



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session
March 20th, 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
Chris Christiansen, Vice Chair
Jenny Peay
Bruce Frandsen

Rod Martin
David Bird
Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on March 20th, 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 March 6th, 2024, 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 Horan Home, located at 620 South 800 West, American Fork City, UT 84003. On approximately 3.57 acres, the property proposes to change from the PR 3.0 zone to the RA-1 zone.
- b. Public hearing, review, and recommendation on an ordinance amending Section 15.14.014 regarding the adoption of the international fire code.
- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Detailed Drawings, of the American Fork City Municipal Code. Creating Section 15.01.1531, the Code Text Amendment plans to provide new cross sections for roadways throughout the City.
- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as “R” Definitions, of the American Fork City Municipal Code. Amending Section 17.12.218, the Code Text Amendment plans to provide a new definition for retail and service commercial structures.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Site Plans, depending on the zoning district said Site Plans are in. Site plans will be recommended by the Planning Commission to the City Council for final action)

- a. Review and recommendation on an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.

- b. Review and action on an application for an Accessory Structure, known as Reiber Accessory Structure, that is 1000 square feet or greater, located at approximately 265 East 400 North, American Fork City. The Accessory Structure will be on approximately 1.55 acres and will be in the R2-7500 Residential Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 7th day of March 2024

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**

March 6th, 2024

The American Fork City Planning Commission met in a regular session on March 6th, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

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

Commissioners Absent: Jenny Peay

Staff Present:

Cody Opperman	Planner
Travis Van Ekelenburg	Senior Planner
JJ Hsu	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Dustin Kuttler, Taylor Leavitt

REGULAR SESSION

Chairwomen Anderson led the “Pledge of Allegiance”

COMMON CONSENT AGENDA

- 1. Minutes of the February 21st, 2024, Planning Commission Regular Session.**

Bruce Frandsen motioned to approve the Common Consent agenda.

David Bird seconded the motion.

Voting was as follows:

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Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.**

Cody Opperman reviewed the background information for Public Hearing Item letter a: Staff has initiated a Code Text Amendment to amend Section 17.7.601 (B) of the American Fork City Municipal Code. The proposed amendment looks to remove language associated with retail and service commercial warehouse structures and car washes.

Chairwomen Anderson: This makes sense to me because the intent of GC-2 zone is to be kind of that bridge between the more intense uses and residential. So, I think this change would be a good change. Any questions for planning?

Bruce Frandsen: Can you bring up a map and show me where the GC-2 area is?

Cody Opperman: Yeah, Travis will bring that Zone Map up for you.

Rodney Martin: It's about 200 west by Doug Smith, North of South Main.

Cody Opperman: So yeah, GC-2 zones. They're actually kind of scattered throughout the city. But more along the lines of kind of a lot of PC or planning community residential development, a little bit medium density, and even low density as well. So just really providing more of that core component for retail and service.

Chairwomen Anderson: Comments or questions?

Public Hearing Opened

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No Comments

Public Hearing Closed

Chairwomen Anderson: We are ready for any further questions or discussion or a motion.

David Bird moved to recommend approval for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments and providing an effective date for the ordinance.

Chairwomen Anderson: Motion from David, do we have a second?

Bruce Frandsen: Maybe I can ask you a question. Has there been a concern with what we currently have? I mean, what kind of drove this? Is this a staff driven action? What is it that really brought this to the forefront where we needed to remove two permitted uses?

Cody Opperman: Yeah, that's a good question. So really, for car washes in the GC-2 zone. It could really kind of eliminate some prime aspects for other retail components of commercial development like maybe grocery elements near residential communities such as, for instance, on our planned community zone. And then for the warehousing component as well, it is going to be more kind of switched to a storage component. We're really looking to maybe provide a 60/40 split, where 60% is more retail and service commercial, than 40% as a warehousing component. That really comes along the line of just making sure we provide more of that retail aspect for the city.

Chairwomen Anderson: A good planning principle is to bring services closer to residents. And, you know, a typical like Western plan, often includes this kind of sprawl, where we have all of our city stuff in the center and then the homes are far away. Sometimes you have to drive further than I think is good to get groceries. I think a better planning strategy is to bring retail and goods closer to the residents, shortening, driving times and traffic. If not, everyone has to come into the center of town for their regular needs, like groceries and retail. So, you know, for me this change makes sense because car washes and warehouses see more of an industrial use or less of a residential use and those areas in the GC-2 that are right next to residential, I think, give us a good chance to make those services especially groceries and you know mandatory services, that residents will have to make trips for, closer to their residence. That's why I agree with this.

Rodney Martin: Can we pull up the zoning map again? I was looking at it on my computer, and my computer died. There's this big section of GC-2 zone right on the 500 East interchange. I sort of get the the warehousing aspect, that you wouldn't want that right next to the interchange. But

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why wouldn't you want a carwash where people are exiting the freeway with their cars? and the same kind of fanatic, but why not? I don't know why that's a GC-2 zone just based on what's out there already.

Cody Opperman: There's a lot of aspects to kind of consider with our GC-2 zone, and even for our GC-1 zone as well. But for carwashes, if we do remove them within the GC-2 zone, we can still provide that type of use located in a different area, or in a different zone as well, throughout the city too. So, it's not like a completely gone aspect of the city. It's just kind of more focusing on planned commercial development projects rather than being able to service automobiles.

Rodney Martin: Well, servicing automobiles and washing automobiles is not the same thing.

Chairwomen Anderson: I think Rod has a good point that maybe this area of GC-2, maybe it's mislabeled. You know what I mean? Is this area really matching what the GC-2 zone is intended to be? I know that we're in the middle of rewriting a lot of things. Maybe that's something that you're already looking at.

Cody Opperman: Going off what you're saying with the GC-1 zone, or maybe where it shouldn't exactly be. Again, there's a lot of aspects within our code that need to change. That's why we're doing the whole code rewriting. So, in my opinion, it would be best to have the GC-1 uses closer to the PI-1 zone than the GC-2. A lot of those permitted uses within that area like welding shops tire capping establishments, more kind of industrial uses. But again, this is your determination if you want to keep the car washes within the GC-2 zone. So, if you think it's good to keep them there, that'd be up to you. But this was staff initiated and we as staff think that the carwashes can be eliminated out of that zone.

David Bird: I am looking at that, and I don't really see car washes as an industrial thing. I am looking at the one up on the boulevard, on 1100 East, and there's like a Taco Time next to it, and a Walmart across the street from it. I don't know that car washes and industrial go in the same sentence. I can understand the warehousing stuff to have that designation. Do you have any carwash applicants pending on this decision?

Travis Van Ekelburg: Not on this decision, but we do have applications in.

Rodney Martin: Okay, and in this GC-2 zone there was a carwash in that spot, and it didn't succeed. That's neither here nor there now, but since that area is more built out now, people are going to want something there. I would make a motion to eliminate the car washes, put the verbiage in there to take the car washes off the amendment, and to leave the warehouse and storage on.

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Bruce Frandsen: Christine, so you're thinking maybe we'll push to encourage more grocery type things into some different areas. I mean, I can think of just three grocery stores that have shut down there in R2-7500s over the years, maybe four. There's one where the post office is, there's one kiddy-corner from the stick shoe, There's another one in the S curve on Main Street. They were in the middle of residential, and they're gone. I have a tendency to prefer more options for the people that have the property. If the carwash won't succeed, like the other one didn't and went out of business, my daughter lost her job. And there you go. I think economics take care of a lot of these things.

Chairwomen Anderson: This is a good example of why there's, you know, different voices here because all of these opinions are super important. I have a question, because we have a motion, but not a second.

Bruce Frandsen: We can amend the motion.

Chairwomen Anderson: We don't have a second yet, right?

Rodney Martin: Yeah, we can amend it.

Cody Opperman: Technically since there wasn't a second motion than it technically dies.

Chairwomen Anderson: So, the motion has died. I just wanted to make sure I knew where we were.

David Bird: I just don't see car washes not being compatible with grocery stores. It doesn't make sense that it is one or the other. A car wash could be the business next door.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments with the exception that the car wash verbiage be removed, and providing an effective date for the ordinance.

Bruce Frandsen: So, in this motion carwashes are no longer permitted?

Rodney Martin: No, carwashes will be permitted.

Bruce Frandsen: Carwashes will be permitted, but warehouses would not be permitted.

Rodney Martin: Yeah.

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Chairwomen Anderson: Do we have a second?

David Bird seconded the motion.

Voting was as follows:

Rodney Martin	AYE
Christine Anderson	NAY
Bruce Frandsen	AYE
David Bird	AYE

The motion did not pass

Chairwomen Anderson: I think this would be a good one to hear more voices, so we are undecided on this one at this point. We can visit it again when we have other voices here. So, thank you everyone for your Insite, I really think your voice is valuable.

Bruce Frandsen moved to table the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments, and instruct staff to present it at a later date.

Rodney Martin seconded the motion.

Voting was as follows:

Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE

The motion was tabled

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- b. Public hearing, review, and recommendation on an ordinance amending Section 17.5.121, related to design standards within the landscaping section of the Municipal Code.**

Cody Opperman reviewed the background information for Public Hearing Item letter b: Staff has initiated a Code Text Amendment to amend Section 17.5.121 Landscaping of the American Fork City Municipal Code. The proposed amendment looks to remove some of the design standards found within the landscaping code. It would provide more options for flexibility on designs relating to the landscaping and provide the Development Services Director with more input on the proposal to see if they are meeting the intentions of the Municipal Code.

Cody Opperman: A lot of the design standards would include residential perimeter fencing, parking lot perimeters, dumpster enclosure standards and of the sorts. This would kind of eliminate or remove those kind of design standards but provide a little bit more flexibility for the applicant, and also the zoning and clearance officer to make a decision if this is meeting the intent of the zone or not. It gives a little bit more flexibility for everybody to provide different options than what is just adopted for.

Chairwomen Anderson: Can you talk about enclosures for the dumpster? It offers more flexibility as well, right?

Cody Opperman: Yes. It's not going to be strictly just the adopted standards. So, if the zone clearance officer thinks they are meeting the intent of having the dumpster enclosure, if they're meeting other additional code relating to that, then they should be provided the flexibility.

Chris Christiansen entered the meeting

Rodney Martin: So, is this regarding the thing we had before us several months ago where industrial buildings have been built with dumpster enclosures that look fine, but don't conform, but somehow, they were approved. So, now we are going to be able to allow those?

Cody Opperman: That is what brought this forth. Now, whatever is adopted, they're more than welcome to be provided that flexibility once they are adopted. That's kind of what started the whole component is just being able to provide that flexibility for planned industrial.

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Harold Dudley Entered the meeting

Rodney Martin: The lack of flexibility was not great.

Chairwomen Anderson: Recognize Chris and Harold have joined our meeting.

Rodney Martin: Do you want to go back to a:?

Chairwomen Anderson: Are we allowed to?

Cody Opperman: I don't think so. Because we've already put a motion on it.

Chairwomen Anderson: Any other questions at this point? For the landscaping?

Bruce Frandsen: No, I don't have a question. I just want to comment. Again, I like the idea of having some flexibility. It allows for property owners to do things, and it doesn't just give them free rein to do anything. There are still controls. There are so many variables out there. Every development and building is different. I appreciate the staff taking a look at that and making some provisions for some calls to be made by either staff or Council and the Commission.

Chairwomen Anderson: Yeah, I agree. I remember a parcel that we had several months ago that was very difficult to approve just because of the odd shape they were trying to fit everything into. So, I think more flexibility, but still keeping the intent of the code is a good step.

Public Hearing Opened

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No Comments

Public Hearing Closed

Chairwomen Anderson: We're ready for any further questions or comments or a motion.

David Bird moved to recommend approval for the proposed Code Text Amendment, amending Section 17.5.121, titled Landscaping, relating to design standards and providing an effective date for the ordinance.

Bruce Frandsen seconded the motion.

Voting was as follows:

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

The motion passed

At this point in the meeting, staff realized that because the current vote on item a: was 3 to 1, the motion needed to be tabled for another meeting with more voting members present. Although 2 other commission members had arrived at this point, staff advised that the motion and vote needed to be based off the original commission members that were here during the whole

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discussion and voting. The 3rd motion from item a: was done at this time. (See motion and voting results above, under public hearing item a:)

- c. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Buckwalter Industrial, located at approximately 7058 N 5750 W, American Fork City, UT 84003. On approximately 25.33 acres, the property proposes to change from the Residential Low-Density designation to the Design Industrial land use designation.**

Travis Van Ekelburg reviewed the background information for Public Hearing Item letter c: The applicants have applied for a proposed Land Use Map Amendment. The project looks to provide the Design Industrial Land Use for the two properties with Parcel IDs: 13:066:0032 and 13:066:0021. Currently, these two properties are in Utah County Territory and are looking to be annexed. The applicants are looking to provide office/warehouse establishments there and with the current land use map these properties indicate residential low density. Without doing a Land Use Map Amendment to Design Industrial prior to the annexation the properties would be annexed under the current land use, which would be residential.

Project Conditions of Approval

1. 100 East is classified as a major collector which requires 84' right-of-way. The developer must dedicate about 22' of right-of-way (about 22' East of property line) to the City.

Travis Van Ekelburg: In the staff report, we didn't do a recommendation. The administration came down and talked about it, and since our adopted parks plan has a 30-acre park over in this area, the city's recommendation is to keep the land use as residential for that property. for encroachment of pi one industrial zone. We have had discussion before that we didn't want industrial zoning intensified past 1100 South. That's our recommendation as staff as we go to planning commission.

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Chairwomen Anderson: Thank you. Any questions or comments? Can you point out where 1100 is?

Travis Van Ekelenburg: Are you guys familiar with this area? Am I in the area you guys want to see?

Chairwomen Anderson: You said the previous discussion was that north of 1100 South be residential?

Travis Van Ekelenburg: Yeah. Patrick has talked about that before. The city's position, considering the large park that is going in down there, that this area be for residential developments.

Chairwomen Anderson: Can you zoom out just a bit? And can you show the area where the park will be? I know you mentioned the area north and east of this existing church building is not part of the city yet. What does that look like?

Travis Van Ekelenburg: As far as planning?

Chairwomen Anderson: Well, what could it be, what is it slated for?

Bruce Frandson: I believe that the "U" shape around the church, belongs to the church.

Rodney Martin: So, that right angled triangle that is west and south of the railroad tracks, that's all PI-1?

Travis Van Ekelenburg: Yes. I can pull up the zone map as well.

Rodney Martin: So, PI-1 goes right up to the church?

Taylor Levitt: I represent the church property if you have any questions.

Chairwomen Anderson: Okay, Great. I think we will want to hear from the applicant, and then we will open for public hearing. Do you have any further discussion before we get going?

Travis Van Ekelenburg: I will leave these up in case we have any questions.

Chairwomen Anderson: Okay, Great.

