



AMERICAN FORK CITY AMENDED PLANNING COMMISSION AGENDA

**Regular Session
May 08, 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
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 May 08, 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 April 17, 2024, Planning Commission minutes
- b. Resolution approving the Development Services Director to amend and update the Supplementary Design Standards document as needed.

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

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as CC-2 Central Commercial Zone of the American Fork City Municipal Code. Amending Section 17.4.403 (D), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.
- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as PO-1 Professional Office Zone of the American Fork City Municipal Code. Amending Section 17.4.406 (E), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.
- c. Public hearing, review, and recommendation on a proposed General Plan Amendment, known as Yablonovsky General Plan Amendment, located at 540 N 100 W, American Fork City, UT 84003. On approximately .83 acres, the property proposes to be included into the Inner-Block Cottage Overlay.
- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Area of Accessory Buildings, of the American Fork City Municipal Code. Amending Section 17.5.105, the Code Text Amendment plans to repeal various subsections of 17.4.100, 17.4.200, and 17.4.300.

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

Dated this 23rd day of April 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

April 17th, 2024

The American Fork City Planning Commission met in a regular session on April 17th, 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, Jenny Peay

Commissioners Absent:

Staff Present:

Travis Van Ekelburg	Planner
Cody Opperman	Planner
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Ken Burg, Jana White, Brian Summers, Steve McCleary, Don Coleman

REGULAR SESSION

Chaiwomen Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the March 20th, 2024 Planning Commission Regular Session.**

Chris Christiansen motioned to approve the Common Consent agenda.

Harold Dudley seconded the motion.

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Voting was as follows:

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

The motion passed

PUBLIC HEARINGS

- a. Review, and recommendation on a proposed Code Text Amendment, known as Minimum Level of Improvements Required Prior To Issuance of Building Permits, of the American Fork City Municipal Code. Amending Section 17.5.126 (D), the Code Text Amendment plans to give the city engineer discretion into providing information regarding curb grading for residential lots.**

Ben Hunter reviewed the background information for Action Item letter a: The Staff has initiated a Code Text Amendment to amend Section 17.5.126 (D). The Code Text Amendment plans to give the city engineer discretion into providing information regarding curb grading for residential lots.

Ben Hunter: So, a lot of times the instances where this comes into play is where someone may be constructing a home that doesn't have minimum level of improvements like curb gutter sidewalk. So, a lot of times they may come to the city looking for that information, which we a lot of times may not have design related information. And so, a lot of times that will be a requirement on the applicant to provide, and we would review. But sometimes we have road projects and things

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coming through, or we want to make sure that it will tie into the future curb and gutter as it continues down the road. So, this just modifies it so that they provide and work with their engineer, that's doing the design work, and provide that information to us for our review.

Chairwomen Anderson: Thank you. Questions for Engineering?

Bruce Frandsen: Yeah, my question Ben, is this only going to be applicable if they are building a house? My question is, what do we do if on the south end of town, somebody's got 150 acres and they want to put an agricultural building on it, is this amendment or this portion of the code required that entire parcel to have, as I read it, water, sewer, curb and gutter, widen the road, etc, etc, for an agricultural type building?

Ben Hunter: So, this particular section of code doesn't necessarily trigger that. There will be other sections that may or may not trigger that. All that this proposed code amendment does is changes who provides it. Because of how it's written right now, the city engineer shall provide that. Which a lot of times, we don't have that grading information. So, in the other sections of code when it is applicable, which it may or may not, there are several criteria that have to be met when it would be required. I don't recall with like the agricultural building. One of the criteria in a different section is the value of the of an agricultural building versus the value of doing all the minimum level of improvements. And if that threshold isn't met, then you wouldn't have to do it based on that other section of code. So, it doesn't change when it's applicable. All this changes is who's providing the information.

Bruce Frandsen: Okay, that helps, thank you.

Rodney Martin: So, this is just to help move the process along because if you aren't able to get to it, they can have their engineer do it and it moves the process along.

Ben Hunter: Or if we don't have the information because a lot of times, we don't have that information, that it moves the process so that they can provide it to us, and we can review it and keep them moving forward.

Rodney Martin: Perfect.

Chairwomen Anderson: If we don't have any other comments, we can move forward with the motion. Oh, sorry, public hearing, if there's any public comment, you're welcome to step forward.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Code Text Amendment, amending Section 17.5.126 (D), relating to plans to give the city engineer discretion into providing information regarding curb grading for residential lots, and providing an effective date for the ordinance.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

- b. Review, and recommendation on a proposed amendment to the American Fork City General Plan, amending the Moderate-Income Housing Plan, to update the Implementation Strategy.**

Travis Van Ekelenburg reviewed the background information for Action Item letter b: Staff has initiated a General Plan Amendment to the American Fork City General Plan, amending the Moderate-Income Housing Plan to update the Implementation Strategy. The Plan was adopted previously, however, due to some changes in projects, there is a need to update the implementation strategy.

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Travis Van Ekelenburg: We have some state requirements each year, and we have to keep that updated.

Chairwomen Anderson: As I understand it, the specific strategies that we chose as a city are still the same. Just details about the timing of those things has been adjusted?

Travis Van Ekelenburg: Yes, the timing. We need to make sure we are meeting those this year.

Jenny Peay: Kind of like the implementation process. They change that all the time.

Chairwomen Anderson: Based on different factors.

Travis Van Ekelenburg: This will be something that may need to happen from time to time, these minor adjustments, as we go through the housing planning.

David Bird: So, these plans will basically just keep us in compliance with the state?

Travis Van Ekelenburg: Correct. Basically, they like to see that we're following through with what we're telling them we're gonna do.

David Bird: And vice versa.

Jenny Peay: They like to keep you busy.

Chairwomen Anderson: Thank you, any further comments for planning?

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird moved to recommend approval for the proposed General Plan Amendment to the American Fork City General Plan, amending the Moderate-Income Housing Plan to update the Implementation Strategy, and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

Voting was as follows:

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

The motion passed

- c. Review, and recommendation on a proposed Code Text Amendment, known as TOD Parking Requirements, of the American Fork City Municipal Code. Amending Section 17.4.608 (Section 6 Lot Plans)(Table 6F – Parking Requirements), the Code Text Amendment plans to increase the parking requirement for LT-8 and LT-9.**

Cody Opperman reviewed the background information for Action Item letter c: Staff has initiated a Code Text Amendment, known as TOD Parking Requirements, which will amend Section 17.4.608 (Section 6 Lot Plans)(Table 6F – Parking Requirements) of the American Fork City Municipal Code. The proposed amendment looks to increase the parking requirement for LT-8 and LT-9. Right now, the requirement is 1 parking stall per dwelling unit, this would change that to 1.5.

Cody Opperman: We understand that currently, automobiles down in that area are still the primary function to get around town. So, we just want to be able to alleviate some parking situations by increasing it to about 1.5 to match the general mixed-use areas of the TOD. In the future, we will more than likely take a look at this again, because the TOD environment is supposed to be more of a pedestrian environment. So, once more services come into play down the road, we can maybe transition back to one parking stall for each dwelling. But when the services aren't there currently, we understand the need to provide parking spaces for our current residents and future residents.

Chairwomen Anderson: I see this as kind of a temporary fix while we're waiting for full build out and full services to make it so that this area isn't as dependent on cars. But for the present, there isn't a whole lot of alternatives yet. Comments or questions?

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Bruce Frandsen: Yeah, I'm just looking at the chart here, and I see lot types one through five, where we have, I think, one and a half or two. Then we dropped down to a couple of lot types with one, and we bounced back up to one and a half. I go down there, and I look where we're even in a lot type seven, and there's no parking in lot type seven. We're still building 42 units to an acre as a minimum. And I'm glad to see we're going one and a half. But I'm not even sure if that's going to be enough. We continue to approve, geez, you know, 75 units per acre and you're right, there's no parking down there. You know, I drove it the other day with a couple of city council members, it surprised them what we had down there. I don't know, we need to keep our eye on it. It may need to be bumped up again in the future. Because it is dangerous down there. I mean, the fire chief says he can't even get his smallest apparatus into a significant number of those homes down there. Yeah, I appreciate this, I think we need to keep our eye on it.

