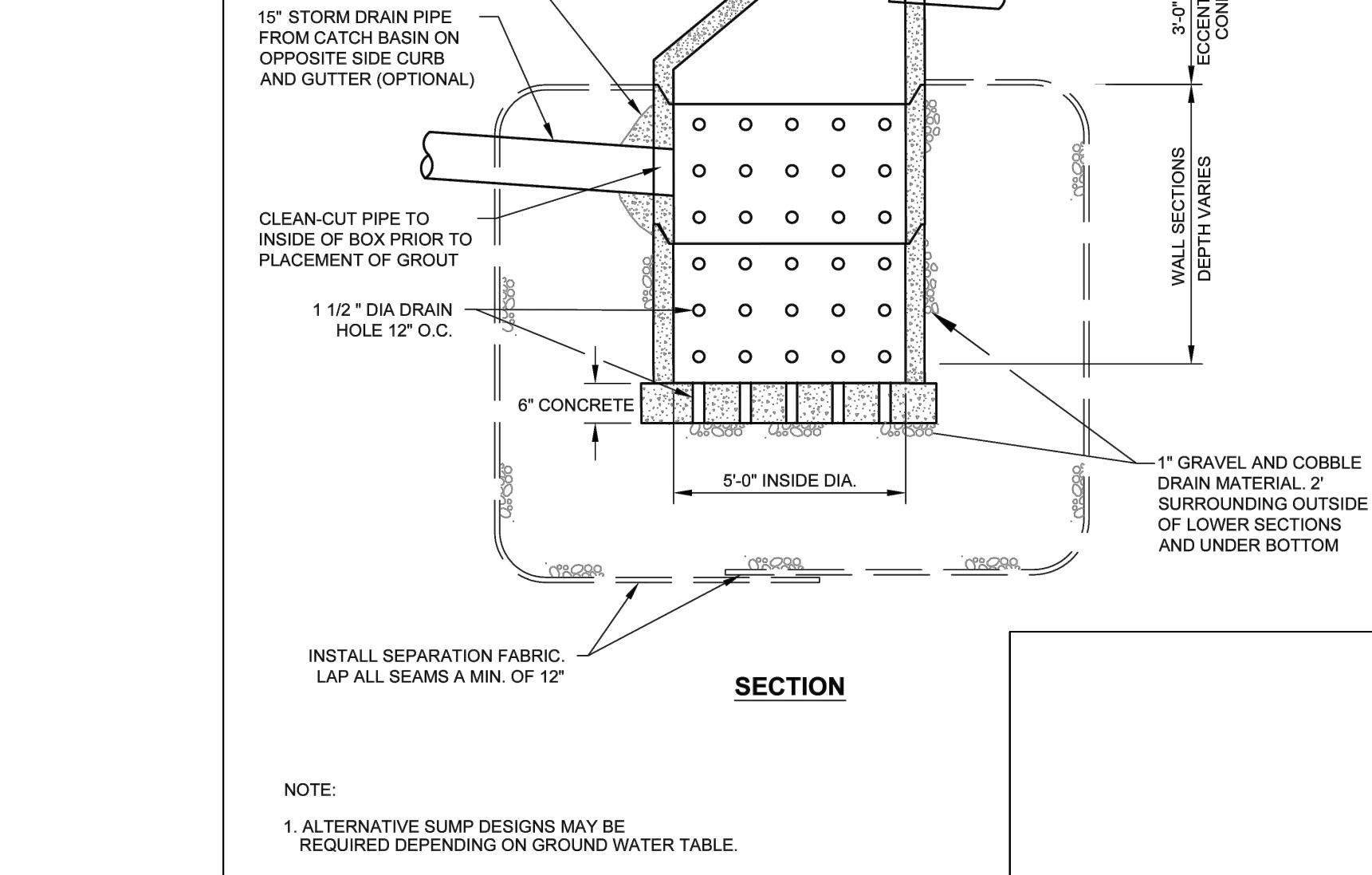
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern ENGINEERING & PROJECT MANAGEMENT
1040 E. 800 N.
(801) 952-9457
(801) 952-9957

AMERICAN FORK CITY
PRETREATMENT MANHOLE AND SUMP

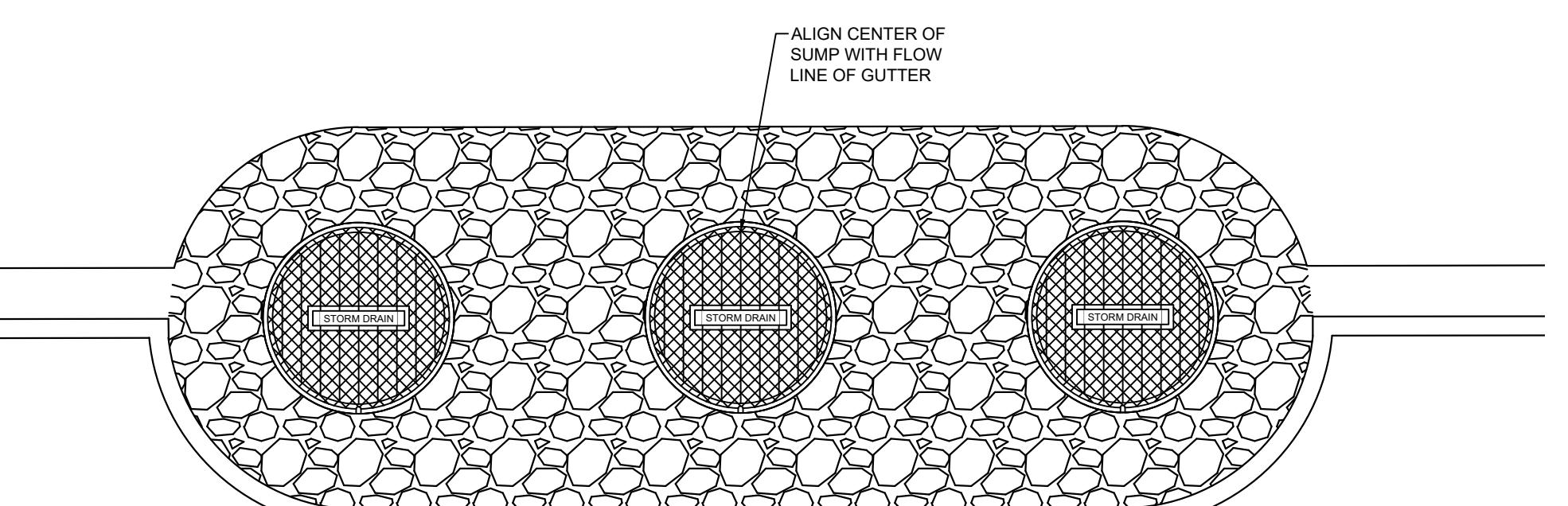
STANDARD DETAIL FOR PRETREATMENT MANHOLE AND SUMP

DRAWING NO. 15.14



NOTE:
1. ALTERNATIVE SUMP DESIGNS MAY BE
REQUIRED DEPENDING ON GROUND WATER TABLE.

SECTION



PLAN

VARIES AS CONDITIONS ALLOW

REVISIONS
1 -
2 -
3 -
4 -
5 -
LEI PROJECT #: 2022-0019
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: NONE
DATE: 12/06/2023
SHEET