Dustin Kuttler: My name is Dustin Kuttler. I am the applicant for the Buckwalter Industrial property. So, we've been working with Mr. Buckwalter, I have known him for a good while. My business partner used to rodeo with him on the ground that the city recently purchased, the property just north of there on the other side of the tracks. That was his roping arena for years. Last year when the city bought that, he purchased a farm down in Richfield. Mr. Buckwalter just

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likes to farm and rodeo. He kind of told me it would be like four or five years he thought, before he sold the property. After being down there for a year, he called me this fall and said, never mind, I'm sick of traffic. I'm not coming back. So, it was literally over Christmas break. He was back up here and we kind of sat down and hashed this out. So, it's mostly just years of knowing the gentleman, he reached out to us because we happened to build some industrial buildings in Lindon and Pleasant Grove and kind of the areas that he knew what we did. Being friends with them, he can reach out. We had met with the city on our Development Review Committee, and it was kind of expressed to us where it was, they had never mentioned 1100 south or north. We kind of looked at it. If you go back to the zoning map, you'll see that the property that we're touching, is actually owned by the church. So that's the annexation map, that if you look at the overlay, you'll see everything to the right of us is kind of overlaid already to be annexed in as that light industrial, which is what we do. We did learn in the process that the city park is the area just to the left that big rectangle is the future city park. I don't believe the city's actually closed on it yet, but from what I understand you guys have it under contract or at some stage of it. So, to the north is planned industrial to the east is tracks to the east is planned industrial. To the south is a unique piece with a chapel on it and that R1-1200 and then planned industrial around it. So, from the park's perspective, our thought was there's an 84-foot road it's a four-lane road out front. It is pitched between industrial and railroad tracks. It kind of makes sense to be industrial in our minds. We're not residential developers. So, we wouldn't approach it as that anyways, it also provides convenient connection to the future vineyard connector as well as the freeway from that location. Understanding that it is kind of surrounded by current industrial uses and further industrial uses. That's half the reason Mr. Buckwalter knows that Amazon's right there. They throw out a lot of traffic. So, kind of at any standpoint, I actually kind of thought between the industrial east of first East and the park would kind of give you that buffer for residential which I think on the overlay map is the plan. Kind of everything west of there. On that old overlay map from 2005 I believe. That is the last time this was addressed. You'll also see that basically all the high density out by the train station was once low density. So, there's been considerable changes in the amount of density that's already moved in out there. So that's kind of what we're looking at. So, I was unaware until just before the meeting, Travis let me know that the city had decided not to recommend it. So that was news to meet as of about 20 minutes ago also.

Harold Dudley: Can you pull back up the land use map?

Travis Van Ekelenburg: Do you want the actual land use map, or just the one from the presentation?

Harold Dudley: Just the one from the presentation is fine...Okay, thank you, I just couldn't remember.

Chairwomen Anderson: Okay, thank you. Any questions for the applicant? Okay, appreciate it.

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Public Hearing Opened

Taylor Levitt: I've worked for Property Reserve which is one of the companies that the church owns. So, we do own most of the property east of the Buckwalter property as well as everything around the meeting house there. The only thing we don't own is that very furthest right corner portion of the triangle south of the tracks and north of 1100 right there.

Harold Dudley: The green portion?

Taylor Levitt: Half of the green portion. So, we would like to see your residential right around the meeting house, but I think it totally makes sense to have industrial closer to the railroad tracks. Those are really noisy tracks and it's not right next to the station or the trains will be slowing down to where they'll be traveling at faster speeds. Maybe accelerating and decelerating for the American Fork station. So, I think there will be a lot of noise there. It'd be nice to have an industrial buffer between the tracks and then any residential vibe. Thanks.

Public Hearing Closed

Chairwomen Anderson: Could you just show this slide again of where the park is in relation to this whole section? I have a question. Maybe you could clarify. This section that is not annexed in yet, this white section. If that were to annex in, I think I've heard tonight that it would annex in residential, and I've also heard that it would annex in P-1. Would you clarify that?

Travis Van Ekelburg: So, as you can see, this is current from our land use map. As you can see, it's designed industrial. So, upon annexation, it would fall into the industrial zoning.

Chairwomen Anderson: Okay, thank you. Thank you. Further questions, comments, discussion, opinions?

Rodney Martin moved to recommend approval for the proposed Land Use Map Amendment, located at 7058 North 5750 West, American Fork City, UT 84003, from the Residential Low-Density designation to the Design Industrial designation, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

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Voting was as follows:

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

(During the roll call voting, Bruce Frandsen's original vote was to Abstain.)

Chairwomen Anderson: Because you're close by?

Bruce Frandsen: Yeah, I know all of the people.

Chairwomen Anderson: I don't think you need to abstain if you know the people, it's just if you are having troubles with like financial affairs.

Harold Dudley: Yeah, not just if you know them, but it's up to you.

Chairwomen Anderson: If you stand to gain or lose financially from this then you should Abstain, but you're welcome to vote. We'll come back. Well, what do we do?

Harold Dudley: Finish your roll call.

Chairwomen Anderson: Can we do that? I can skip somebody?

Harold Dudley: Yeah.

Rodney Martin: Yeah. Well, you can do it in any order you want.

(The roll call vote continued, and Bruce changed his vote to Aye)

The motion passed

ACTION ITEMS

Chairwomen Anderson noted that the following Action items were pulled from the agenda.

- a. **Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 6, located at approximately 148 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 5.95 acres and will be in the Planned Industrial (PI-1) Zone.**

- b. **Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 7, located at approximately 68 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.2 acres and will be in the Planned Industrial (PI-1) Zone.**

- c. **Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 8, located at approximately 100 East 1553 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 9.10 acres and will be in the Planned Industrial (PI-1) Zone.**

Other Business

Chairwomen Anderson let the commission know she will not be able to attend the next meeting.

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Harold Dudley apologized for being late, and also being a no show at the last meeting. He explained why he was not able to attend the last 2 meetings and requested phone numbers of staff to text last-minute conflicts that may cause the commissioners to not be able to attend the meeting.

Because the April 3rd meeting is in the middle of spring break, the commission decided to cancel that meeting.

Chairwomen Anderson talked about the possibility of doing the bi-yearly Planning Commissioners dinner in April.

Adjournment

David Bird motioned to adjourn the meeting.

Chris Christiansen seconded the motion.

Meeting adjourned at 6:44 PM

Angie McKee

Administrative Assistant I

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

Agenda Topic

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

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

Background

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

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

Chapter 17.11 Amendments

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

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

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

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

Sec 17.11.102 Planning Commission To Make Recommendations

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

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

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

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

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

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

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

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

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

17.11.200 Intent With Respect To Amendments

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

Project Conditions of Approval

1. N/A

Findings of Fact

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

Project Map



Standards Conditions of Approval

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

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



Staff Recommendation

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

Potential Motions – Commercial Site Plan

Approval

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

Denial

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

Table

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

Next Step:

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

HORAN HOME ZONE CHANGE CHECKLIST

Property Size - 3.61 Acres

Changes making proposed amendment necessary.

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

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

The proposed change conforms with the land use plan.

Current Zone: PR 3.0

Proposed Zone RA-1

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

Agenda Topic

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

Applicant

American Fork City Staff

Background

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

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, creating Section 15.01.1531, titled Detail Drawings, relating to cross sections in the TOD area and providing an effective date for the ordinance.

Denial

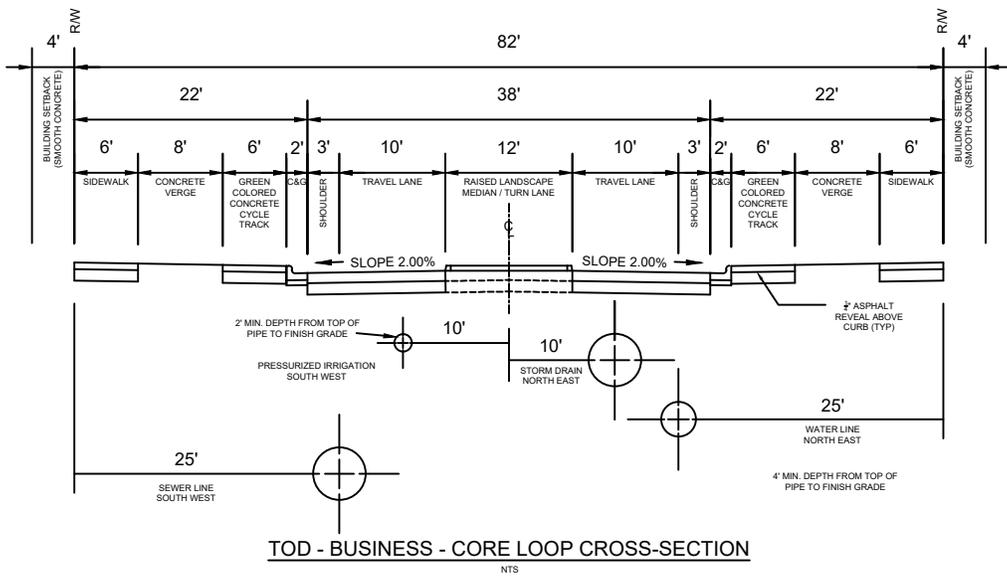
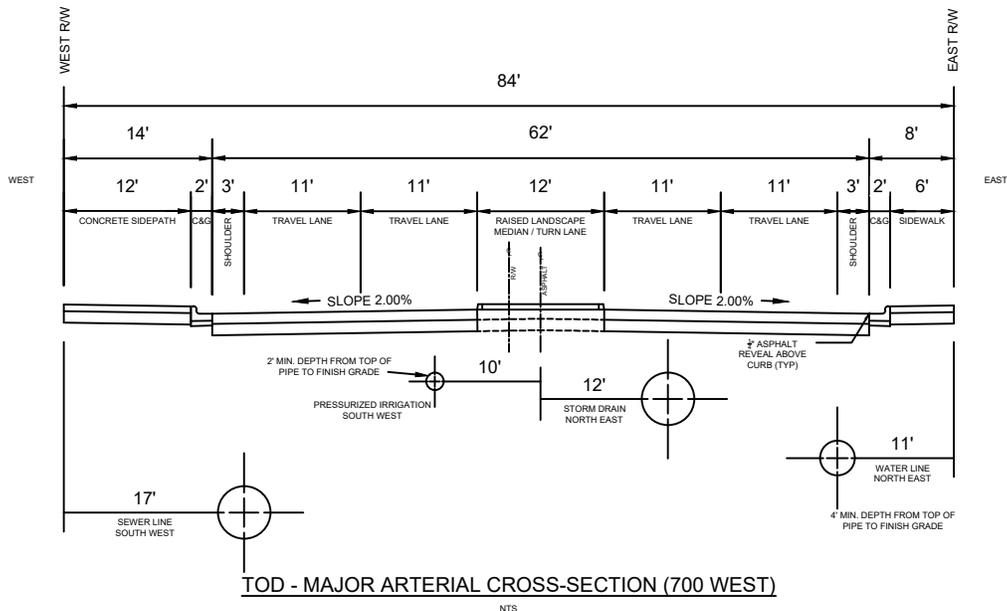
Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 15.01.1531, titled Detail Drawings, relating to cross sections in the TOD area.

Table

Planning Commission Staff Report
Meeting Date: March 20, 2024



Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 15.01.1531, titled Detail Drawings, relating to cross sections in the TOD area and instruct staff/developer to.....



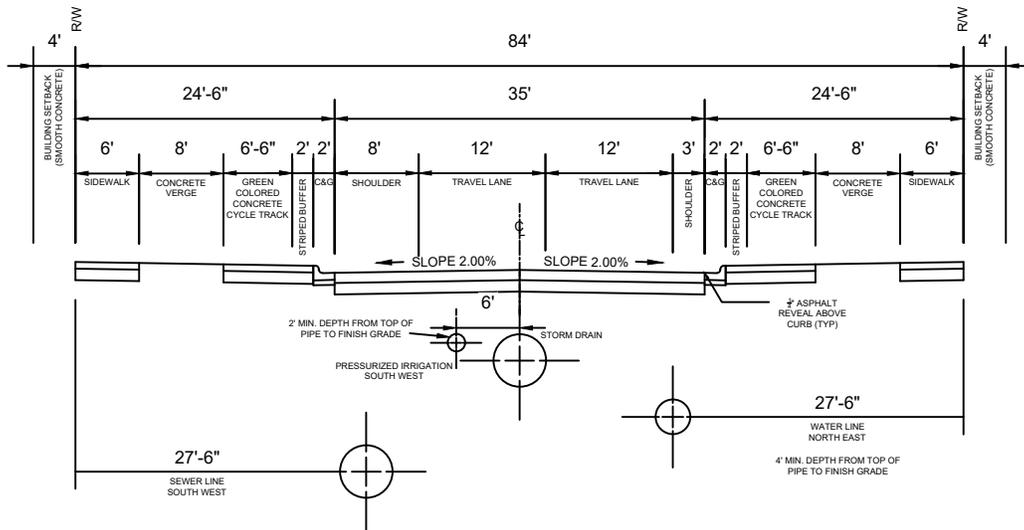
DRAWN: KJC
REVISED: DNF
DATE: FEB 2024
SCALE: VARIES



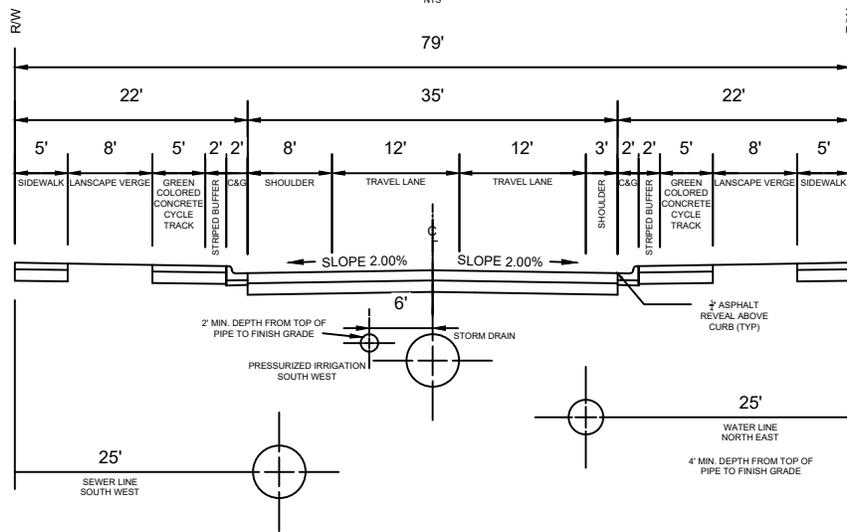
AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-9030

STANDARD DETAIL FOR
 TRANSIT ORIENTED
 DEVELOPMENT
 CROSS-SECTIONS

DRAWING NO.
 FIG-1



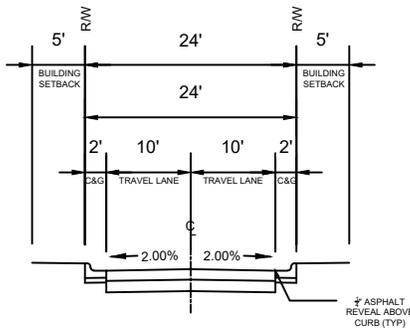
TOD - CORE COLLECTOR CROSS-SECTION



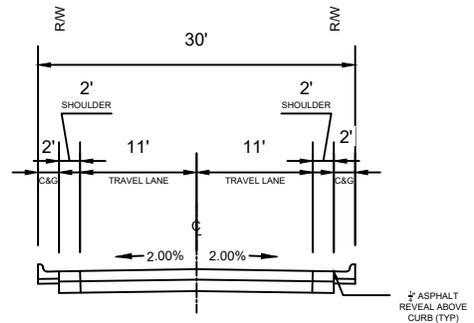
TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION

NOTES:

1. ALTERNATE SHOULDER STRIPING INTERMITTENTLY TO CHANGE WHICH SIDE OF THE ROAD WILL HAVE SHOULDER PARKING AS APPROVED BY ENGINEERING DIVISION



TOD - REAR LANE (RESIDENTIAL) CROSS-SECTION



TOD - REAR ALLEY (NON-RESIDENTIAL) CROSS-SECTION

DRAWN: KJC
 REVISED: DNF
 DATE: FEB 2024
 SCALE: VARIES



AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-9030

STANDARD DETAIL FOR
 TRANSIT ORIENTED
 DEVELOPMENT
 CROSS-SECTIONS

DRAWING NO.
 FIG-2

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as “R” Definitions, of the American Fork City Municipal Code. Amending Section 17.12.218, the Code Text Amendment plans to provide a new definition for retail and service commercial structures.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.12.218, known as “R” Definitions, of the American Fork City Municipal Code. The proposed amendment looks to make a new definition for retail and service commercial structures. Rather than having most of the building reserved for warehousing, staff is proposing to have more than 80 percent reserved for retail and service commercial uses and 20 percent used for storage.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.12.218, titled “R” Definitions, relating to a new definition for retail and service commercial structures and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.12.218, titled “R” Definitions, relating to a new definition for retail and service commercial structures.



Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.12.218, titled “R” Definitions, relating to a new definition for retail and service commercial structures and instruct staff/developer to.....

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 17.12.218 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO “R” DEFINITIONS.

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

WHEREAS, City Council desires to amend the language for “R” definitions of the American Fork City Municipal Code;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.12.218 of the American Fork City Municipal Code is hereby amended to read as follows:

Section 17.12.218 “R” Definitions

B. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:

- A. Recreation vehicle. A vehicle used or maintained primarily as a temporary dwelling for travel, vacation, or recreation purposes; having a width of not more than eight feet and a length of not more than forty feet, and which can be driven or pulled upon the highways without a special permit.
- B. Recreation or vacation vehicle court. An area or tract of land used to accommodate two or more vacation vehicles or camper units for a short period of time (less than thirty days).
- C. Required yard. The yard resulting from the application of the minimum setback requirements within the zone.
- D. Residential accessory structure. A building or other structure which is incidental to and which is constructed on the same zoning lot as the dwelling for the exclusive use of the residents of such dwelling, including, but not limited to, a detached garage or carport for not more than three automobiles, swimming pools, pergolas, tennis courts, and private green houses.
- E. Residential health care facility. A dwelling occupied on a twenty-four-hour a day basis by two or more unrelated elderly persons in a family-type arrangement under the supervision of a house family or manager and operated and maintained for the purpose of providing assistance with "activities of daily living" and social care to said elderly persons. To

qualify, the structure shall be approved as a limited capacity facility or assisted living — level I (small facility), as authorized pursuant to Section 26-21-2(5) Utah Code Annotated, 1953, as amended, and further defined by rules adopted by the Utah Department Health, or its successor agency.

F. Residential facility for elderly persons. A dwelling occupied by elderly persons in a family type arrangement, that conforms to the minimum standards of Section 17.6.108.A. of this code. This definition shall not be construed to include a health care facility as defined under UCA 26-21-2.

G. Rest home. A dwelling for the care and keeping of elderly or infirm people affected with infirmities or chronic illness. To qualify said dwelling unit must be approved to operate by the state division of social services or other state agency.

~~H. Retail and service commercial warehouse. A building containing a combination of retail or service commercial and warehouse space wherein the warehouse portion: (1) occupies more than fifty percent of the of the total floor area of the building, or any unit within the building, and (2) is used for storage and/or display of materials used in the business or is otherwise used in the conduct of the business activity of the retail or service commercial portion.~~

H. Retail and service commercial. A building containing a combination of retail or service commercial wherein the retail or service commercial portion: (1) occupies more than eighty percent of the total floor area of the building, or any unit within the building, and (2) is used for the display of materials used in the business or is otherwise used in the conduct of the business activity of the retail or service commercial portion.

PART II

PENALTY AND ADOPTION

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

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

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2024.

Bradley J. Frost, Mayor

ATTEST:

City Recorder



Agenda Topic

Review and recommendation on an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.7.601 (B) of the American Fork City Municipal Code. The proposed amendment looks to remove language associated with retail and service commercial warehouse structures and car washes.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments and instruct staff/developer to.....

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 17.7.601(B) OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO ALLOWED USES IN PLANNED COMMERCIAL DEVELOPMENTS.

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

WHEREAS, City Council desires to amend the requirements for allowed uses in planned commercial developments;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.7.601(B) of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 17.7.601 Planned Commercial Development Projects

- B. Allowed uses. Each planned commercial development project may include one or a combination of the following:
1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
 - a) Sexually oriented businesses.
 - b) Body art establishments.
 2. Office buildings, but not including office/warehouse structures.
 3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
 4. Retail and service commercial/warehouse structures, but not including office/warehouse structures.
 5. Hotels and motels.
 6. Eating establishments including food drive-ins.

7. Laundries and dry cleaning establishments - self-help and commercial.
8. Motor fuel dispensing stations (gas stations)- retail only.
9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.
10. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
13. Pre-schools and day care nurseries, subject to approval of a site plan.
14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
16. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
- ~~17. Automatic Car Wash.~~
- ~~18.~~17. Medical office or clinic.

PART II

PENALTY AND ADOPTION

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

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

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2024.

Bradley J. Frost, Mayor

ATTEST:

City Recorder



Agenda Topic

Review and action on an application for an Accessory Structure, known as Reiber Accessory Structure, that is 1000 square feet or greater, located at approximately 265 East 400 North, American Fork City. The Accessory Structure will be on approximately 1.55 acres and will be in the R2-7500 Residential Zone.

BACKGROUND INFORMATION		
Location:	265 E 400 N	
Project Type:	Accessory Structure Site Plan	
Applicants:	Steve Reiber	
Existing Land Use:	Residential Medium Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:	R2-7500	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	R2-7500
	South	R2-7500
	East	R2-7500
	West	R2-7500

Background

The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 1000 square foot threshold, requiring the application to be brought to the Planning Commission for their determination. The project is looking to create an accessory structure on a vacant lot. Where no main building is on the lot, the accessory structure must be placed 75’ from the front lot line and follow rear and side setbacks associated with accessory structures, which would be 5’ from the property lines. The current proposal follows

those requirements. Additional requirements will need to be addressed after the Planning Commission's determination, such as engineering and fire comments, and the recording of an Adequate Assurance Form with Utah County.

Section 17.5.105 – Area of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

Section 17.6.106 – Accessory Building Prohibited as Living Quarters

Living and sleeping quarters shall not be permitted in any accessory building.

Project Conditions of Approval

1. Address Engineering comments on the plan set by the Project Engineer doing the review
2. Address Fire comments on the plan set by the Fire Marshall doing the review
3. Adequate Assurance Form needs to be recorded with Utah County

Findings of Fact

1. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.105.
2. The Residential Accessory Structure **MEETS** the requirements of Section 17.5.106

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 Residential Accessory Structure **MEETS** the requirements of Section 17.5.105 and Section 17.5.106. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Residential Accessory Structure

Approval

Madame Chair, I move to approve the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at approximately 265 East 400 North, American Fork City, UT 84003, in the R2-7500 zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at approximately 265 East 400 North, American Fork City, UT 84003, in the R2-7500 zone.

Table

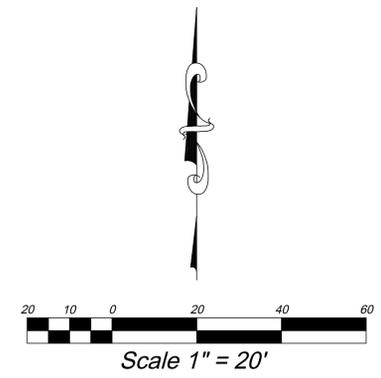
Madame Chair, I move to table action for the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at approximately 265 East 400 North, American Fork City, UT 84003, in the R2-7500 zone and instruct staff/developer to.....

Please provide the full title report

Please show gate on drawing as this will likely be used for secondary FD access. Provide measurement of gate width.

GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
HP	HIGH POINT
LP	LOW POINT
00.00 FL	PROPOSED ELEVATION

Next Step
Approved with Conditions
 Proceed to Planning Commission on 03/20/2024



SUBDIVISION IMPROVEMENT NOTE:
 NO SUBDIVISION IMPROVEMENTS ARE REQUIRED FOR THIS LOT

 American Fork City Development Review Committee
Planning and Zoning Reviewed tvanekelenburg 03/05/2024
Fire Department Reviewed M. Sacco 02/22/2024
Engineering Division Approved As Conditioned tjepson 03/07/2024

No footing, eaves, window wells, or other improvements connected to structures are allowed to be placed with Public Utility Easement (PUE).
 Depending on the size of the footings, the 5.00' distance may need to be increased to keep the footing out of the 5' PUE.

Will the building be connecting to utilities?

Surface designated for FD use should be an all weather surface, and capable of supporting fire apparatus weights. The access from the northeast will likely be utilized which is why gate measurements should be provided.

Show existing easements.

show utility connections. we show a culinary water and pressurized irrigation stub here. Please show any connections that will be used.

10' PUE
 10' PUE along frontage

Please provide gate opening width to ensure the gate can be used for FD access.

Ensure all storm water is retained on site

Minimum level of improvements. Municipal Code 17.5.126.

Please submit costs for the project. Depending on the cost of the project, the city will determine if the minimum level of improvements that will need to be installed along the frontage. If the cost of the project is below a certain threshold, the minimum improvements will not be required.

REVISIONS		
Rev.	Date	Description

Property Owner: Steve Reiber
 5251 W. 10650 North
 Highland, UT 84003
 801-358-8221

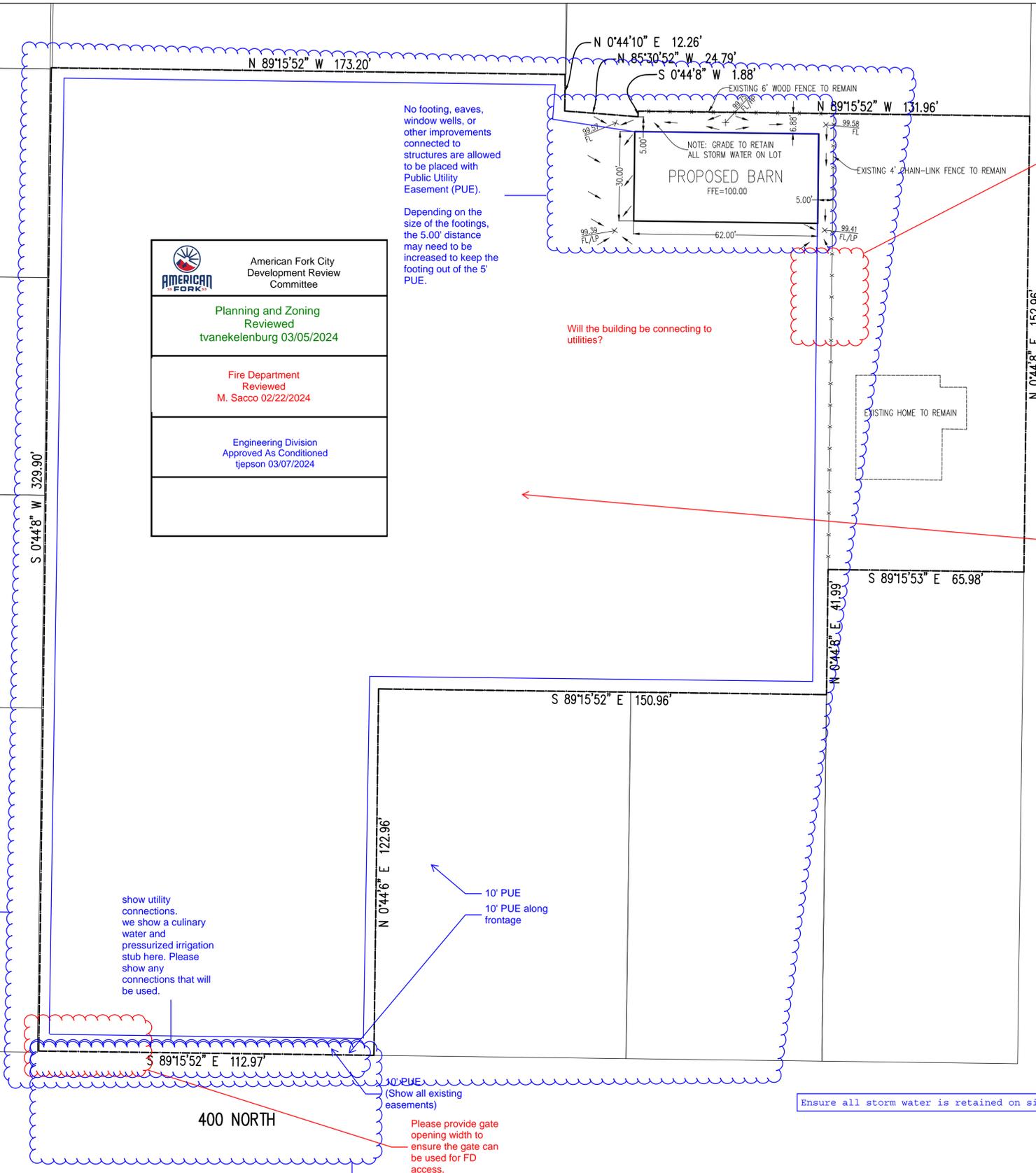
EXCEL ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201C, American Fork, UT 84003
 P: (801) 756-4504; david@excelscivil.com

D&S ENTERPRISE BUILDING
 AMERICAN FORK 250 E. 400 N. UTAH

Drawn by:
 D.W.P.
 Designed by:
 D.W.P.
 Checked by:
 D.W.P.

PLOT PLAN

Scale:
 1"=20'
 Date:
 02/14/24
 C1



ROPER BUILDINGS

STEVE REIBER BLDG.



DRAWING INDEX

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BUILDING INFORMATION

BUILDING INFORMATION:

DIMENSIONS: 40' x 30' = 1,200 Sq. Ft.
 LEAN DIMENSIONS: (2) 11' x 30' = 660 Sq. Ft.

TOTAL SQUARE FOOTAGE: 1,860 Sq. Ft.

SITE INFORMATION:

ADDRESS:
 265 E. 400 N.
 American Fork, UT 84003

USAGE:

Residential Accessory



ROPER BUILDINGS /
 DMLP RESOURCES
 PHONE: (801) 689-3630

DATE:
 2/19/2024

STEVE REIBER BLDG.