Chairwomen Anderson: It seems like a lot of the growing pains is lack of city transit, right? And how do we trigger that coming into the city?

Cody Opperman: Yeah, like you said, there is a little lack of city transit. Hopefully in the future maybe UTA provides some doubling of the front runner tracks or front runner train so that people are more able to utilize the front runner tracks and in a faster fashion rather than maybe waiting an hour, hour and a half to get to their location. Another item can be UTA services for bus rapid transit stations, really providing that multimodal transportation rather than just automobiles as the primary option. Currently we've had really no developments for any commercial activity for the residents to be served in that area either. So that comes into play when you have these high-density residential developments. And they're still having to actively drive across town to get to what they want to buy, or anything of that sort. So, there's a lot of things that can come into play for a pedestrian oriented environment. That could also be more bike infrastructure. Once that's more complete, a lot more people could be able to utilize it better. But other items could be maybe providing parking structures down there that may be city owned or other organizations owned as well. So, I think it's pretty important to not only increase the parking requirements from our city ordinance, but also be able to look at other options that could alleviate the problem, rather than just increasing parking demand for each dwelling unit or business.

Chairwomen Anderson: Right, because right now, the problem will just get worse unless we address those two things. Bringing more commercial to the area so that it does become more self-sustained. And then also bringing more specifically bus rapid transit, so that they can use that rather than needing their cars if they want to live in a mixed-use environment.

Cody Opperman: Yeah, we understand that maybe a transitional approach is a lot better of an option. So, again, with the increasing of the parking demand to 1.5, this kind of transitions from the two parking stalls for a detached dwelling unit or a detached single-family home. It transitions more, rather than a hard fast stop for parking requirements down to one dwelling unit.

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Chairwomen Anderson: Thank you, any other thoughts, or questions?

Jenny Peay: Cody, I don't know if you're aware or if this is the case, but are contractors contributing to the over parking down there or is it strictly residential? Do you know?

Cody Opperman: That could be one of the reasons. I mean, there is a lot of construction going on in that area for sure. Especially with 200 South coming into play now. There's a lot of traffic going to be involved with 200 South itself. A lot of homes are being developed down there at the same time. I still think it is property owners having maybe two vehicles minimum, and maybe another extra play vehicle as well. Once a total build out scenario is completed, it will take time. If I could make it happen in a year, that'd be great. But it just takes time to make people understand that 'Oh, I can actually maybe work here, and then my partner or family member will only need one. We don't need two vehicles.' So, it does take time.

Bruce Frandsen: Generally, what I have noticed is the majority of the crowding and congestion is in the evenings. If you drive down there during the day, everybody has gotten in their cars and taken off, but in the evenings when everybody's home, you know, from six or seven on and also on the weekends, that's when it's really congested down there.

Jenny Peay: No, I like the direction so thank you.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: It's open for any further comment or a motion.

Rodney Martin moved to recommend approval for the proposed Code Text Amendment, amending Section 17.4.608 (Section 6 Lot Plans)(Table 6F – Parking Requirements), titled TOD Parking Requirements, relating to increasing the parking requirement for LT-8 and LT-9, and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

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

The motion passed

- d. Review, and recommendation on a proposed Code Text Amendment, known as the Issel Code Text Amendment, of the American Fork City Municipal Code. Amending Section 17.7.603, the Code Text Amendment plans to reduce the minimum area of a project from four (4) acres to two (2) acres.**

Travis Van Ekelenburg reviewed the background information for Action Item letter c: The applicant has applied for a Code Text Amendment to amend Section 17.7.603 of the American Fork City Municipal Code. The proposed amendment looks to reduce the minimum area of a project from four (4) acres to two (2) acres.

The applicant submitted a statement with their application, which is attached. Staff deems the statement to be inaccurate and misleading, as staff have recently engaged with the Hospital to discuss their expansion plans, and the current development agreement for the area, and as such, recommends denying the application.

Staff Analysis

Changing the PO-1 zoning Code will hamper large scale master plan development as reducing the size will make it difficult for the shape and size of many of the lots in the PO-1 zone to meet code ingress/egress requirements. In addition, reducing the size requirement for combined office and housing projects will cause a potential fragmenting of the zone, which is outlined as being for mainly office use, which can allow for a housing element, but with the reduction, could cause housing to be dispersed in a way that does not meet the intent of what a large-scale masterplan should be, which takes into consideration larger areas of land.

The code as written currently allows for development under code section 17.7.603(C)(1), and the reduction as proposed is not needed for development to occur on any existing site within the

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zone. Staff views the proposed change as not being of benefit to the entire PO-1 zone, but to the applicant's property.

Jenny: Can you go back to your map again?

Travis Van Ekelenburg: Yes. So, the subject property up here, the hospital is right here. You can see that you've got the R1-9000 designation as you move further East. You've got R1-12000, larger lot sizes coming in, up to RA-1.

Chairwomen Anderson: And then East and West of the project in question?

Travis Van Ekelenburg: Not American Fork jurisdiction.

Chairwomen Anderson: Yeah, not annexed into the city yet.

Travis Van Ekelenburg: Let me know when you're good Jenny.

Jenny Peay: Okay, go ahead.

Travis Van Ekelenburg: So, the applicant is applying for a code text amendment to amend 17.7.603 to change the minimum area for the project from four acres to two acres. I'm going to submit a statement with their application that conveyed their reasoning for the code change. After reviewing it, staff deems that the statement to be inaccurate and misleading, as staff has recently engaged with the hospital. The hospital does have a current development agreement in place, and they have plans to expand as well. That contradicts the statements submitted by the applicant. And that along with the staff analysis in the staff report, our reasons why we're recommending denying the application as these changes for this particular zoning designation is meant to have large scale developments in place. So, if you take a look at the intent of the 17.7.603 It clearly states that it is for large office complexes and combined office housing projects. The housing projects are a secondary thing in the in the section of code, the main things for the office uses that allows the housing to be developed in the code. So, as you can see through the permitted uses, that development is still possible with these properties. There are many properties that have this zoning designation that are non-conforming as well as they were probably built before zoning was enacted in the area, or the or the city was incorporated. So, take a look at the applicants' comments. I'm not sure where they got the information on the PO-1 zone, when it was officially written. Maybe they can touch on that as they come to the podium. The hospital has not abandoned development, they have lots of plans to move forward with that as well. This particular section of code was not meant for smaller developments, it is meant for large development. And so, the four acres needed when you take into consideration landscaping, parking, all the other requirements of code for developing office-type uses. If you combine the development of parking, landscaping, the code requirements, all of those come into play to have enough space to develop those particular types of developments. So, with that, do you have any questions?

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Jenny Peay: It seems to me that a development agreement would supersede a lot of this if the hospital already has one in place. Is that correct?

Travis Van Ekelburg: They do have a current development agreement, yes. Patrick, our development services director, met with them I want to say 3 weeks ago, or six weeks ago. He talked to them in regard to their plans for expansion of the hospital.

Jenny Peay: Did it include the property just North of the hospital there?

Travis Van Ekelburg: I wasn't privy to the discussion that was just what was conveyed to me.

Jenny Peay: I was just curious.

Travis Van Ekelburg: Yeah, we don't have an official submittal, but they do have a development agreement which is what they would use for the development and expansion of the hospital.

Chairwomen Anderson: If the applicant is here, we'd like to invite them to come forward and state their name and tell us about your project for this code text amendment.

Brian Summers: Okay, yeah, I am Brian Summers. Thanks for your time. So, on that verbiage about the hospital, it's not that they abandoned all development plans, but I think that it's pretty widely known that at one-point, Intermountain Health Care wanted to make that hospital way bigger, until they did the Lehi hospital they are currently building. I have an uncle that's like an executive at IHC. And so, I get my insider information there. But that's kind of not really the point. The point is that the way the code is currently written for the PO-1 zone is it just doesn't work for anybody but the hospital. It only speaks to one property owner in that zone. There's not a single other property in the city that's zoned PO-1 that is larger than four acres. I think actually maybe even three acres, at least around the hospital anyway. I know there's a couple of other spots. So, it really only speaks to one property owner, which really isn't fair to the property owners of those smaller parcels. They want to do something that's within the zoning code. They want to do a mixed-use, if possible, but they only have two and a half acres. They've been ready to go for about 10 years. Some of the other neighbors are probably not going to be ready to go for another 10-20 years. They want to be able to plan something that makes sense for the neighbors, not just the hospital, but also for the people who are to the north. The people to the east and even to the west, where we have some zoning that's residential, some of it is like even a third acre, half acre, you know, some of it's RA-1, and they just want to develop something that makes sense. The road 300 North, where this particular parcel sits, it's not on North County Boulevard. It's on 300 North, which just feeds into residential areas in Pleasant Grove. So, it really doesn't make a ton of sense to do a full-fledged office building there. But something that's like mixed use that can be a buffer over those residential areas from the big commercial PO-1 would be great and we're just kind of looking for some way to maybe work with city staff so that

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we can have a way to better develop this parcel because it is kind of a black eye with the community right now. Yeah, I think that's kind of all of our points.

Chairwomen Anderson: Thank you. Do we have any questions? Oh, well... If you'd like to step forward.

Steve McClary: Yeah, Sorry. I'm just taking care of Dad duty at the same time, so I appreciate you being this patient. Steve McCleary. To his point, when they put together PO-1, your staff is 100% correct that this was set up for the big business side of things, the expansion of the hospital, and etc. The problem is it takes away the ability to achieve it, without having to enroll and collaborate with your neighbors. So, you kind of lose your self drive per se, right? You can't really do anything to achieve what you guys are asking for the highest and best community voted. So and So for that purpose. We just want a chance to have a scenario even if it's similar from a text amendment side that just talks to like discretion. Like you give a brief discretion to allow for something less than four acres. It doesn't have to be an across-the-board global push to change your code as much as it gives us an opportunity to work with your group and team if we only have two acres because as it's sitting, the only person that meets that mold is the hospital so it kind of just steers us to have to work with the hospital. And that's kind of like limiting our ability to go to market fair. And so that's one of our concerns from that side of it and still in our rights to actually achieve the zoning that you asked. So, we've proposed some blending aspects prior to this. That didn't work and that's why we're here. And the reason they didn't work is because they said we couldn't plan that because we only have 2 acres. So with that being the case, we wanted to try to propose something that would pull us into a blend that would maintain the spirit of being a kind neighbor to Pleasant Grove and the surrounding residential people by doing a buffer with something like a professional office mixed use to match up and buffer with that or something. We're open to all sorts of stuff. We were working with most of the property owners and trying to put something together but it's so hard to get everybody on the same timeframe, and same page because everybody has different timeframes and different ideas. That's kind of where we're at, we're stuck, we're pinched, and we just want the discretionary opportunity to work with staff around a text that would make more sense than just a straight across four acres in this scenario.

Chairwomen Anderson: Thank you for your comments.

Public Hearing Opened

Jana White Issel: I am Jana White Issell. I grew up there, it's my parents' property, I'm the one that's over it, so I can speak to the history of the hospital. The neighbor next door is the one who sold that property initially, it was supposed to be one level, it was never supposed to go up. All of the adjustments in the past have been made for the hospital. The hospital had pressure to make a road going north, they came to all the neighbors to ask to sell that. All the

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residents didn't want hospital traffic going to 300, as you could imagine, through their neighborhoods because that is all residential. It's quiet compared to the other roads around. They approached my dad to purchase his land when he was alive. That was 15 some years ago, and it was a very lowball offer, he said no. You see the one little light purple by the RA-1 that's green? That is the one neighbor that did sell after her husband had died. Then people came around to see a weird house and then an office building and this weird road that goes down this side. When my parents are gone. I'm left with this property. Nobody wants it. Nobody wants to live in the house. We had somebody come to make an offer; they couldn't get road access from the hospital. They can't get access from the back even though there's a little leeway from the Pleasant Grove side and there's a little leeway as a road was supposed to be planned at one point in the American Fork side. That's all been shut down. It's all enclosed by different individual property owners. So, that fell through because nobody wants the property because of the residential access issues that were there. We have gone through several rounds trying, and we are truly locked with 2 and a half acres, that looks like Clappett Ville, with nothing to do right at this point. So, it got zoned with this purple when the one guy was trying to push it through with everything. And then with the road access stuff, you guys were very willing to zone it, but with the road access stuff, nobody wants it. Nobody wants to develop on it because of all the difficulties that we're running into. We would like to respect neighbors with the big lots across the house. Of course nobody wants a hospital just going across. It is still very controversial with the people who still live there, so we're trying to find something that kind of appeases both, so we're not stuck with a piece of property that I've been paying taxes on for over 15 years. It's only worth would be if you can do something, and right now you can't do it.

Chairwomen Anderson: So, tell me which one, you're just West of this property?

Jana White Issel: No, that's my property.

Chairwomen Anderson: Okay, thank you. Any further comment for public hearing?

Public Hearing Closed

Chairwomen Anderson: Comments among the commissioners?

David Bird: I think it's good to know how they got here in the first place. What's the rationale behind the four-acre limit, why was that designated in the first place?

Travis Van Ekelburg: I wasn't here. But I can guess it would go back to the things that I was talking about earlier, about what it actually takes to develop an office with parking and landscaping requirements and all the development requirements that we have. And like I was mentioning, the housing part of it is more of a secondary thing in this particular section of code, it allows to combine that and it allows to have office alone. And I don't know the history on that. I mean, I can get back to you on that if you really need it.

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David Bird: I am just trying to figure out how we got here.

Travis Van Ekelburg: Yeah, it's a good question.

David Bird: Can those requirements not be met on a 2-acre plot, as well as a four-acre plot?

Travis Van Ekelburg: Well, this is this is meant for large scale developments. And so, we have areas in our zone where we want large scale developments. There's others in the city where that is in place already, and for this particular area, the land use and the zoning support larger developments. We have to keep in mind that making a change like this affects the entire zone for the entire city. Even though reducing the area requirement would allow opportunities for them, it may hamper other properties during development down the road and so as we take a look at the comments in the staff report in regard to the various reasons as to why we still feel that we need large scale development in this area, those are a lot of the reasons for that. So, taking a look at the staff analysis you can see that there's a lot of reasons listed there. I can go through them if you'd like. But I think you guys already have them. And just based on the application and the commentary on the application we didn't really see any justification for reduction in area requirements.

Rodney Martin: I have a question for the applicant is PO-1 the zone that you want for this parcel, or is there another zone that works for that? Because changing the zoning for this parcel, to me, appears to be better so that we are not messing with the PO-1 requirements and that you can apply to change the zoning to something better. Or do you want PO-1?

Brian Summers: I think we're open that other zones honestly.

Rodney Martin: Because you want to be able to sell the property eventually, right?

Brian Summers: Yeah, I can have an engineer draw up some drawings of like mixed uses, like office space on the main floor and living above. And that product works really well in other cities on parcels as small as an acre. Actually, where my real estate office is, it's in one of those. It's on like .95 acres or something like that. There are 15 units, and the parking is plenty ample and it's great. So, I mean we I think we would be open to other zones.