265 E. 400 N.
American Fork, UT 84003

Date: 2/19/2024

Scale: 1/8" = 1'-0"

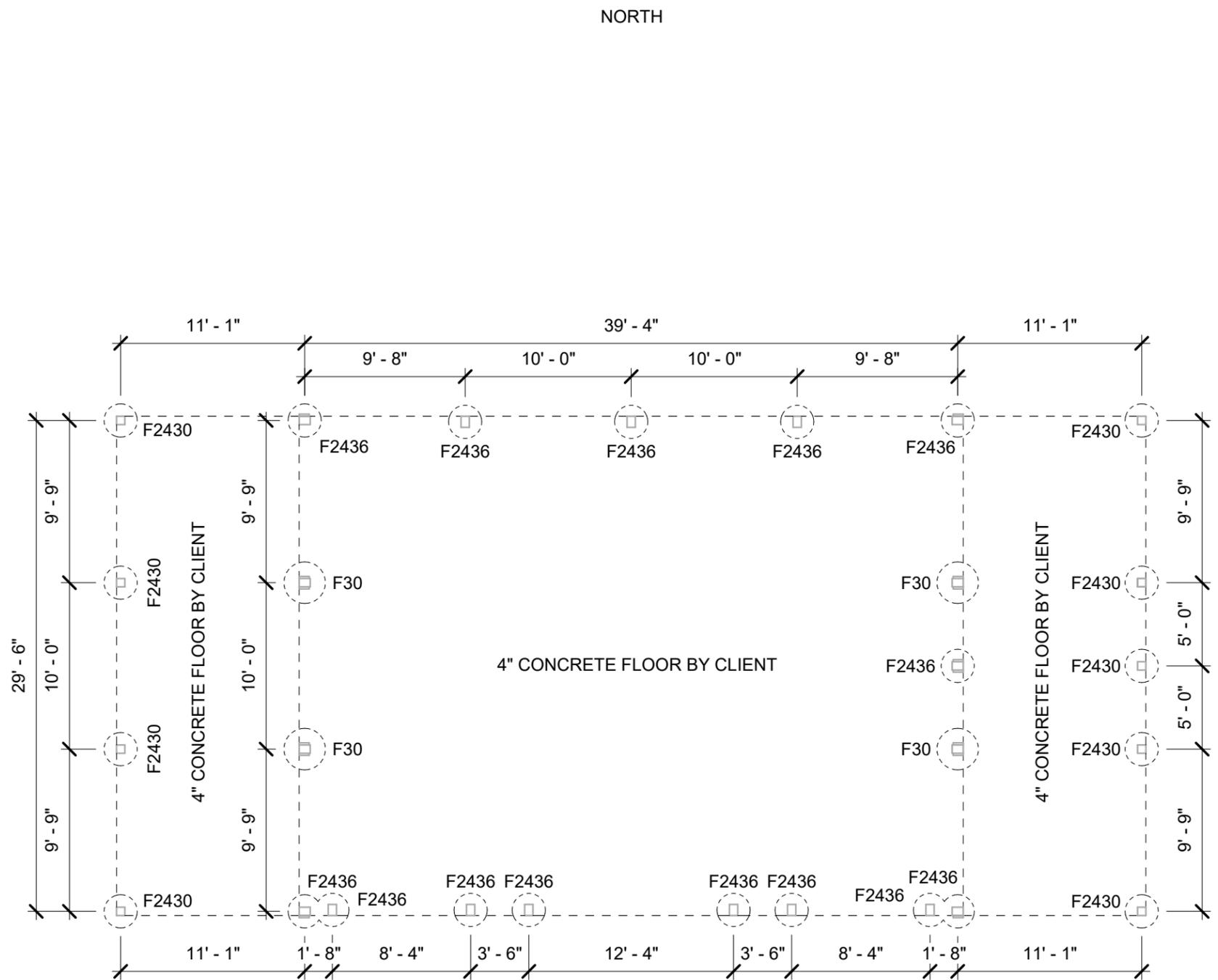
Drawn by: JDJ

Job: REIBER

Sheet Size: B
17" x 11"

Foundation Plan

A1



FOUNDATION PLAN
1/8" = 1'-0"

PIERS			
Count	Type	Diameter	Depth
10	F2430	24"	30"
14	F2436	24"	36"
4	F30	30"	36"

DOORS				
Mark	Count	Type	Width	Height
1	1	INSULATED O.H.D.	12' - 0"	10' - 0"
2	2	INSULATED O.H.D.	8' - 0"	8' - 0"
3	1	M.D.	3' - 0"	6' - 8"

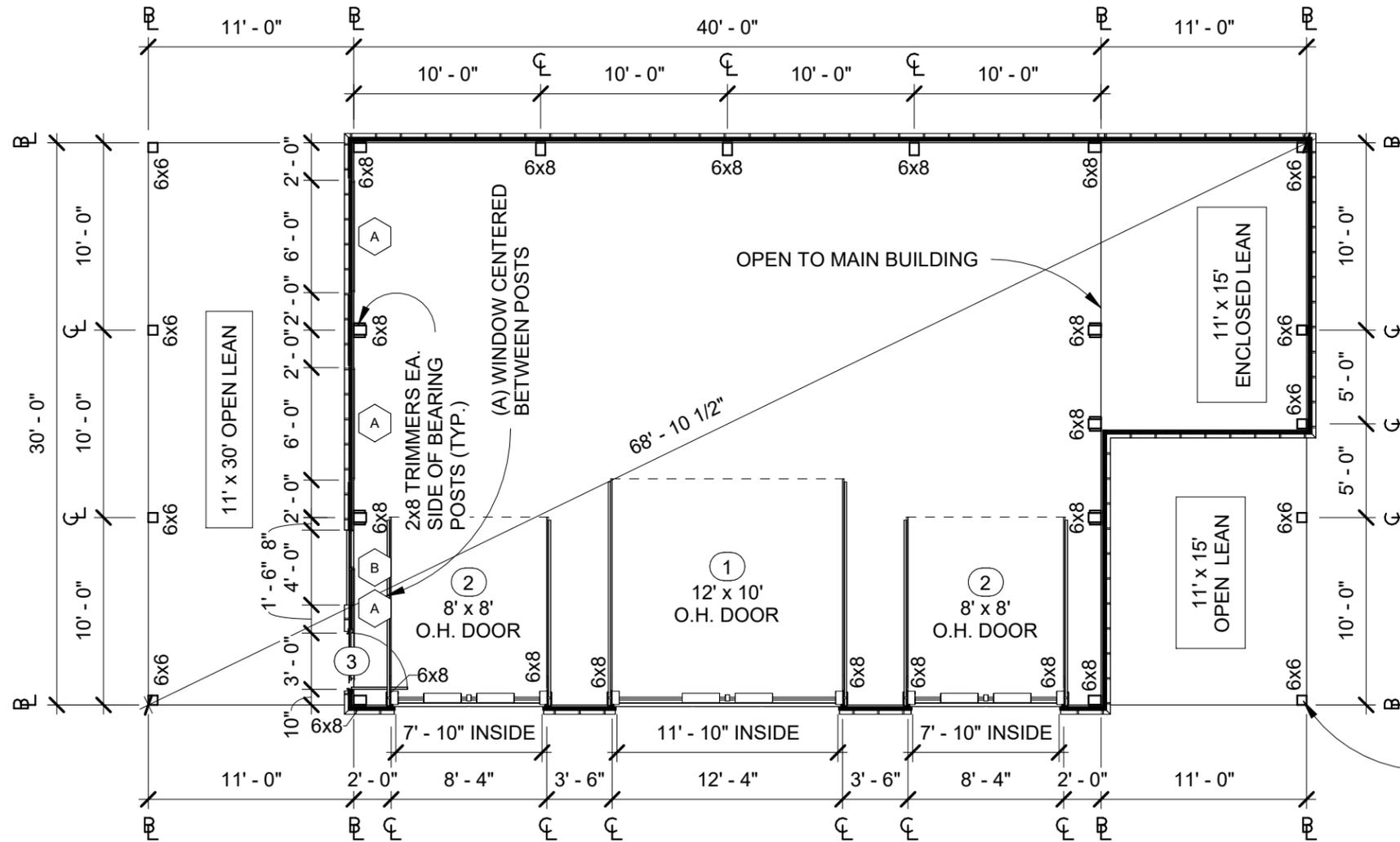
WINDOWS					
Mark	Count	Type	Width	Height	Sill Height
A	3	PICTURE ABOVE	6' - 0"	2' - 0"	12' - 6"
B	1	SLIDER	4' - 0"	4' - 0"	3' - 4"

NORTH

INSULATION		
ROOF	WALLS	ROLLS
R19	R19	-

MC FELT DRIP STOP ON ROOFS OF MAIN BUILDING AND ENCLOSED LEAN-TO.

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WEST

EAST

SOUTH
(FRONT OF BUILDING)

STEEL-WRAP EXTERIOR POSTS (TYP.)



POSTS	
Quantity	Description
10	6x6 HF
18	6x8 HF

POST TABLE		
SAWN	LAM. TRIAD OPTION	TITAN TIMBER
6x6 HF #1	(4) PLY 2x6	(3) PLY 2x6
6x8 HF #1	(4) PLY 2x8	(4) PLY 2x6

- NOTES:**
1. EMBED POST INTO CONCRETE PIER. SEE DETAIL 8/A7.
 2. WALLS: COMMERCIAL GIRTS, 29 GA. STEEL PANEL.
 3. ALL POSTS ARE TREATED HF #1 UNLESS OTHERWISE SPECIFIED.

FLOOR PLAN
1/8" = 1'-0"

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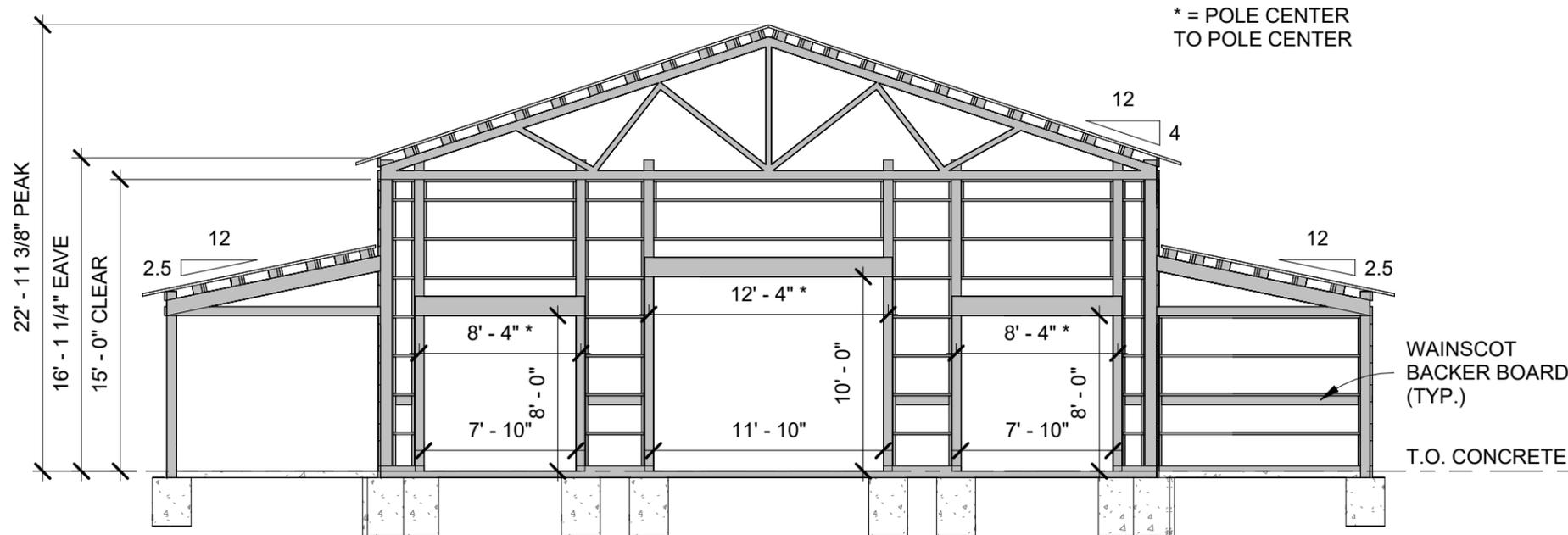
265 E. 400 N.
American Fork, UT 84003

Date: 2/19/2024
Scale: 1/8" = 1'-0"
Drawn by: JDJ
Job: REIBER

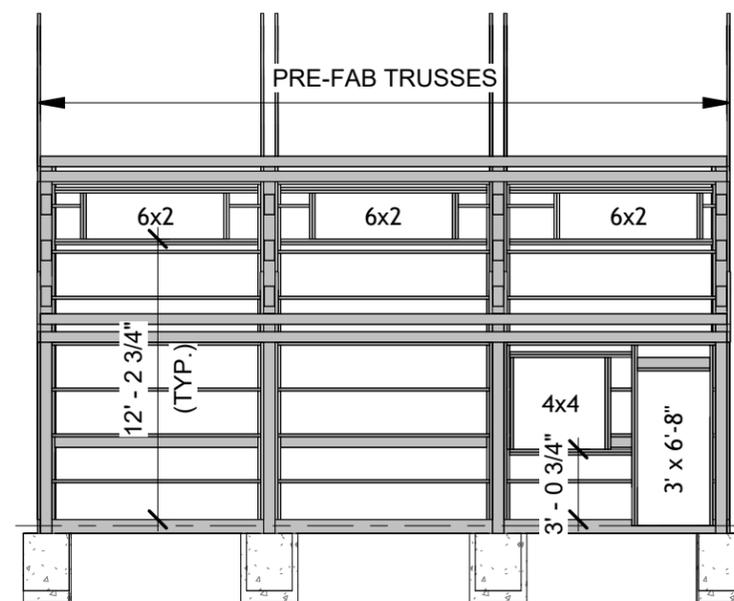
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First Floor Plan

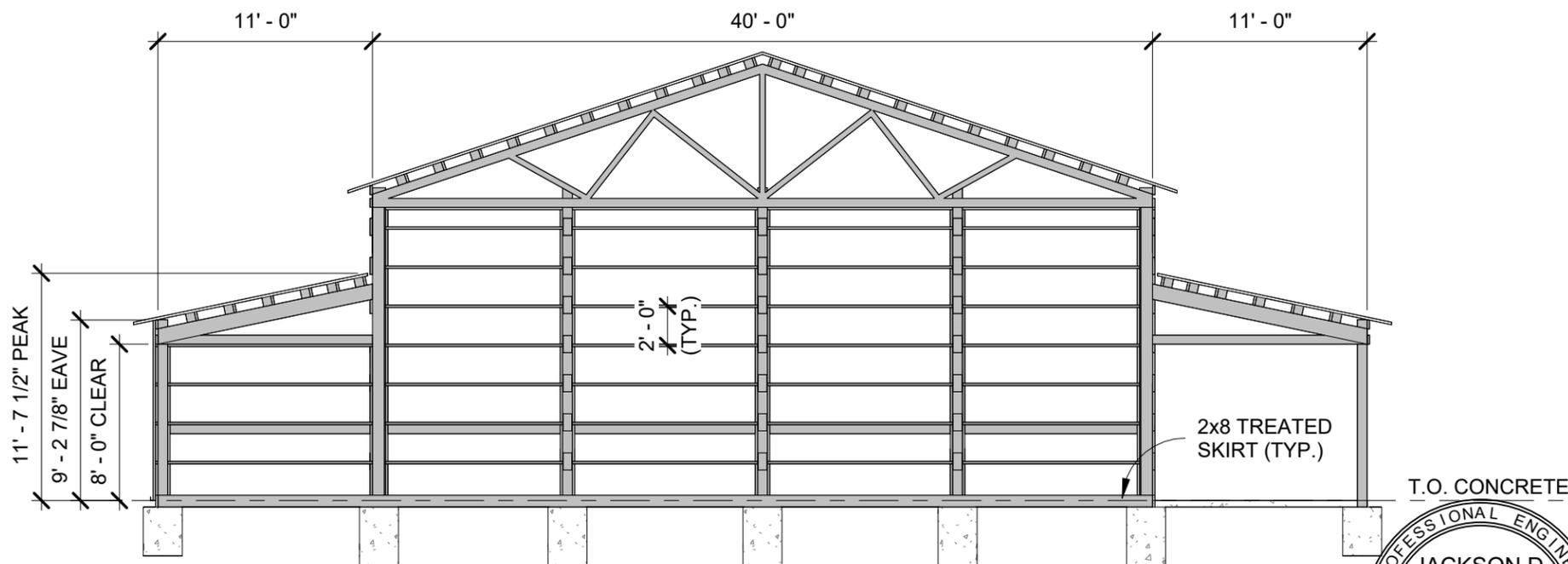
A2



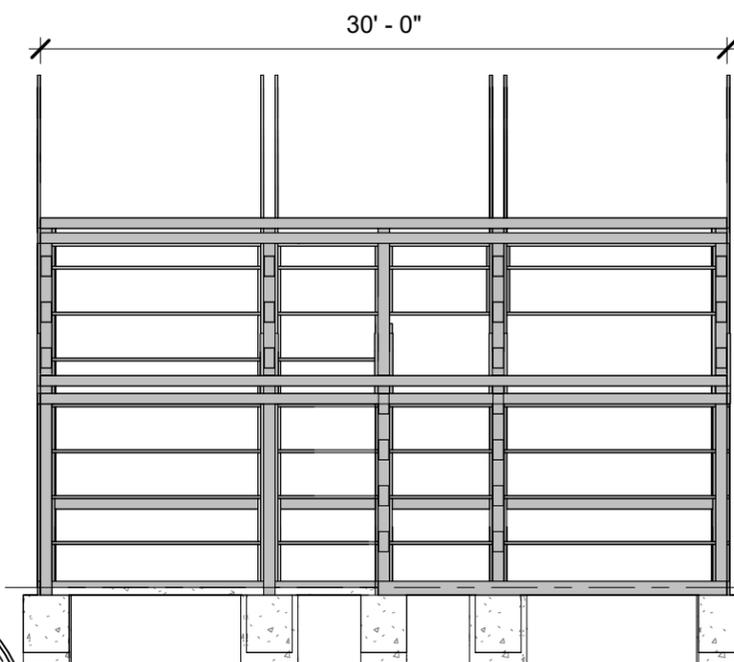
1 SOUTH GIRT
1/8" = 1'-0"



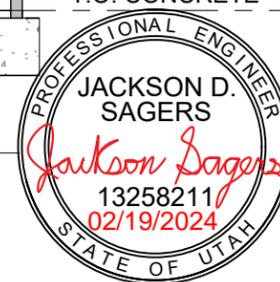
2 WEST GIRT
1/8" = 1'-0"



3 NORTH GIRT
1/8" = 1'-0"



4 EAST GIRT
1/8" = 1'-0"



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Drawn by: JDJ
Job: REIBER
Sheet Size: B
17" x 11"

Framing Plans
A3

STEVE REIBER BLDG.