Steve McCleary: We did evaluate that, as you can look at these parcels the way they're set up on the skinny side, it makes it hard for you know, meeting set back requirements, egress, or frontage when it comes to your 100-foot depth on the single-family requirements and stuff like that. So, on the residential side, actually the flexibility that would come from the PO-1 zone, so many different things that we're looking at from that side if we did have four acres, would allow us to kind of wind and air. But again, we have to have that 4 acres, right. So, the skinniness of all these property owners is kind of the problem on the residential side as well.

Brian Summers: We did look at the R1-9000 and just with the width of the parcels and the road, the lots wouldn't meet the depth requirements.

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Rodney Martin: Right, those lots were created back when everyone had their own gardens and livestock and we're self-sustaining and all that but in today's economy building is not ideal.

Steve McCleary: But yeah, we were open to and evaluated those initially. But the initial commentary from our meetings with Patrick and the team was you're not zoned, and you will have to go through a rezoning, and you have to go through this process. It's highly unlikely because the city wants PO-1 here. And that's kind of the the direct the narrative that we got, which landed us in the scenario of trying to propose a master plan with all the different parties. We had Mr. Larson, to Hal, we had Carrol Bell involved. We had all sorts of different people who were trying to work something out. In the end it just got too cumbersome among the relationships, some people didn't like each other. I mean, there was emotion and sentiment that way.

Rodney Martin: Okay, thank you, and staff. I'm looking at the zone map and the only other PO-1 zones in the city are already occupied with buildings. There's no blank space in the PO-1 zones elsewhere in the city. Are we looking to zone or rezone anything else in the city to PO-1?

Travis Van Ekelburg: Not staff initiated, no.

Rodney Martin: Okay, because Bruce and I are looking at this, and there are not any four-acre spaces.

Travis Van Ekelburg: And there may or may not be, that doesn't mean that properties won't be redeveloped over time, considering the long-range plan.

Rodney Martin: Sure, then I'm correct in assuming that the parcels on the West and the East of this one, are not incorporated into the city as of yet.

Travis Van Ekelburg: Correct.

Rodney Martin: So, there's no zoning because they are not ours.

Travis Van Ekelburg: Correct.

Rodney Martin: I've got a hard time handcuffing property owners to a plan that someone else wants, but I do see why we want to not put a blanket change on an entire zone. You said 'Future' and of course that brings it to light, but I don't know, the other two property owners are going to have the exact same problem, so you're tying the hands of these property owners. And unless the hospital has paid them money as a deposit towards their property, I don't think the hospital gets to say.

Travis Van Ekelburg: Well, the hospital doesn't have a say, the city staff does and as we're looking at the land use map, professional office does go into this area. And I can assume, I don't know this for sure, because I would have to research it, but I can assume that the professional office land use goes farther north, etc. Due to future expansion, the development agreement in

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place, I don't know what other things took place. But that's kind of the way it's looked at when we take a look at the land use map. In American Fork, as you know, the land use and the master plan is not a guiding document, we have to take it into consideration when we make decisions on stuff.

Rodney Martin: So, do we need to see the development agreement before we make a decision?

Travis Van Ekelenburg: Chair, I believe Cody has a quick comment he's got to get off his chest.

Cody Opperman: So maybe just to do a little bit more clarifying for you guys too, this particular section of code 17.7.603, The combined Housing and Office Projects, this is a conditional use found within the PO-1 zone. So, in order to actually do this, you have to meet these certain criteria, which is where the four acres comes into play for this large, combined office and housing project. There is the PO-1 zone that has other criteria for permitted uses such as just professional office uses. So that can be found in Section 17.4.406, But within that section, it does go into play that whatever you are proposing, particularly on your lots, you have building setback requirements, you have all these other situations. So, this isn't the only thing found in the PO-1 zone that particularly stops property owners from developing. There's the other PO-1 zone that this is referenced in because this is a conditional use. If you can't meet those certain criteria in a conditional use, then you can't do that conditional use. You can still build Office projects; you just have to meet the requirements of the PO-1 zone. So, this doesn't particularly stop them from developing, it just stops them from developing the Combined housing and office project, because they do not meet the four-acre criteria.

Harold Dudley: Can we pull that code up? Are the setbacks on that firm or are they like some areas of our code where it says 'May, upon land use authority,' as I recall. There is discretion there.

Cody Opperman: No, it's pretty firm. I believe like some front setback the front setback mentioned is that it's going to be 30 feet from setback line.

Harold Dudley: 30 feet, that's not a problem. What's the sides?

Cody Opperman: Okay, so section 17.4.406 professional office zone. You can see the permitted and conditional uses here. You can have medical clinics, laboratories, office buildings for professional persons, nursing homes and assisted living facilities hospitals. But for combined office and housing projects, you are subject to the applicable provisions for that code that you have seen that Travis has provided for you in this presentation. But if you take a look here, requirements for say hospitals, animal care, medical clinics and stuff like that, you're going to need the minimum width of 95 feet, 12,000 square feet, but location requirements here.

Harold Dudley: Wait, go back for just a second before you do that. So, the area requirement is only 12,000 square feet. Okay, thanks.

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Cody Opperman: Yeah, then you've got your location requirements here. So, the main building shall not be less than 30 feet from the front lot line. Side setbacks for interior lot lines, which this is an interior lot. Not less than eight feet from either side lot line and a combined total distance of not less than 18 feet. So, you're looking at a minimum of eight feet on one, a minimum of 10 feet on another and then let's see here on a corner lot this doesn't apply because this is an interior lot. And in the rear setback all main building shall be set back no less than 30 feet from the rear lot line and so they would still be able to provide and develop other permitted uses within the PO-1 zone as long as they follow this certain criteria here.

Chairwomen Anderson: Rod, did you have a comment?

Rodney Martin: How wide is this lot facing 300 north, What's the frontage? I was trying to measure on google maps, but the mouse is broken.

Steve McCleary: It's on the county parcel map. The reason we went to the conditional uses for that same reason like I said earlier, it gives us the flexibility, the only one that gave us an option to go to something conditional that gave us flexibility to their point, was the PO-1 zone. That's why we placated to that again because we didn't have to rezone for PO-1. We did understand that we will be conditional. But as we did in engineering, and because we tried everything, we've literally tried everything to fit, because you got to understand mathematically it's a debacle. You have to start taking all these numbers, like you're looking at right now, and an engineer has to plot it out on paper and then you have to meet their building requirements that are taking your building permit and then you have to also be able to understand parking and how to facilitate parking. And then you have to evaluate podium or not podium or, or whatever height restrictions and it just squished us to a point where we can do anything. We tried to do everything we could to apply ourselves to this, we even talked to the individuals that again, like you're looking at she had six acres that's not annexed into the city and her comment to us is "I will never do professional office." She's a horse type lady, and she has a horse property, and we even tried to help her find a horse property, which is extremely hard to do right now. And she's like, well until I can find a horse property, I can't do it Steve. And I'd say I understand completely. So, the timing kind of bucked there, but also, she wanted residential because she's like, 'I just don't understand why they want professional office right next to my half acre estate.' I would want a buffer. So that's what we were trying to do. If you look back on the history of these guys, you're gonna see that we provided a Master Site Plan and they kicked that out the door because again, they said that you guys are talking, and you don't have continuity amongst all your property ownerships. And so, it doesn't work for you to do a phase one on a master development without their involvement and we couldn't get Hal to even answer the door after a while, because he's just not a public person. So anyways, that's kind of where we ended up.

Chairwomen Anderson: Okay, we'll take this last comment and then wrap up discussion among the commissioners.

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Brian Summers: Okay, so the owners of the estate had it listed for two years, I believe it was, at a fair price for commercial development for Office Buildings. Nobody wanted it because out on North County Boulevard it makes sense to have an office building. Back there for a sister residential feeder street, it doesn't make sense for the points that he made. Just the nature of the lot. By the time you bring in all the things you'd have to do, it just does not make sense to have a commercial building there. So, she did try to sell it as a commercial property and to have it developed as a commercial Office, professional office building.