265 E. 400 N.
American Fork, UT 84003

Date: 2/19/2024

Scale: 1/8" = 1'-0"

Drawn by: JDJ

Job: REIBER

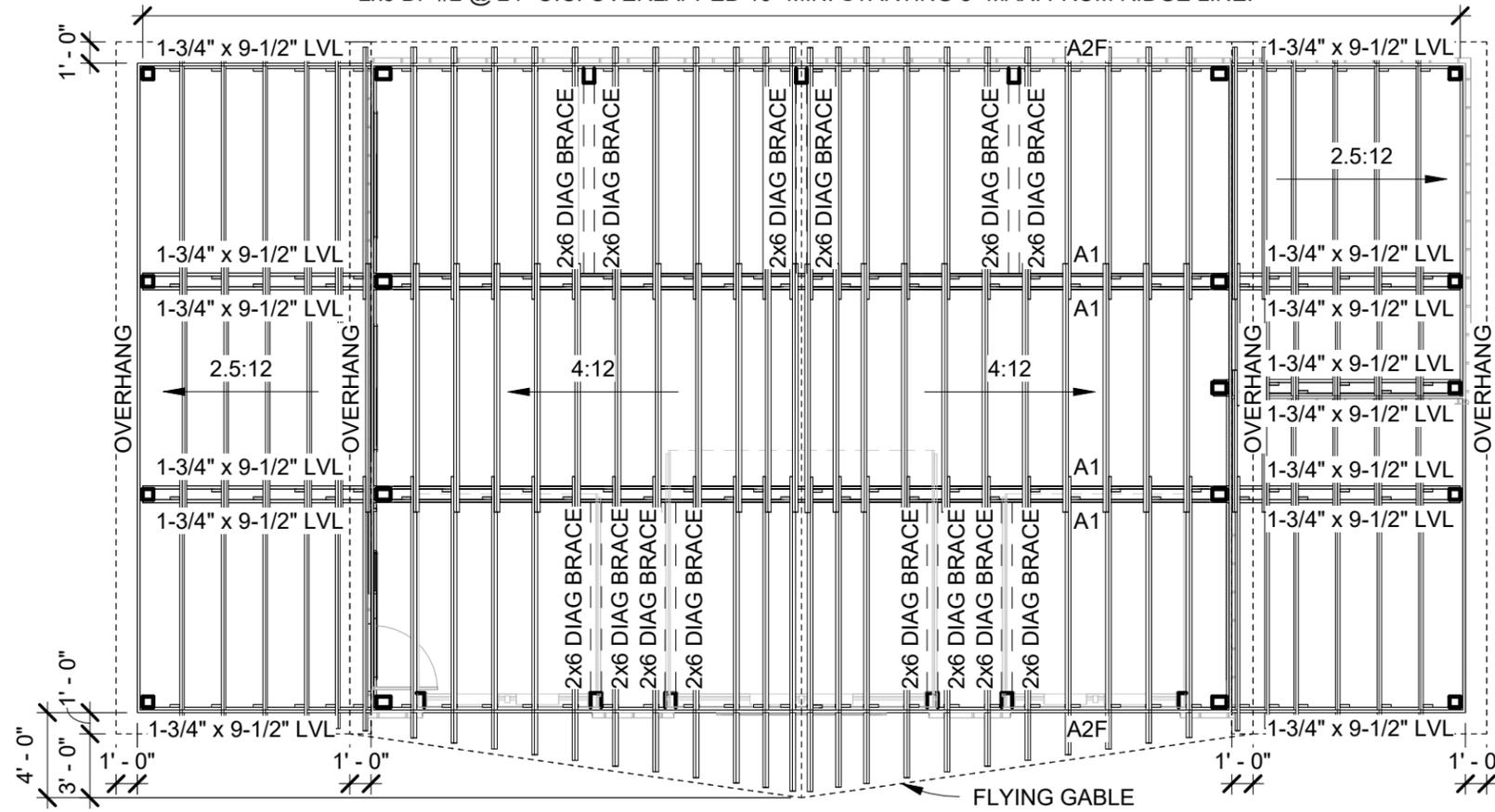
Sheet Size: B
17" x 11"

Roof Plan

A4

NORTH

2x6 DF #2 @ 24" O.C. OVERLAPPED 10" MIN. STARTING 5" MAX. FROM RIDGE LINE.



WEST

EAST

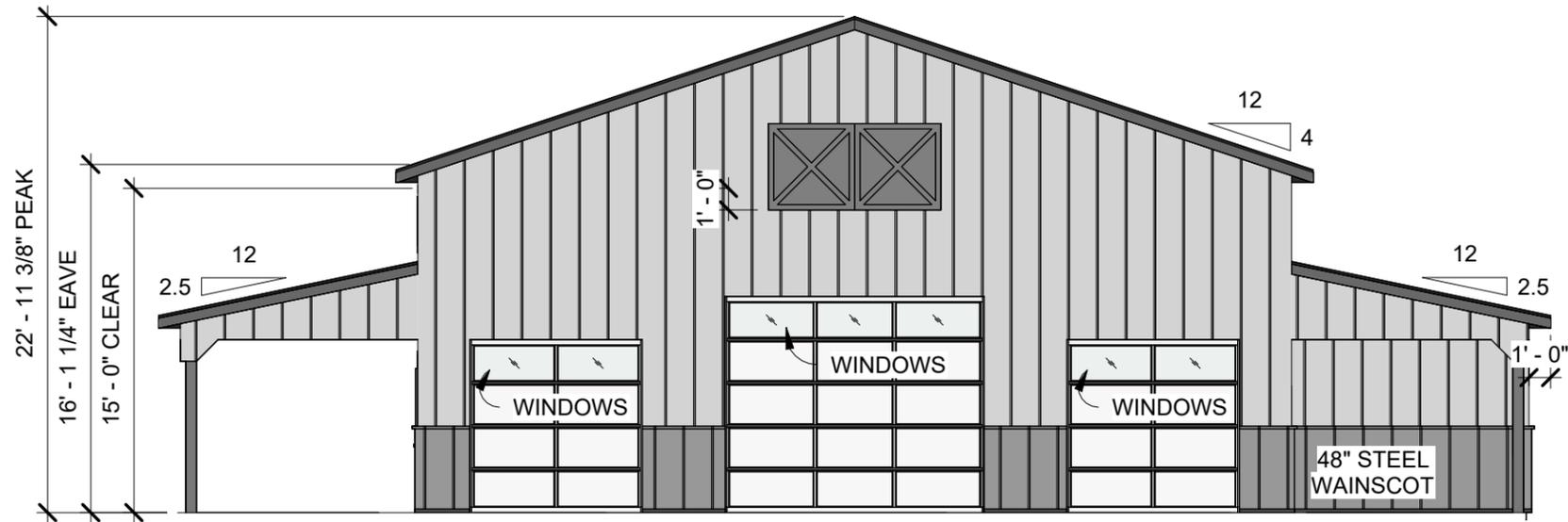
SOUTH

ROOF PLAN
1/8" = 1'-0"

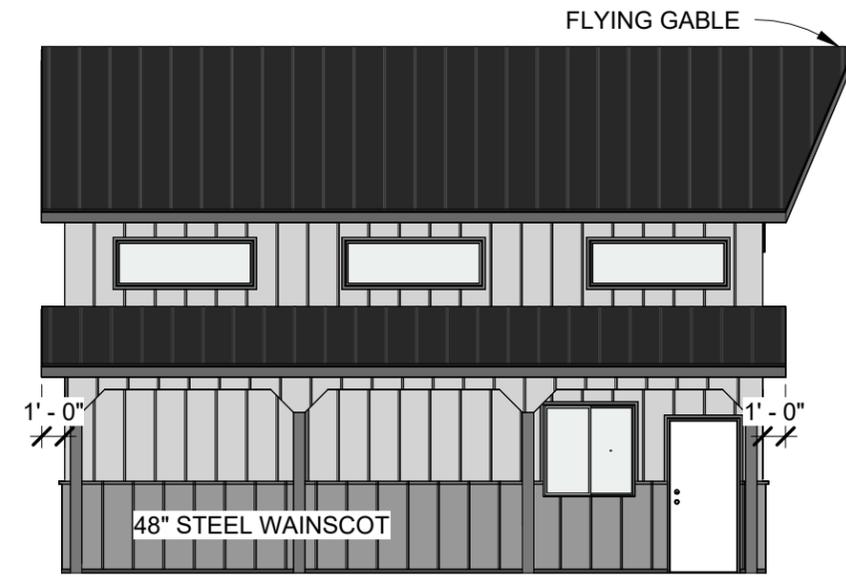


ROOF FRAMING NOTES:
4:12 MAIN ROOF PITCH
2.5:12 LEAN ROOF PITCHES

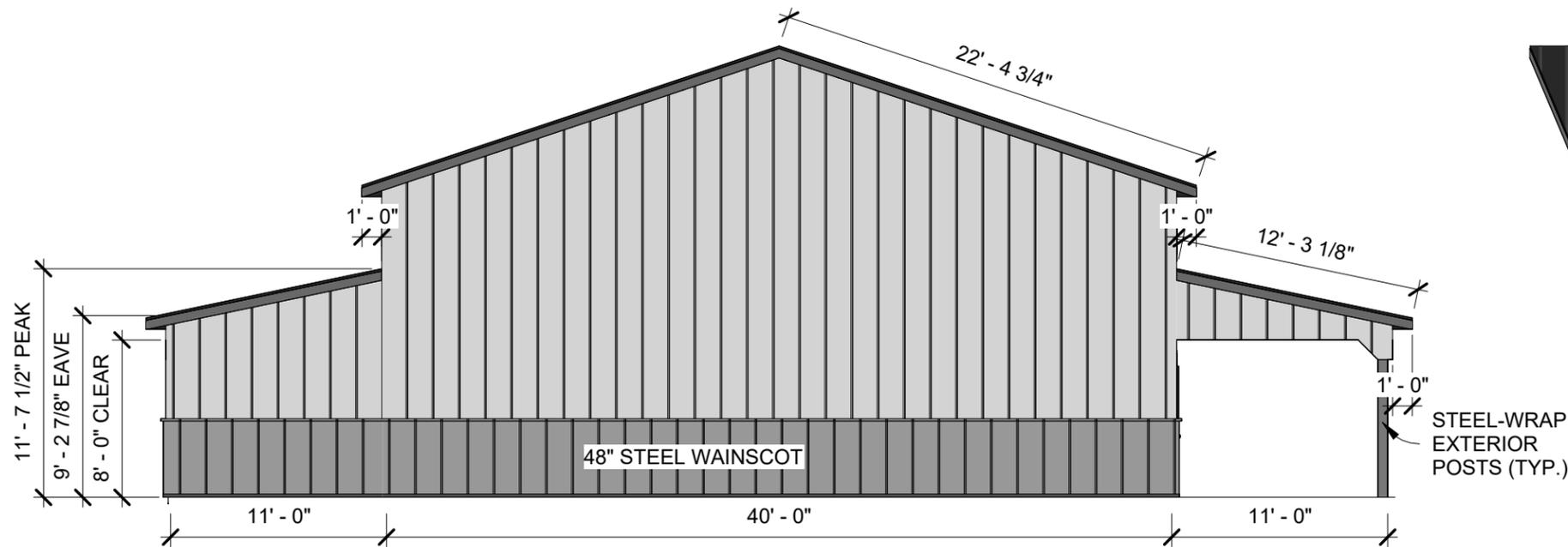
PURLINS: 2x6 DF #2 @ 24" O.C. OVERLAPPED
10" MIN. STARTING 5" MAX. FROM RIDGE LINE.



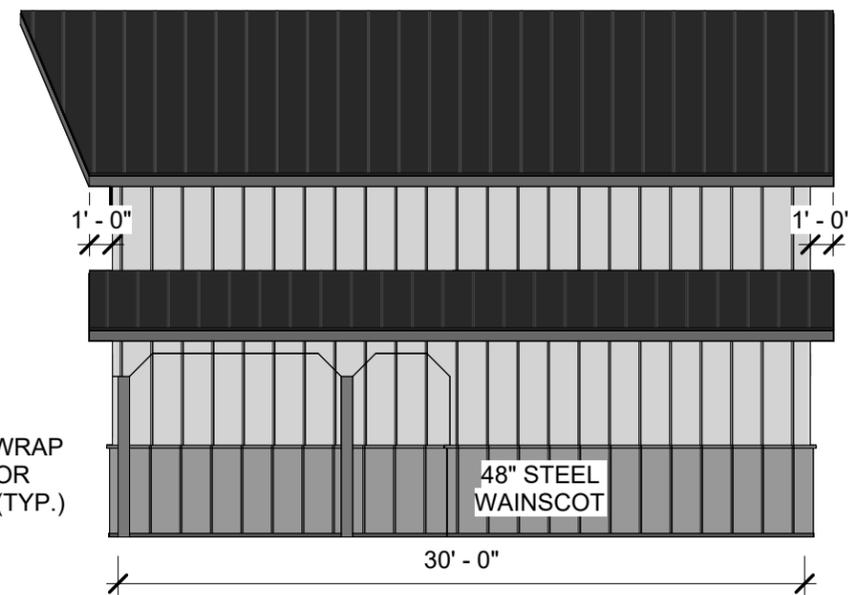
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

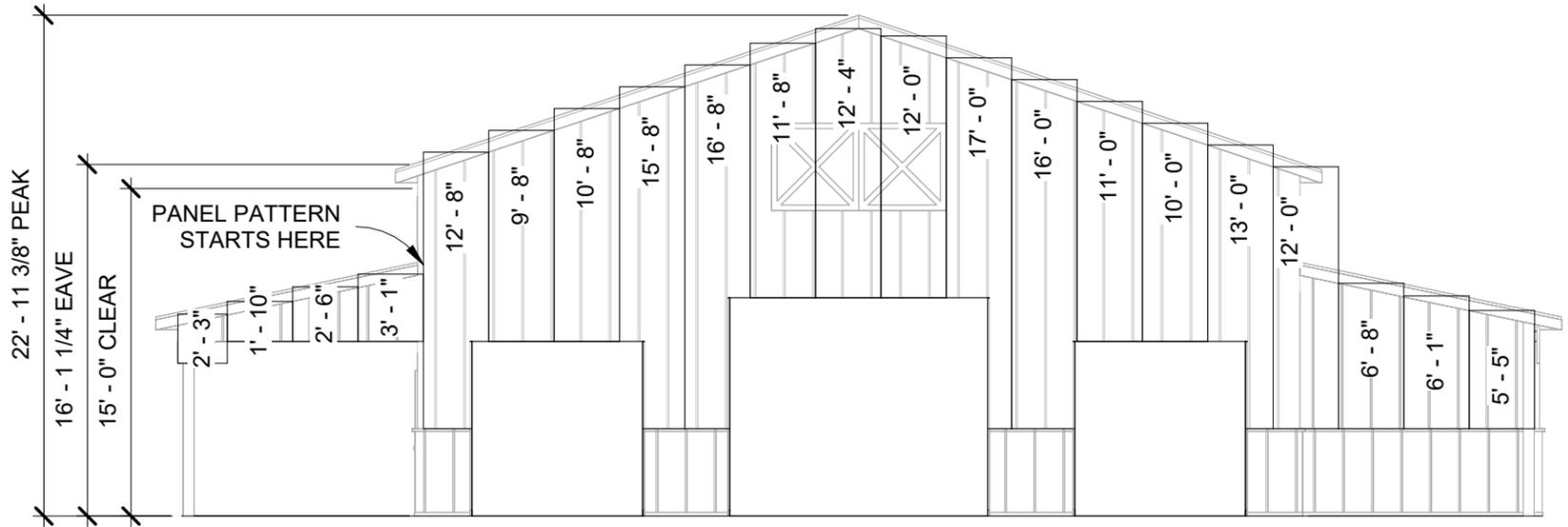
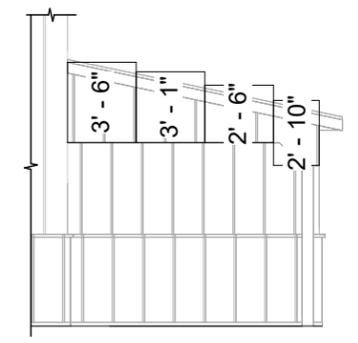
PANEL SCHEDULE	
Quantity	Panel Height
1	1' - 10"
1	2' - 1"
1	2' - 3"
1	2' - 5"
2	2' - 6"
1	2' - 8"
1	2' - 10"
2	3' - 1"
1	3' - 6"
5	3' - 8"

PANEL SCHEDULE	
Quantity	Panel Height
5	4' - 7"
1	5' - 3"
1	5' - 5"
1	5' - 10"
1	6' - 1"
1	6' - 6"
1	6' - 8"
1	7' - 1"
1	9' - 8"
1	10' - 0"

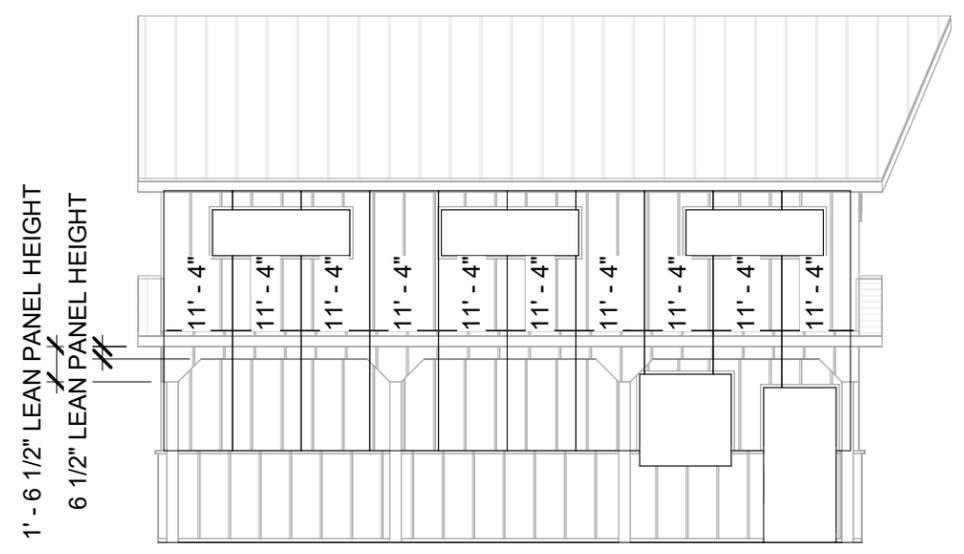
PANEL SCHEDULE	
Quantity	Panel Height
1	10' - 8"
1	11' - 0"
15	11' - 4"
1	11' - 8"
3	12' - 0"
1	12' - 4"
2	12' - 8"
2	13' - 0"
1	13' - 8"
1	14' - 0"

PANEL SCHEDULE	
Quantity	Panel Height
1	14' - 8"
1	15' - 0"
2	15' - 8"
2	16' - 0"
2	16' - 8"
2	17' - 0"
1	17' - 8"
1	18' - 0"
1	18' - 4"

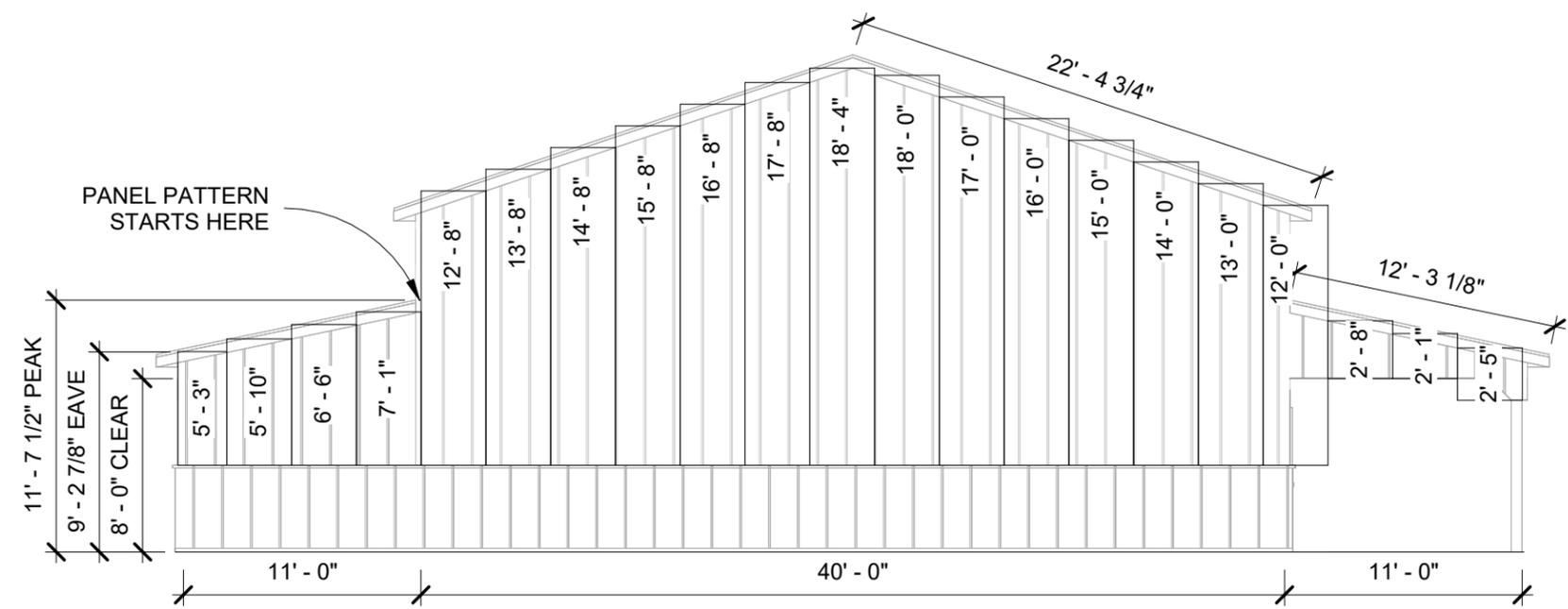
① SOUTH PANEL LEAN
1/8" = 1'-0"



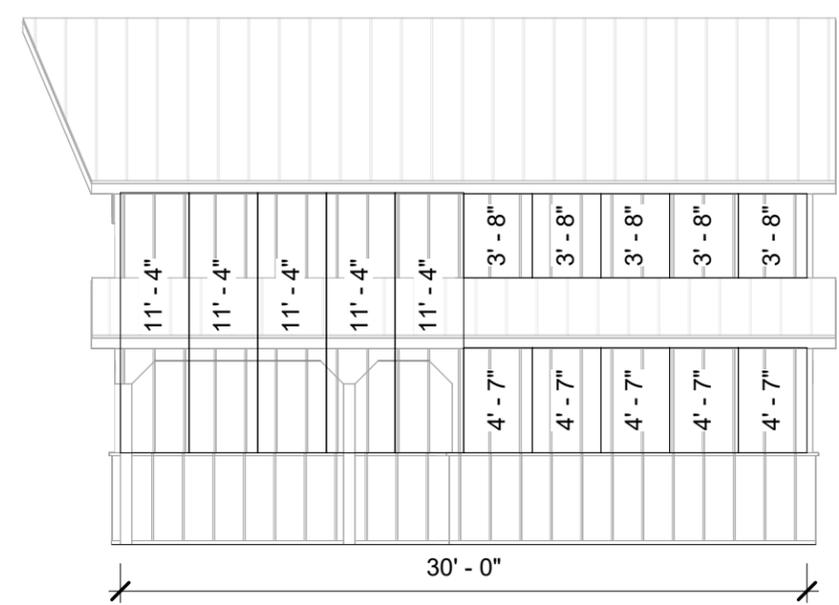
② SOUTH PANEL
1/8" = 1'-0"



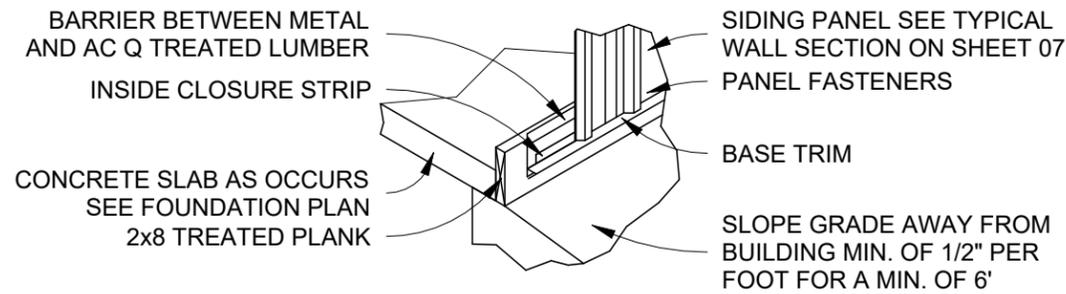
③ WEST PANEL
1/8" = 1'-0"



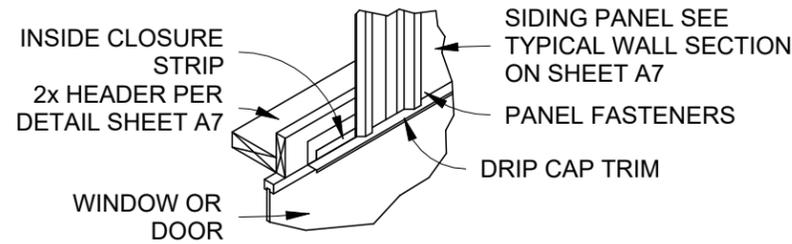
④ NORTH PANEL
1/8" = 1'-0"



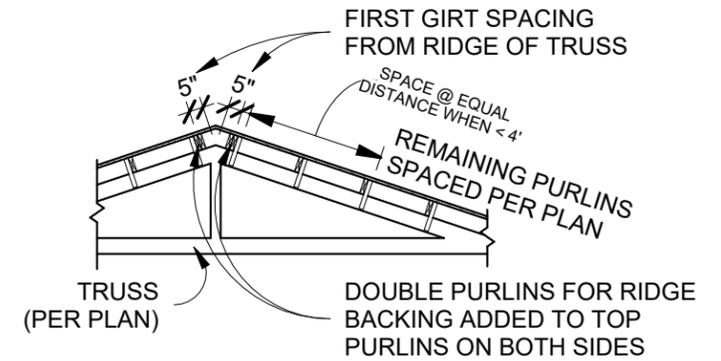
⑤ EAST PANEL
1/8" = 1'-0"



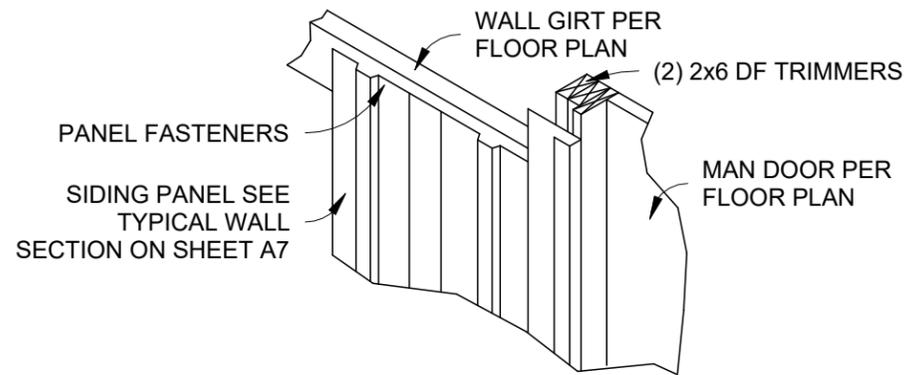
1 BASE GUARD FLASHING
N.T.S.



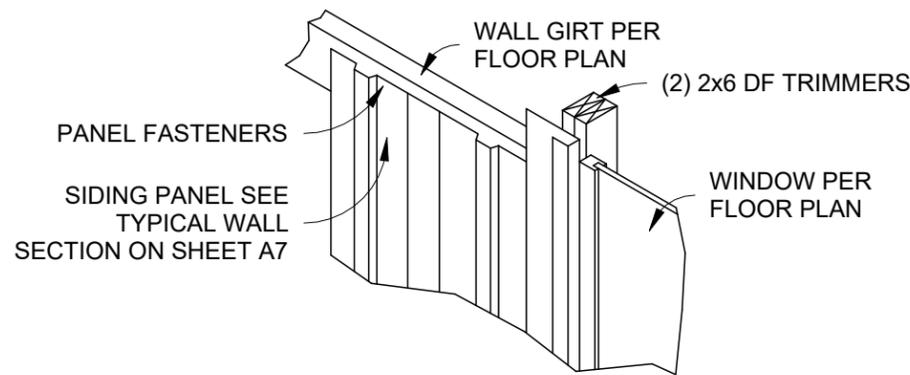
2 WINDOW/DOOR HEADER FLASHING
N.T.S.



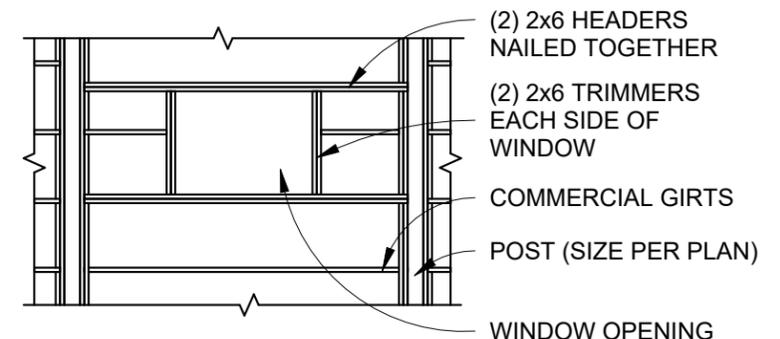
3 T.O. ROOF DETAIL
N.T.S.