Harold Dudley: I have another question of staff. If the hospital who owns the big piece to the south, if they purchased this property. If the hospital actually purchased this two and whatever acres, then they did a property boundary and they combined the properties together right? And then they would have more than the four acres, correct? Then they could submit a site plan for a building on that narrow strip of property. Am I correct or am I wrong?

Travis Van Ekelburg: As long as they meet all the other requirements, yes.

Harold Dudley: Other requirements such as?

Travis Van Ekelburg: Landscaping, parking, and all of the requirements for development, which takes up a lot of space.

Travis Van Ekelburg: The hospital could develop something very similar there to what these people want to put there, if they owned the property. And yet to me it doesn't change. Say the hospital wanted to expand and put a little clinic there, very similar to what these folks are wanting to do. If they bought the property and did it, it would be a permitted use, and they just have to meet the site plan requirements. And that's what I'm struggling with. I get that we have plans. That's how you avoid each lot doing one thing versus another. I'm curious now, when this was zoned, if anybody actually could go back and know, but if your family was in approval of that, do you know?

Jena White Issel: It was after my parents were gone, and people were putting into development. The neighbor next door was agreeing...

Harold Dudley: Do you want to come to the mic?

Chairwomen Anderson: Yeah, I don't know if they can hear you.

Harold Dudley: Yeah, that way they can get it on the record.

Jena White Issel: The one to the West had given a partial agreement to sell their back acre, and still have an acre and a half right there. They had the two and a half acres that would have sufficed. They put into zone this back one because as you see, their back acre already falls into the PO-1 zone so they wouldn't have to re-do that one, as well as ours did, not the front. The city was willing to change that, they've always wanted the hospital to have a road North, the Hospital started putting it in, no one would sell to them back in the day. They backed out because they

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sold some property someplace else and paid too much tax, so they backed out of the deal. They continued to go forward with it with the people that they had, nothing would work, it couldn't get access from the back Hospital area because of the private properties. It had to go from the North, they did their market analysis, that was a no. I think they ran into the same problems we are; they couldn't fit it on a two-and-a-half-acre lot. So that deal totally backed out, nobody has worked with them for a couple of years. We sat there and continued to try and sell it, nobody wanted to buy it at market value. The offers came in under, until we started looking at all the zoning things, they pulled those off the table as soon as they looked at everything. So, it just sat there. Obviously, the neighbors would rather have residential. Nobody wants offices there. I understand that. We're like 10 feet short or something of the crazy 60-foot wide road, and the setbacks, there's no way for us. We looked at trying to do townhomes and tried to do smaller lots with houses, we tried to do everything to appease everybody, but were stuck.

Chris Christiansen: Thank you.

Chairwomen Anderson: Any further comments from commissioners?

Chris Christiansen: Yeah, so several comments. One thanks for being here. This is not an easy task for us to look through. We're trying to weigh so many different things, right? And to me, this illustrates some of the reasons why we want those master projects right? Because individually, we may not do what's best for that area. But that's all we have the access to do that, so we're just going to move forward. And then we have a Swiss army knife with different options there. Maybe it wasn't the best use overall for that area. So, managing that and weighing that against individual property rights. You know, I'm a property owner here and I have certain rights. Just because I want to do something doesn't give me that ability to do that. And I realize that as well. So, I think one of the reasons why with professional office space you didn't have offers, is it's a really soft market right now. I'm involved in that a little bit. And so, I know you're trying to time things, and it's just hard to get everything to match up. But I do think if you went back to that existing code, and I appreciate the desire to have that buffer for these other residents by having that mixed use there. But it was required if you just went professional office space. It only required 20,000 square feet. It was only professional office space, right and there's a whole bunch of other uses here

Cody Opperman: It's 12,000 square feet.

Chris Christiansen: Oh, 12000. Well, right here the minimum area of a project which contains only office, facility shall be 20,000 square feet.

Cody Opperman: Yeah, this is for the Combined housing and office project for the conditional use. If you're just going for outright permitted office, it'd be 12,000.

Chris Christiansen: So, I feel like there's plenty of uses that would be available there that we're not handcuffed and you're only able to do one. There may be other zonings that we have to do

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that. I'm just having a hard time seeing that we're limiting the ability to choose different things. And maybe it's the timing of the market. Maybe it's the timing of neighbors. But I worry. A great point is there's maybe not a lot of PO-1 left to develop, but I hesitate to make changes to development codes, just for one property owner I think that's too much, but thank you.

Cody Opperman: Rod, you were just asking about the length the width of that lot. Did you see what you wanted to see there?

Rodney Martin: Yeah, I figured out how to use my measuring tape and I got 167 and they got 170 something so yeah. So going back to the zoning map that you had up where we see that the back half of these properties are PO-1 and the others are whatever those are, so seeing that, we're kind of stuck. This is a recommendation or whatever the landowners applied to change the zoning in the front half, the north half of that back to whatever it is for the people on the East and West and then that will leave the back half in the PO-1.

Chairwomen Anderson: Say that again, to switch the back half back to residential?

Rodney Martin: No, to switch the north half, the front half facing 300 North back to residential and leaving that back half in the PO-1 to match the other properties, to the east and west of them. Although it's not ideal, and it handcuffs the back half of their property for the use of basically just the hospital.

Travis Van Ekelburg: Rod, you are looking at the land use map?

Rodney Martin: Yeah.

Travis Van Ekelburg: So, let me pull up the zoning map.

Rodney Martin: Are you saying I'm confused between land use and zoning?

Travis Van Ekelburg: That's right.

Rodney Martin: Okay. Because if that was zoning it would have made sense.

Chairwoman Anderson: So, I have a few thoughts. One is like there's this puzzle in front of us and I want to just puzzle it out and try to figure out what if we went to this zone what if we went to that zone, all of the things that you've already tried to work through, but I feel like that isn't something we can actually do tonight.

Rodney Martin: No, they would have to reapply for that.

Chairwoman Anderson: And so maybe to simplify things for this moment, I think what we have to decide is, do we want to change the code for this piece of text.

Rodney Martin: Yeah, I am just trying to problem solve a little bit.

Chairwoman Anderson: So they go home with something.

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Rodney Martin: Yeah, so they have something to go on. But I realize we can't make decisions beyond the scope of what is before us.

Chairwoman Anderson: So is this piece worth changing the code for the whole, I mean that's not the right way to say it. Is this issue...

Rodney Martin: Is this parcel worth changing the code for the entire zone.

Chairwoman Anderson: Right. And how does that affect other areas of the city? That's the question that I'd like to discuss. Harold, I'd like to hear what you have to say.

Harold Dudley: But this has not changed, and I am glad that Cody brought that up. Currently the minimum requirement is only 12,000 square feet if it's a office building,

Cody Opperman: Yep, 12000 square feet and then 95 feet in width. This particular parcel is 167 feet of width as Rod was saying, or 172 feet. But we just showed on here just how large the parcel is, two and a half acres. That's well over 12,000 square feet.

Harold Dudley: That's where I'm struggling, I'm trying to understand the premise. I think the premise when this was put in, was it a combined use?

Cody Opperman: A combined use. Yeah, sorry to interrupt.

Harold Dudley: No, please explain the premise of how that four-acres came in.

Cody Opperman: So, four acres is specific to the combined office housing project. So, it's for a larger scale development to allow for the residential aspect as well, or just a larger kind of office structure. But I believe the applicants, and they can correct me if I'm wrong, they want to provide a residential aspect on that particular property. But the PO-1 zone does not allow it unless they have four acres.