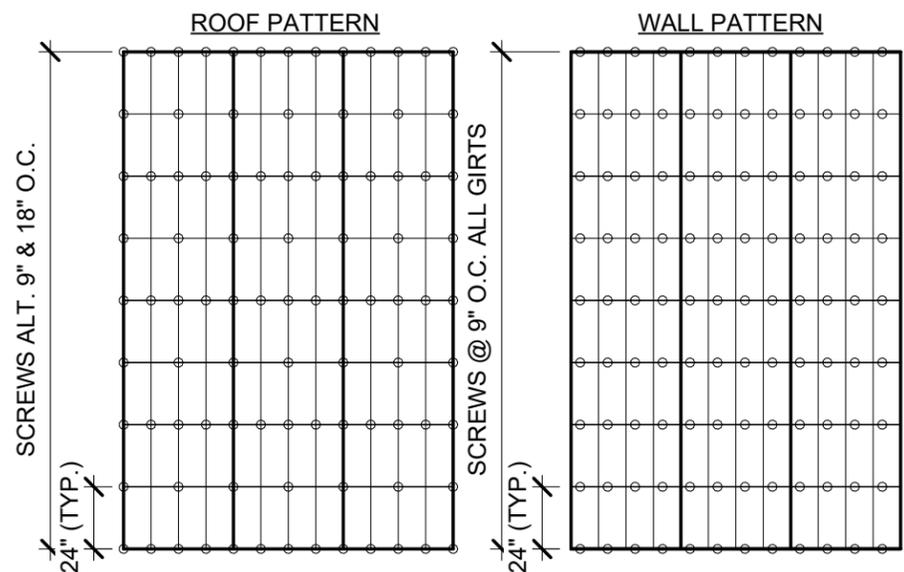
4 MAN DOOR JAMB FLASHING
N.T.S.



5 WINDOW JAMB FLASHING
N.T.S.

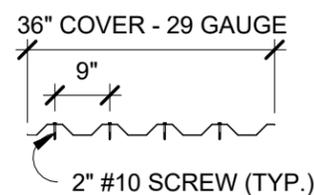


6 WINDOW OPENING (COMMERCIAL GIRTS)
N.T.S.

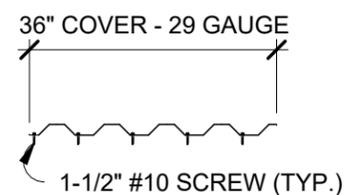


7 ROPER BUILDINGS SCREW PATTERNS
N.T.S.

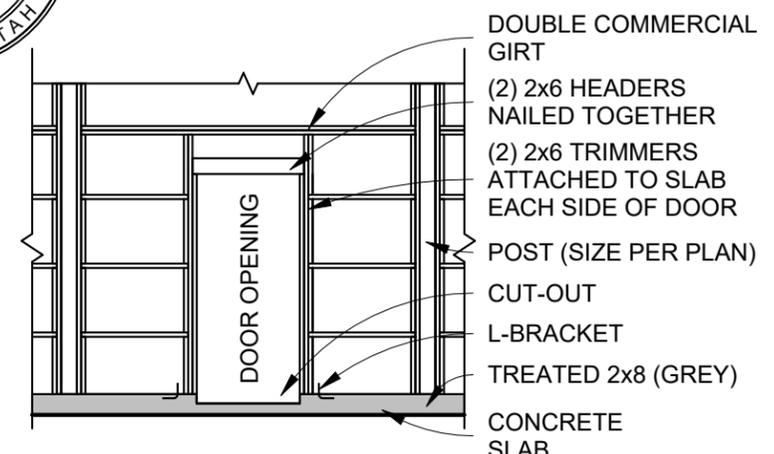
ROOF & WALL PANELS: 29 GA. AG PANELS
FABRAL NAME: GRAND RIB 3 - 3' COVER
TRI-STATE NAME: TUFF RIB - 3' COVER



ROOF PATTERN



WALL PATTERN



8 MD OPENING
N.T.S.

Date: 2/19/2024

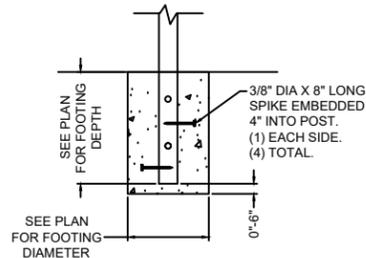
Scale: As indicated

Drawn by: JDJ

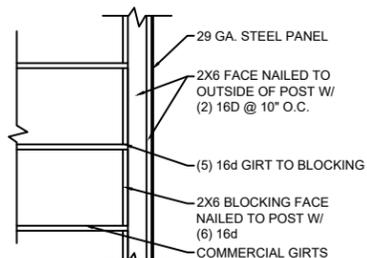
Job: REIBER

Sheet Size: B
17" x 11"

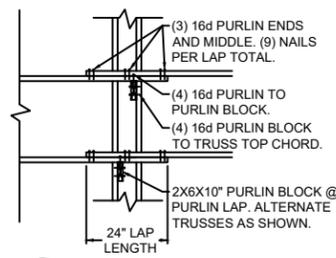
Details 1



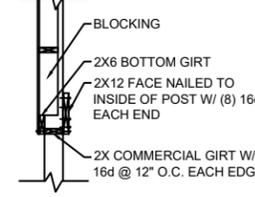
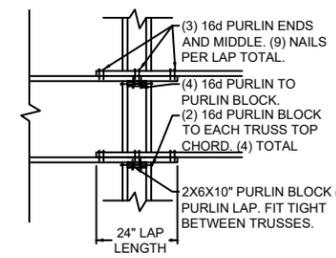
1 24"-30" DIA FOOTING
A8 NTS



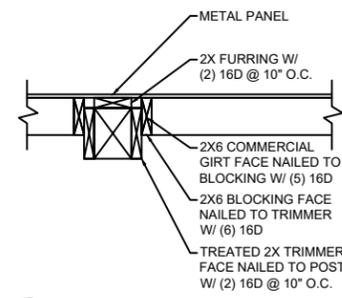
2 CORNER BLOCKING
A8 NTS



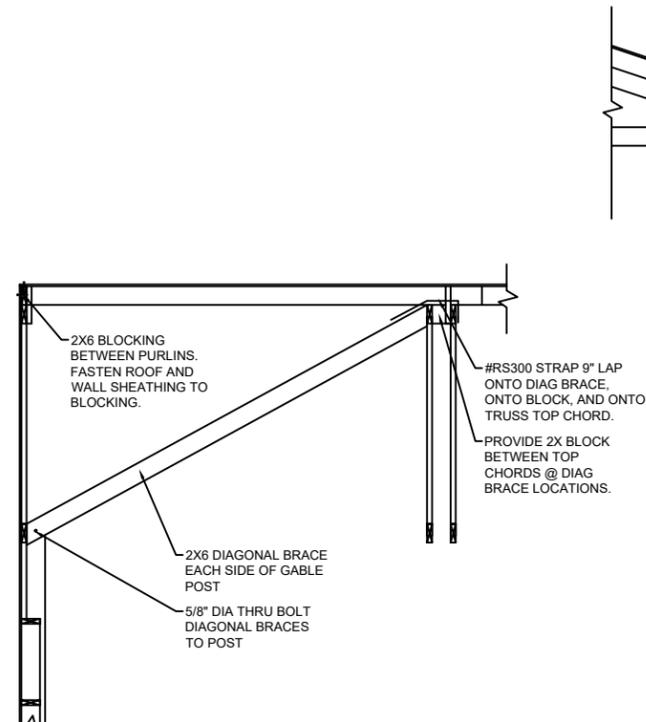
3 PURLIN LAP -OR- PURLIN LAP
A8 NTS



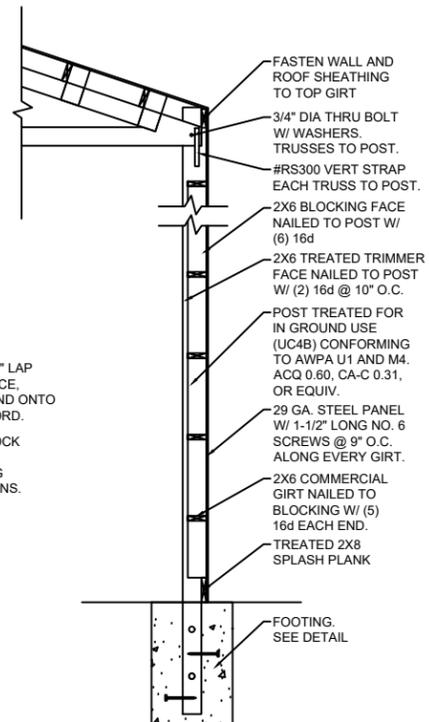
4 NON BEARING GARAGE HDR
A8 NTS



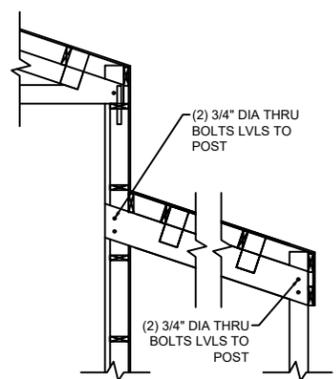
5 SECTION AT POST
A8 NTS



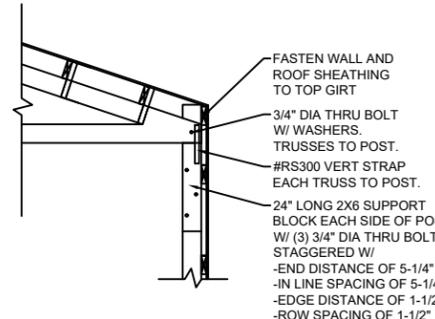
6 DIAGONAL BRACE
A8 NTS



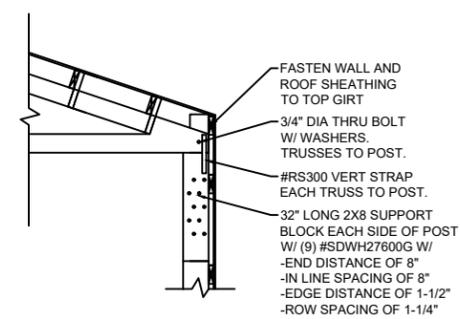
7 WALL SECTION
A8 NTS



8 OFFSET LEAN SECTION
A8 NTS



9 3/4" THRU BOLT TRUSS SUPPORT ALTERNATIVE
A8 NTS



10 SDWH SUPPORT ALTERNATIVE
A8 NTS

ROPER BUILDINGS /
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Scale:

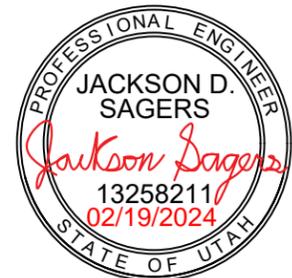
Drawn by: JDJ

Job: REIBER

Sheet Size: B
17" x 11"

Details 2

A8



DESIGN CRITERIA:

RISK CATEGORY
 DESIGN RISK CATEGORY: 1
 SNOW LOAD IMPORTANCE FACTOR (I_s): 0.8
 SEISMIC IMPORTANCE FACTOR (I_e): 1.0

SEISMIC LOADS
 S_i: 0.54
 S_M: 1.11
 S_{MS}: 1.56
 T_L: 8
 R: 6.5 (SHEAR WALLS) OR 1.5 (CANTILEVER SYSTEM)
 SITE CLASS: D (ASSUMED)
 SDC: D

WIND LOADS
 V (3 SEC GUST): 105 MPH
 EXPOSURE CATEGORY: C
 ELEVATION: 4661 FT

SNOW LOADS
 P_c: 43 PSF
 W_s: 0 PSF
 C_e: 1.0
 C_r: 1.2
 C_s: 0.94
 P_s: 30 PSF
 F_s: 30 PSF

DEAD LOADS
 ROOF: 3 PSF (TRUSSES, PURLINS, METAL)
 FLOOR: 10 PSF (JOISTS, OSB)
 WALLS: 3 PSF (POSTS, GIRTS, METAL)
 DECKS: 10 PSF (JOISTS, DECKING)
 CONCRETE: 145 PSF

LIVE LOADS
 ROOF: 20 PSF
 FLOOR: 40 PSF
 DECK: 60 PSF

SOIL LOADS AND VALUES (ASSUMED):
 SOIL BEARING PRESSURE: 1500 PSF
 ACTIVE PRESSURE: 35 PCF
 PASSIVE PRESSURE: 250 PCF
 AT-REST PRESSURE: 60 PCF
 LATERAL BEARING PRESSURE: 400 PSF/FT (IBC 1806.1, 1806.2, & 1806.3.4)

*SEE NOTES FOR SOIL ASSUMPTIONS AS FOUND IN THE CONCRETE FOOTINGS & FOUNDATIONS SECTION, THIS PAGE
 **ENGINEER ASSUMES STABLE SOIL CONDITIONS. IF THERE ARE ANY GLOBAL STABILITY CONCERNS, A GEOTECHNICAL REPORT IS REQUIRED.
 ***VALUES ASSUMED ARE FOR FOOTINGS AND FOUNDATIONS PLACED IN NATIVE SOIL CONDITIONS.

DIAPHRAGM/SHEATHING SCHEDULE

LOCATION	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
ROOF W/ DESIGN SNOW LOAD UP TO 40 PSF	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.
ROOF W/ DESIGN SNOW LOAD UP TO 120 PSF	19/32"	40/20	8d @ 6" O.C.	8d @ 12" O.C.
FLOOR	3/4" TONGUE AND GROOVE	48/24	10d @ 6" O.C.	10d @ 12" O.C.

NOTES TO TABLE ABOVE:
 1. ROOF AND FLOOR FRAMING MEMBERS SHALL BE PLACED NO FURTHER THAN 24" O.C.
 2. NAILS SHALL BE CARBON STEEL SMOOTH SHANK COMMON OR GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR MECHANICALLY DEPOSITED.
 3. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING.
 4. STRUCTURAL PANELS SHALL BE APA APPROVED, EXPOSURE 1, AND MEET THE REQUIREMENTS OF USDOC PS 2.
 5. FLOOR SHEATHING SHALL BE GLUED TO FRAMING MEMBERS PRIOR TO NAILING W/ AN ADHESIVE CONFORMING TO APA SPECIFICATIONS.
 6. STRENGTH AXIS (LONG DIRECTION) OF PANELS SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS AND PANEL END JOINTS SHALL BE STAGGERED.
 7. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS.
 8. 1-1/2" LONG 16 GAGE STAPLES W/ 7/16" CROWN MAY BE SUBSTITUTED FOR 8d NAILS AT HALF THE SPACING FOR 7/16" PANELS ONLY. CROWNS SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS.
 9. PANELS SHALL NOT BE LESS THAN 4'x8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

CONCRETE FOOTINGS, FOUNDATIONS, AND SLABS

NOTES:

- CONCRETE SHALL MEET REQUIREMENTS OUTLINED IN THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318-19)
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" IN WITHIN THE FIRST 10 FT DISTANCE FROM THE BUILDING.
- IMPERVIOUS SURFACES (I.E. CONCRETE, ASPHALT) SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING
- CONTRACTOR SHALL DAMP PROOF ALL CONCRETE WALLS THAT RETAIN EARTH OR HAVE ENCLOSED USABLE SPACES BY PLACING A BITUMINOUS COATING ON BELOW GRADE EXTERIOR SECTIONS OF FOUNDATION WALL OR WITH ANOTHER APPROVED DAMP PROOFING METHOD AS OUTLINED IN R406 OF THE IRC.
- FOUNDATION DRAINAGE SYSTEM IS NOT REQUIRED IF BACKFILLED WITH WELL-DRAINING BACKFILL OR SAND-GRAVEL MIXTURE SOILS OF GROUP 1 SOILS OF THE UNIFIED SOILS CLASSIFICATION SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC.
- ALL CONCRETE WALLS THAT RETAIN EARTH AND ANY FOUNDATION WALLS THAT ENCLOSE USABLE AREAS WITH GROUP II-GROUP IV SOILS OF THE UNIFIED SOILS CLASSIFICATIONS SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC SHALL HAVE A FOUNDATION DRAIN INSTALLED CONSISTING OF A PERFORATED DRAIN PIPE NOT LESS THAN 1" BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 6" ABOVE THE TOP OF FOOTING WITH A GRAVEL DRAIN WRAPPED IN AN APPROVED FILTER FABRIC.
- ANY FOUNDATION WALLS THAT ENCLOSE USABLE SPACE WITH A HIGH WATER TABLE OR OTHER SEVERE GROUND WATER CONDITIONS SHALL BE WATERPROOFED AS REQUIRED IN SECTION R406.2 OF THE IRC.
- WPE ASSUMES STABLE SOIL CONDITIONS. CONTACT ENGINEER IF SOIL CONDITIONS DIFFER FROM THOSE ASSUMED. SEE DESIGN CRITERIA FOR ASSUMED VALUES. THESE VALUES SHALL BE REPLACED BY DATA INCLUDED IN A SITE SPECIFIC GEOTECHNICAL REPORT IF AVAILABLE.
- CRUSHED ROCK OR GRAVEL FILL WITH RELATIVELY LOW AMOUNTS OF FINES MAY BE USED TO BRING BOTTOM OF FOOTINGS OR SLABS UP TO GRADE WITH A MAXIMUM GRAVEL FILL DEPTH OF 2'. GRAVEL OR CRUSHED ROCK FILLS SHALL BE COMPACTED USING A VIBRATORY PLATE COMPACTOR.
- ANY FILL SOILS OR GRAVEL FILL DEEPER THAN 2' THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER. FILL SOILS SHALL BE INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
- WHERE QUANTIFIABLE DATA OR OBSERVATIONS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS OR GEOTECHNICAL HAZARDS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SITE SPECIFIC GEOTECHNICAL STUDY TO DETERMINE SOIL CHARACTERISTICS OF THE SITE.
- FROST DEPTH OF FOOTINGS AND MINIMUM FREEBOARD OF FOUNDATION WALLS SHALL BE MET AS SPECIFIED BY JURISDICTION. NO FOOTINGS IN UNCONDITIONED SPACE SHALL BE CONSTRUCTED SHALLOWER THAN THE MINIMUM FROST DEPTH.
- CONCRETE SHALL BE MECHANICALLY VIBRATED WHEN PLACED TO AVOID HONEYCOMBING ALONG FORMS AND TO HELP CONCRETE FREELY FLOW AROUND REINFORCEMENT.
- CONCRETE SHALL NOT BE DROPPED MORE THAN 5' MAXIMUM DURING PLACEMENT.
- CONCRETE FOR FOUNDATION WALLS SHALL CURE A MINIMUM OF 7 DAYS AND HAVE INTERIOR SLAB INSTALLED PRIOR TO ANY BACKFILL. FOUNDATION WALLS 6" IN HEIGHT AND ABOVE DESIGNED FOR TOP SUPPORT. CONTRACTOR SHALL INSTALL FLOOR OR ROOF DIAPHRAGM PRIOR TO BACKFILL AND SHALL NOT COMPACT ANY BACKFILL PLACED AROUND THESE WALLS.
- ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.
- CONTRACTOR SHALL ROUGHEN COLD JOINT BETWEEN FOOTING AND WALL TO 1/2" AMPLITUDE.
- ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS IN SLAB AT 15' O.C. MAXIMUM SPACING.
- ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 4" PLATE COMPACTED GRAVEL OR OTHER APPROVED FREE DRAINING MATERIAL.
- REINFORCING STEEL IN CONCRETE SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SECTION ENTITLED "REINFORCING STEEL".
- ALL REINFORCEMENT IN CONCRETE SHALL BE PROPERTY TIED AND SECURED PRIOR TO POURING CONCRETE IN SUCH A WAY THAT REINFORCEMENT REMAINS IN DESIGNED LOCATION. VERTICAL REINFORCING STEEL FOR MASONRY CONSTRUCTION MAY BE FLOATED INTO PLACE.
- ANY COMPONENTS THAT ARE CAST IN PLACE SHALL BE SECURELY PLACED IN THE FORMS (I.E. STRAPS, BOLTS, SLEEVES, ETC.)
- REINFORCEMENT IN FOUNDATION WALLS SHALL BE CENTERED IN WALL U.N.O. REINFORCEMENT FOR CONCRETE WALLS RETAINING EARTH SHALL BE PLACED WHERE DESIGNED ON PLANS.
- ENGINEER ASSUMES 2,500 PSI COMPRESSIVE STRENGTH IN STRUCTURAL CONCRETE, THEREFORE CONCRETE FOR FOOTINGS, FOUNDATION WALLS, AND SLABS ON GRADE CAN BE EXEMPT FROM SPECIAL INSPECTIONS ACCORDING TO EXEMPTIONS LISTED IN SECTION 1705.3 IN THE IBC UNLESS NOTED OTHERWISE.

CONCRETE SPECIFICATIONS

STRUCTURAL ELEMENT	MIN. COMPRESSIVE STRENGTH (F _c)	AIR CONTENT	W/C RATIO
FOUNDATION WALLS AND FOOTINGS, NOT EXPOSED TO WEATHER	3000 PSI	5%-7% ⁽¹⁾	.55
SLABS (EXCLUDING GARAGE SLABS)	3000 PSI	5%-7% ⁽¹⁾	.55
WALLS, EXPOSED TO WEATHER	3000 PSI	5%-7%	.45
SLABS EXPOSED TO WEATHER (INCLUDING GARAGE AND SUSP SLABS)	3500 PSI	5%-7%	.45

NOTES TO TABLE ABOVE:

- AIR ENTRAINMENT ONLY REQUIRED IN CONCRETE NOT EXPOSED TO WEATHER IF EXPOSED TO FREEZE/THAW DURING CONSTRUCTION.
- f_c IS CONCRETE COMPRESSIVE STRENGTH AT 28-DAYS
- PORTLAND CEMENT TYPE I/II
- W/C RATIO BASED ON ALL CEMENTITIOUS AND SUPPLEMENTARY CEMENTITIOUS MATERIAL IN CONCRETE MIXTURE.
- CONCRETE SHALL NOT INCLUDE CALCIUM CHLORIDE ADMIXTURE
- NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4" AND SHALL CONFORM TO ASTM C33
- CONCRETE MIXTURE MAY HAVE A MAXIMUM OF 25% BY MASS OF FLY ASH OR OTHER NATURAL POZZOLANS CONFORMING TO ASTM C618
- SEE SECTION R404.1.3.3.4 (IRC 2021) FOR SLUMP REQUIREMENTS. SLUMP OF CONCRETE SHALL BE ADEQUATE TO PROVIDE WORKABILITY AROUND REINFORCEMENT.

REINFORCING STEEL:

NOTES:

- PLACEMENT OF REINFORCING STEEL SHALL MEET REQUIREMENTS OF CHAPTER 25 OF ACI 318-19.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 (F_y = 60 KSI).
- REINFORCING STEEL SHALL NOT BE WELDED UNLESS SPECIFIED ON THE PLANS. REINFORCING STEEL THAT IS WELDED SHALL BE ASTM A806 GRADE 60.
- REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185.
- ALL REINFORCING STEEL DIMENSIONS SHALL BE TO CENTER OF BAR UNLESS DIMENSION IS SPECIFIED AS "CLEAR" OR "CLR" IN WHICH CASE THE DIMENSION IS TO EDGE OF REBAR.
- EDGE DISTANCE, HOOK AND BEND RADII, AND REBAR LAP LENGTHS SHALL MEET THE FOLLOWING REQUIREMENTS ON THIS SHEET AND THE REQUIREMENTS IN THE ACI 318.
- REINFORCING IN FOUNDATION WALLS AND AROUND OPENINGS SHALL MEET REQUIREMENTS OF THE FOUNDATION SCHEDULE SHOWN ON S1.0 AND THE UTAH AMENDMENT TO THE CODE 15A-3-108.
- ON CENTER (O.C.) SPACING SHOWN ON PLANS SHALL BE MAXIMUM SPACING ALLOWABLE.
- BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS (d_b) TO MEET DEVELOPMENT LENGTH. DEVELOPMENT LENGTH ASSUMES UNEXPOXIED REBAR AND NORMAL WEIGHT CONCRETE. CONTACT ENGINEER FOR OTHER CONDITIONS IF NEEDED.

FRAMING

NOTES:

- ALL LUMBER SHALL MEET PLANS SPECIFICATIONS AND BE GRADED AND STAMPED BY AN APPROVED AGENCY (I.E. APA, WPPA, ETC.)
- BEAMS ON PLAN ARE SIZED AS A MINIMUM. LARGER SIZES AND HIGHER GRADES MAY REPLACE MEMBERS ON PLAN.
- BEAMS CONSISTING OF (4) OR MORE PLYS SHALL BE FASTENED W/ (2) ROWS OF 1/2" DIA THRU BOLTS @ 12" O.C. 2" FROM TOP AND 2" FROM BOTTOM OF BEAM.
- HOLES FOR BOLTS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
- LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS
 A) THE CLEARANCE HOLE FOR THE THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
 B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40%-70% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENTILE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS.
- POSTS AND WALLS SHALL BE CENTERED ON CONTINUOUS AND SPOT FOOTINGS U.N.O.
- ENGINEERED WOOD RIM BOARDS SHALL CONFORM TO ANS/APA PRR 410 OR SHALL BE EVALUATED IN ACCORDANCE W/ ASTM D7672.
- WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION WORK SHALL FOLLOW THE STANDARDS FOUND IN THE INTERNATIONAL BUILDING CODE (IBC 2021) AND THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS 2018).
- THE ENGINEERED DRAWINGS PROVIDED HEREIN WERE COMPLETED USING THE PROFESSIONAL STANDARD OF CARE REQUIRED BY THE GOVERNING MUNICIPALITY AND/OR STATE. THESE DRAWINGS, HOWEVER, DO NOT AND CAN NOT PROVIDE EVERY EXPLICIT ELEMENT OR CONDITION OF THE STRUCTURE. AS SUCH, CONTRACTOR SHALL PROVIDE INDUSTRY STANDARD GOOD CARE AND PRACTICE FOR MISCELLANEOUS ELEMENTS NOT SHOWN ON PLANS AND SHALL CONTACT ENGINEER FOR FURTHER INFORMATION IF REQUIRED.
- STRUCTURAL ENGINEERING PROVIDED HEREIN ASSUMES FINAL CONSTRUCTED CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY OF UNFINISHED STRUCTURE DURING ALL STAGES OF CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS SHOWN IN DESIGN CRITERIA. CONTRACTOR SHALL PROVIDE BRACING OR SHORING AS NECESSARY TO SUPPORT UNFINISHED STRUCTURE.
- WHITE PINE ENGINEERING (WPE) ASSUMES NO LIABILITY FOR THE MEANS AND METHODS OF CONSTRUCTION PRACTICES. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR JOBSITE SAFETY PER OSHA REGULATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING APPROVAL AND ANY NECESSARY PERMITS FROM THE GOVERNING MUNICIPALITY PRIOR TO BEGINNING OF CONSTRUCTION.
- ANY OBSERVATIONS PROVIDED BY WPE DURING CONSTRUCTION SHALL BE CONSIDERED OBSERVATIONS LIMITED TO THE SCOPE REQUESTED, AND NOT FULL INSPECTIONS OR APPROVAL. THE GOVERNING MUNICIPALITY SHALL BE SOLELY RESPONSIBLE FOR INSPECTIONS AND APPROVAL OF FINAL CONSTRUCTION.
- CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS ASSUMED ON THESE PLANS (I.E. DIMENSIONS, MATERIALS, ASSUMED LOADS, ETC).
- SHOP DRAWINGS FOR ANY PRE-MANUFACTURED STRUCTURAL ELEMENTS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO REVIEW IF DIMENSIONS OR OTHER ASPECTS OF SHOP DRAWINGS DIFFER FROM THOSE ON THESE PLANS.

REBAR CONCRETE COVERAGE DISTANCES

EXPOSURE CONDITION	BAR SIZE OR MEMBER	REBAR CLR DISTANCE (MIN.)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	ANY	3"
EXPOSED TO WEATHER	#5 AND SMALLER	1-1/2"
	#6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	#14 AND # 18; SLABS, JOISTS, AND WALLS	1-1/2"
	#11 AND SMALLER; SLABS, JOISTS, AND WALLS	3/4"
	ALL SIZE BARS; BEAMS, COLUMNS, AND TENSION TIES	1-1/2"

NOTES TO TABLE ABOVE:

- SEE TABLE 20.5.1.3.1 ACI 318-19
- ALL SLAB ON GRADE REINFORCEMENT SHALL BE CENTERED IN SLAB UNLESS NOTED OTHERWISE

TRUSSES

NOTES:

- PRE-MANUFACTURED TRUSSES SHALL FOLLOW LAYOUT SHOWN ON PLANS. ANY CHANGES IN TRUSS LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR AND MANUFACTURER SHALL VERIFY CEILING HEIGHTS, TRAYS, VAULTS, AND STEPS PRIOR TO CONSTRUCTION.
- MULTI PLY TRUSSES OR JOISTS SHALL BE FASTENED PER MANUFACTURER'S SPECIFICATIONS.
- TRUSSES AND JOISTS SHALL BE BRACED PER MANUFACTURER.
- NO ALTERATIONS OF TRUSSES OR JOISTS ARE ALLOWED WITHOUT APPROVAL FROM MANUFACTURER.

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	EDGE STAPLING	EDGE MEMBER	FIELD NAILING	FIELD STAPLING	FIELD MEMBER	PLF
SW-6"	7/16" OSB, 1 SIDE	8d @ 6" O.C.	1-1/2" LONG 16 GAUGE @ 3" O.C.	(1) 2X	8d @ 12" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	240
SW-4"	7/16" OSB, 1 SIDE	8d @ 4" O.C.	1-1/2" LONG 16 GAUGE @ 2" O.C.	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 12" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	350
SW-3"	7/16" OSB, 1 SIDE	8d @ 3" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 12" O.C.	N/A	(1) 2X	450
SW-2"	7/16" OSB, 1 SIDE	8d @ 2" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 3" O.C.	8d @ 12" O.C.	N/A	(1) 2X	585
(2)SW-4"	7/16" OSB, BOTH SIDES	8d @ 4" O.C.	1-1/2" LONG 16 GAUGE @ 2" O.C.	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 12" O.C.	1-1/2" LONG 16 GAUGE @ 6" O.C.	(1) 2X	700
(2)SW-3"	7/16" OSB, BOTH SIDES	8d @ 3" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 4" O.C.	8d @ 12" O.C.	N/A	(1) 2X	900
(2)SW-2"	7/16" OSB, BOTH SIDES	8d @ 2" O.C.	N/A	(1) 3X OR (2) 2X W/ 16d @ 3" O.C.	8d @ 12" O.C.	N/A	(1) 2X	1170

NOTES TO TABLE ABOVE:

- GIRTS SHALL BE DF-L @ 24" O.C.
- NAILS SHALL BE CARBON STEEL SMOOTH SHANK 8d COMMON OR 8d GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR MECHANICALLY DEPOSITED.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16" AND SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS.
- NAILS/STAPLES SHALL BE DRIVEN WITH THE HEAD/CROWN OF THE NAIL/STAPLE FLUSH WITH THE SURFACE OF THE SHEATHING.
- DOUBLE SIDED SHEAR WALLS SHALL HAVE PANEL JOINTS OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. NAILS AT PANEL EDGES SHALL BE STAGGERED.
- BLOCK ALL PANEL EDGES. FLAT BLOCKING/GIRTS IS ACCEPTABLE ON SINGLE SIDED SHEAR WALLS.
- ALL WALLS SHALL FOLLOW SW-6" U.N.O.
- STRUCTURAL PANELS SHALL BE APA APPROVED, EXPOSURE 1, AND MEET THE REQUIREMENTS OF USDOC PS 2.
- NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.
- PANELS SHALL NOT BE LESS THAN 4'x8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

ROPER BUILDINGS / DMLP RESOURCES

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STEVE REIBER BLDG.

265 E. 400 N.
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 17" x 11"

Engineering Notes

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