Steve McCleary: To clarify on that if you don't mind, we just want, again, discretion as an option. You don't have to change our whole code. Similar to the previous code that you guys had, right now it's hard pressed that we have to have a certain scenario, we have to meet certain things. It doesn't give the smaller, skinnier, property ownerships, the ability to be discretionary and providing a plan to you guys, that may or may not be available for you guys to vote. And so although you guys are reading some of these minor codes and stuff like that, you're not applying yourself as an engineer, nor are you fully applying yourself in trying to lay out all of the code, including building. Building also has the fire code and all of this different stuff. And when you apply yourself to that, as much as you guys are being kind in trying to evaluate it in its simplicity. Development is so much more than that. It's way more complex than that. And I'm telling you with all the work we've done to try to do this, we would have done it any which way we could. We would have done it. We've spent frivolously at this point, and I apologize because it's been me that's spent it. She's spent money abundantly to try to figure this out from Engineer to Engineer. And we're in a scenario where these guys, they know what they're doing. I know

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Ken Berg: I know all these different engineers. And I'm telling you, when you lay it out from an engineering perspective, you just get roadblock, after roadblock after roadblock the feasibility to facilitate in the PO-1 Success, and that's all we're saying.

Chairwomen Anderson: I think we, I mean I for one, see the struggle that this is, because it is very hard to figure out what to do with this piece. And it makes it especially difficult because we are bound to uphold the code as it's written. And so even if I would like to bend and say like, well, it makes sense for this piece. Let's just change the rules for this piece but that would be easy to do if I didn't have a specific city code that I am bound to uphold. So, I think my puzzle is trying to figure out how to give you the leniency that you need for this piece, while also doing what I have to do. But I don't have a choice on that.

Steve McCleary: And that's the discretionary side we want in the code.

Chairwomen Anderson: Which would require a code change.

Chris Christiansen: And that is not what they are presenting.

Bruce Frandsen: I guess that's why we have the two-acre presentation presented to us today.

Chairwomen Anderson: That's what we are deciding on today.

Bruce Frandsen: And it's kind of worth looking at.

Chairwomen Anderson: Okay, and I'm gonna play the other side of the coin just as a question for staff. We talked about this conditional use requiring the four acres but in the rest of the city left, that conditional use won't be used hardly at all because we don't have that amount of space to use it. So just playing devil's advocate if we were to change the code to two acres maybe that makes sense in a city that only had small pieces left to fill in this kind of thing. And what's your thoughts on that?

Cody Opperman: I mean, it does make sense right? But at the same time, we're not preventing them from developing the property. They can develop the property for an office type of use or a hospital or a veterinarian hospital, whatever the permitted uses allow in the PO-1 zone. So I just want to again, just tell you guys that we are not preventing them from developing the property. All of you just saw that the minimum requirements to develop the property is 95 feet in width on the lot and within 12,000 square feet for the lot, for the entirety of the lot, and so this doesn't stop them from developing for Office uses. Again, it doesn't stop them from developing, it stops them from developing the residential aspect which the conditional use outlines. So they're able still to provide a medical aspect to the city on this particularly narrow lot. It's just, for lack for a better term, not what they want.

Harold Dudley: Who could guess or who could give their best guess of when this section of the code went into place, this four acre? I don't know, I apologize.

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Travis Van Ekelenburg: You know, I don't know.

Harold Dudley: Would it have been 10 years ago, five years ago?

Travis Van Ekelenburg: I mean, it would take a lot of research.

Harold Dudley: Yeah, it would take a lot of research and that's okay, because it probably wasn't last year. Here's another way to maybe look at it and make us, at least we feel good about I can't speak for the other planning commissioners, is our world has changed. And we've looked at ways of having residential where we haven't in the past and I'm just not having a struggle with decreasing this to two acres to give that flexibility for these infill type projects. And yet I do appreciate what other commissioners have said is development like that at the end of the day when it's all done is not as good as a wholesale development. I've seen that in other cities. I've watched particularly Sandy City there where their city building is, they have a plan have they not? That's not perfect yet, but had they not enforced some of this, they would not have, down around the city center, that kind of development. So, I struggle back and forth. I don't know.

Bruce Frandsen: You know, my two bits, I'll just weigh in on it. I personally don't have a concern with reducing it to two acres. I look at what we have, we have no four-acre parcels left, which means for anything to ever happen, we're going to have to have multiple property owners come together to do it. I have personally experienced a number of times being rolled into a zone that I didn't ask for. That I didn't want. I mean I have felt that a number of times. I believe that property rights, in my opinion, they carry a lot of weight.

Chairwomen Anderson: Travis?

Travis Van Ekelenburg: So, keep in mind, like Cody was trying to say, you've got the PO-1 zone, the permitting and conditional uses that are allowed for development. Those are not being taken away. When you do have a conditional use, you know how conditional uses work, they have to come before you, and they have to meet certain criteria in order to come to fruition. So, this one is a particular conditional use. Okay. So, if you're looking at it from the lens of, they don't have any development rights, it's definitely not the case. Okay. So, keep in mind when there are conditional uses and we read the intent of the current code that is in place, in conjunction with the land use map and the general plan. That's what you need to be taking a look at in regard to your decision.

Bruce Frandsen: Right. I get that Travis. I think if we go through with the permitted use, which basically says you can build an office building, they're very constrained because of the width and the depth on that property. You know, they hit the diagonal width multiplied by two and get your ingress egress, all of that. You know, they might be able to develop the North third of it, and be able to get fire and all of that stuff in there. I mean, I've developed almost 2000 lots myself and my family, and I think I get where they're coming from. To go in there, my guess is when they

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talk with the engineers, and they lay out a 600 foot long 40-foot-deep office building, it doesn't work. I mean, they probably have other constraints that just makes it not doable.

Travis Van Ekelburg: That's the thing, you guys know that not every property works for every idea. Not every property works for every site plan that you want to do. And that's just the nature of development. So, there's a lot of ways to look at this. But, you know, the main thing the applicant is trying to get through is that they're trying to make an adjustment to this section of code for a conditional use.

Chairwomen Anderson: What is the value is for the city, with the remaining PO-1 land that we have, what is the value in keeping the larger size? How does that help?

Travis Van Ekelburg: You know, I haven't asked that question because I wasn't in the meetings with the hospital. I have not read the development agreement; I haven't been privy to that stuff. When I get an application like this, as you guys know, I take a look at what the applicant has submitted versus what they're trying to do. And I think that you should know that I don't go back and take a look at every single parcel that's PO-1, and research how it got to that particular zone. And that's why I was saying earlier that I assume that when all this was developed this way, that it was referenced around the hospitals further zoning over time. But I don't know. The hospital is a large-scale development.

Chairwomen Anderson: Yeah, I'm just trying to check my bases. Like if I were to vote to decrease the size, what would I be missing? What would I be losing?

Travis Van Ekelburg: Can you say that another way.

Chairwomen Anderson: If I were to vote to decrease the minimum size of the PO-1 conditional use, what would be the downside of that?

Chris Christiansen: So, to me, sorry Travis. I mean, the downside is now we're gonna have to replicate that on these two parcels. We're now not allowing you for a bigger, better use, because we've already sliced this little piece off to accommodate one little, tiny scenario of a conditional use. So, we are losing out on the prospect of that whole area, right? So, we can't grow. Maybe it is a children's hospital, whatever it is, right? We can't do that now. To me, it's the type of problems we are creating by doing this.

Chairwomen Anderson: Neighbors can wait 70 years to sell. You know, we're waiting for this thing that could happen that may not ever happen.

Chris Christiansen: That is the nature of property ownership.

Jenny Peay: So, here's my perspective on this. And again, I think we're a little bit ahead of ourselves on code text amendment here. I feel like there's some red flags that are going on here. First, number one, we've got a development agreement that we have no idea what's in that agreement. I think that needs to be looked at. I would also like to have some information on why

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that slice was zoned the way it was zoned, so we're not creating future problems again here. So I feel like we're just a little bit ahead of ourselves. I wondered if staff would sit down with them after they do some due diligence research on that, to be able to find those answers out and then maybe possibly come back and bring something different, whether it's a different zoning change or a different text amendment. I just feel like we're just a little bit ahead of ourselves to jump in to approve some type of text amendment that is going to affect the rest of the city.

Rodney Martin: The argument that the reduction is not needed for development to occur on that parcel, kind of has me saying, then we need to approach it somewhere else or get more information.

Jenny Peay: Well, that's why I say I think there's probably some information that we're not privy here to, that could potentially cause a lot of headache in the future here. So, I would say let's do some research on this and then get back with these homeowners and sit down with them and see if they can do something that fits what they would like to do.

David Bird: I would agree with that. My thought is, I would like to see the rationale, the justification, for the four-acre requirement. In my mind, I'm just kicking that around saying. There's got to be some rationale that makes sense. Because otherwise, I see no reason to not allow people to develop those two and a half acres. As Rod said earlier, I think they're handcuffed.

Travis Van Ekelburg: So, I'm just kind of curious, does the planning commission feel that two and a half acres is a large-scale development?

Multiple Planning Commission Members: No.

David Bird: It's not large scale, but to justify something a property owner should be able to do. I don't think they should be limited because they only have two acres. I don't mean to label it that way.

Rodney Martin: Looking at the future, and the best use.

Travis Van Ekelburg: Do you know when the house was built by chance?

Jena White Issel: 77-78

Travis Van Ekelburg: So, they were zoning inactive at that time.

Jena White Issel: The history of zoning, you go back to Ted Merritt, and he was mayor. They've zoned those back acres for those two and a half properties. That's when they zoned that. Before the hospital. But that still landlocks you because you still can't get rid of your property. The hospital will buy that when they buy it. They could buy it a hundred years from now, that's kind of ridiculous.

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Travis Van Ekelenburg: So, I guess my point is, that at some point that property was zoned residential.

Jena White Issel: Nope, they are all agricultural houses that have farms.

Travis Van Ekelenburg: You can do residential and agricultural. But at some point, there had to have been a change to the PO-1 zoning designation. Whoever owned the property at the time knew about it.

Jena White Issel: Yep, Hal Lenoard. Hal Lenoard owned that property. We were in Manila. We were not incorporated. The deal for that acreage that the original hospital sat on, not all the rest of the stuff;

Travis Van Ekelenburg: Oh, you weren't annexed into the city?

Jena White Issel: No.

Travis Van Ekelenburg: When did you annex in?

Jena White Issel: I'd have to go back and look at the records. It's when they came to run a sewer line that they needed to run to the hospital. My Dad was the only one that would let them run down his property. Hence the two owners on each side are not annexed in and on their deathbed, they will not annex in. So it doesn't make sense where we're in this weird spot with these other two property owners, and we're jumbled up in this big master plan,

Travis Van Ekelenburg: See, the problem we're up against staff, is we have to adhere to current code. So regardless of what the property is, the zoning designation is what we're bound to.

Jena White Issel: When you're zoning on the neighbors and other people, does that make sense for the hospital and that back acre?

Travis Van Ekelenburg: We look at properties individually. We can't look at what's surrounding and see what zone it is. So, a lot of people come into our office, and they say well, the neighbor down the road is zoned this, so we want to be zoned that too. It doesn't really work that way, Right?

Jena White Issel: So, what zoned that acre, was the mayor at the time was a real estate agent and was trying to sell off those properties. Hospital plans did change. If you're looking at what the original ones were, I don't know. In that meeting, once they developed, they backed off of wanting to buy any property probably about 15 years ago.

Travis Van Ekelenburg: So, the development runs with the land and is something that supersedes zoning. It actually takes place of that. So, whatever they have in that agreement, that's what they're allowed to develop.

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Jena White Issel: How are they allowed to do that on private property owners? That agreement they did on people's private property that wasn't zoned into the city. annexed into the city.

Harold Dudley: That's what I am wondering.

Jenny Peay: Yeah, there has to be..

Harold Dudley: I don't want to delay you guys, but..

Jena White Issel: We've been delayed already. We've been delayed for ten years.

Travis Van Ekelenburg: I think honestly there seems to be some missing elements here. I think that we have to stick with our recommendation as staff based on, you know, what we see from the application on the surface level. And we have to take a look at the things that were mentioned here in the code and stuff that Cody mentioned, as well.

Chairwomen Anderson: What direction you feel comfortable taking at this point.

Jenny Peay: Well, there's a couple of different things you can do here. You can table this and come back with some different code text amendment. And with research that gives us more information to evaluate this a little bit better. Or you can deny it. By denying it, it kind of hand packs these property owners to a lot of different options.

Chris Christiansen: Not necessarily, it would go to council.

Jenny Peay: It would go to council.

Chairwomen Anderson: But without the further designation that they are looking for though.

Jenny Peay: But they are still going in blindsided. My personal opinion is that we table it, give staff the opportunity, and our homeowners, to come back with some additional information so we can make a better choice here. Because I just feel like we just don't have all the facts.

Chairwomen Anderson: Any other comments?

Rodney Martin: Do we have an engineer that can shed light on this and help?

Harold Dudley: Before the engineer speaks, I missed the opportunity I had to have to take, because it's my personality. The the lady sitting next to him, he was so engaging that she fell asleep and had to be taken out of the meeting. So, I don't know whether we want to listen to him or not.

Ken Burg: That's my charm. There's a couple of zones that are in this combined housing or a planned unit development. It's always been four acres. We'll call it the ghost of planner's past, and where that number came from, you probably all know who that ghost is. But recently, if this property you're looking at tonight was zoned R4-7500, It's three. That you changed maybe a

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couple of years ago for a project. I don't know the justification for that, but it's just a number. It is to prevent, you know, PUDs going in everywhere, but it's it's used to develop a plan. Most other cities. It's not four acres. It's much smaller as the pieces get smaller. So, I don't know. It could be in your big code rewrite, if this four acres is still remaining as a minimum project area. I don't know. It may be, It may disappear and be a smaller minimum project size to get started. But I can see throughout your code where the four came from. Its reference to other, you know, planned, combined housing projects. But to say that it's a hard and fast rule. It's not, because you have changed one. It's a special section in your in your planned development code. You made a special exception for your R4-7500 to reduce it to three. I don't know what project it was. I didn't do it, but it's somewhere in your city that you said "No, for this one, three works. It doesn't have to be four," and so, there's your history lesson for the night, and I'll sit down.

Chairwomen Anderson: Okay, thanks. I have two kind of thoughts. One is we need more housing. And I like the idea. I'm not saying like everything here fits perfectly for me, but the idea of adding housing to office or commercial, I think, is a good thing to do anywhere you can do it. And then my other thought is, I think one of the failings of traditional planning, is requiring things to be in such large chunks so we can't have as much interconnectedness and maybe more walkability, and more services spread throughout the residential. So, there are things about this that I would be in favor of. I'm not married to the four-acre thing. And I do like incorporating housing wherever we can. I wonder if there's a way to make allowances for something like this, when there are smaller areas that need to be filled in because we don't really have huge areas to put as kind of mixed use as far as this specific what's it called? But, where we do have small areas that need to be filled in, I would like to one, add more housing and two, add more flexibility.

Chris Christiansen: I concur too. For me, one little, tiny thing is that if everything else around this was completely built out, there were no other pieces that were not annexed. And we just have this one little, tiny thing that is hindered by this, for a good cause, I can see that reasoning there. But we still have two and a half acres on one side and on the other side we're looking at it several half acre pieces here. It still could be developed in a larger development potentially.

Chairwomen Anderson: You're sitting in the middle of people who don't want to sell. That's a tricky spot to be, but you can develop within our code.

Rodney Martin: So our options are to table or deny. I think tabling is not a no. Bring us more information and we'll be able to be confident in making a decision from having more information, possibly. Anything we say from here, short of taking a vote, I think..

Chairwomen Anderson: Do we have liberty to change anything else? In the code text amendment, in a different way than what is proposed?

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Cody Opperman: Yeah. You're able to make recommendations like say if you don't want it to be two acres, you can say I'm not really in favor of two acres, let's maybe shrink it down to the three, or something like that.

Chairwomen Anderson: So other wording where I mean, because, like Travis said, even changing it to two or 2.5 That isn't a large-scale thing.

Cody Opperman: Yeah. So you could change it from large scale to maybe small scale.

Chairwomen Anderson: If we were building this city from scratch, you know, it would make sense to hold tight to this large-scale option, it could make sense. But given the amount of space that we have left for this, it does make sense to allow for more flexibility so we could change that wording, if that's an option.

Bruce Frandsen: Could we make the wording that, let's say, any parcels four acres or over live with those rules any that are less and have been unique parcels since 19? Whatever... I know they do that in Idaho on a bunch of properties up there that we have. You kind of have a grandfather date. You say if on that day when this code came in, if you didn't have four acres you kind of get grandfathered in, you can still move ahead and build and do what you want. And you could do that. And the other option is obviously your three options, where you can vote to approve it or deny it or maybe we could do something like that because I do see that there's a real problem with somebody who's annexed into the city. With neighbors on both sides who are not even in the city, and who apparently expressed a desire never to annex into the city. I get that. I have a whole bunch of those neighbors. And I can tell you, they won't be annexing, and it's going to be a couple more generations. And I have some of my property that's going to be a couple more generations. So yeah, I get it. I mean, there are some drawbacks to annexing into the city and a lot of people avoid annexation because of those.

Chairwomen Anderson: I also see value to what Jenny said, that maybe there's more information that we need before we pursue any of these different options.

Jenny Peay: I also think that you need to keep in mind that if the development agreement comes out, and that was something different that it brings with the land, and the development agreement actually runs with the land. They're stuck anyway. So, let's get more information.

Rodney Martin moved to recommend to table for the proposed Code Text Amendment, amending Section 17.7.603 of the American Fork City Municipal Code which looks to reduce the minimum area of a project from four (4) acres to two (2) acres. Get us the development agreement

Harold Dudley seconded the motion.

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Voting was as follows:

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

The motion was tabled

ACTION ITEMS

- a. Review and recommendation on proposed Zoning for the Coleman Annexation, located at approximately 5141 W 6400 N, American Fork City, UT 84003. On approximately 6.20 acres, the property will be annexed into American Fork City and be given the Marina/M-1 zoning designation.**

Cody Opperman reviewed the background information for Public Hearing letter a: The applicant has applied for annexation within American Fork City. The project area looks to have the M-1 zoning designation assigned to the land, which would be for Marina Facility Support Projects. The annexation will consist of roadway dedications for 1500 South (6400 North) and 100 West, both will include dedications for a minor collector roadway and major collector roadway. 100 W will also include dedications for the maintenance of the American Fork River.

Shared Use Paths are shown on the Bike and Pedestrian Master Plan along 1500 South and 100 West. Any future development that happens at this location will need to follow all applicable municipal codes for the Marina Zone

Chairwomen Anderson: Any Questions? The applicants here if you'd like to step forward and comment you're welcome to. Okay if there is no other comments we are ready for a motion.

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Jenny Peay moved to recommend approval for the proposed Annexation Zoning, located at 5141 W 6400 N, American Fork City, UT 84003, subject to any conditions found in the staff report.

Rodney Martin seconded the motion.

Voting was as follows:

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

The motion passed

Rodney Martin: Good luck with your project.

- b. Review and recommendation on a proposed Zoning for the Harbor Road Annexation, located at approximately 500 W 1100 S, American Fork City, UT 84003. On approximately 90 acres, the property will be annexed into American Fork City and be given the SP and PR-3.0 zoning designations.**

Travis Van Ekelenburg reviewed the background information for Public Hearing letter b: The applicant has applied for annexation within American Fork City. The project area looks to have the PR-3.0 zoning designation assigned to the land, which would be for a Planned Residential Zone, and SP Zone for the Shoreline Preservation Zone. The subject properties are approximately 90.7 acres in size with dedication areas identified via submitted plat and the zoning designation will be the PR-3.0 and SP zoning designations as highlighted in the zoning map in the agreement.

Chairwomen Anderson: Do we need to talk about the little sliver that is shoreline protection?

Travis Van Ekelenburg: That's just part of the designation that's gonna go in. Ben, wasn't the roadway going to be moved, so the shoreline protection was going to be in a different area?

Ben Hunter: Correct.

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Cody Opperman: Yeah, the alignment of the road is just south of the shoreline protection area. Over the course of the process, there's been multiple iterations of how the roadway was going to be created. So, currently, how the road aligns there still will be a little sliver north of the roadway. But in the future, we can have some more conversations about getting rid of that potential shoreline protection just north of that roadway alignment. So just to get them through the Planning Commission and City Council process, that will be the designation as shown on our land use map, and zoning will take place for that.

Chairwomen Anderson: Okay great. Any further questions for planning or engineering?

Bruce Frandsen: I just want to quickly ask one question. Can I see that there are a couple of parcels that are going to be vacated by the city as part of this annexation or proposed as part of the annexation? You can go back to the map you just had right there. So, it's my understanding that road goes away. Is that correct?

Travis Van Ekelenburg: Yeah, it's gonna be adjusted.

Bruce Frandsen: It's gonna go further south?

Travis Van Ekelenburg: Yes.

Bruce Frandsen: And the city is going to vacate those? Is that how that works? I'm not familiar with vacations of city parcels.

Ben Hunter: Yeah, so there's a few different elements to this and it isn't necessarily included in the PowerPoint presentation. But one of the exhibits that is included in the annexation agreement doesn't get rid of the alignment but adjusts it further south. And since it is already an existing public right of way, there will be a process of surplusing that to be able to vacate it. And that will be conditioned upon being able to accept the new roadway alignment and so yes, there'll be some of that shifting but because it is currently city right of away. Then there is that additional step that city council will have to take for that.

Chairwomen Anderson: And I apologize that the applicant, I believe, is here you're welcome to step forward if you'd like to? All right, we're ready for a motion. If we have no further comments.

Rodney Martin to recommend approval for the proposed Annexation Agreement, located at 500 W 1100 S, American Fork City, UT 84003, subject to any conditions found in the staff report.

Chris Christiansen seconded the motion.

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Voting was as follows:

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

The motion passed

Other Business

Cody Opperman informed the commission about upcoming plans. Jenny Peay Resigned from the Planning Commission.

Adjournment

Rodney Martin motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 7:48 PM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

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

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as CC-2 Central Commercial Zone of the American Fork City Municipal Code. Amending Section 17.4.403 (D), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.4.403 (D) of the American Fork City Municipal Code. The proposed amendment looks to modify regulations related to setbacks for commercial structures abutting residential zones.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.4.403 (D), titled CC-2 Central Commercial Zone, relating to modifying regulations related to setbacks for commercial structures abutting residential zones, and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.4.403 (D), titled CC-2 Central Commercial Zone, relating to modifying regulations related to setbacks for commercial structures abutting residential zones.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.4.403 (D), titled CC-2 Central Commercial Zone, relating to modifying regulations

Planning Commission Staff Report
Meeting Date: May 8, 2024



related to setbacks for commercial structures abutting residential zones. and instruct staff/developer to.....

AN ORDINANCE AMENDING SECTION 17.4.403(D) OF THE AMERICAN FORK MUNICIPAL CODE, CC-2 CENTRAL COMMERCIAL ZONE, AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

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

WHEREAS, the City desires to modify regulations related to setbacks for commercial structures abutting residential zones; and

WHEREAS, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

**PART I
TEXT OF ORDINANCE**

D. Location requirements. Buildings shall be set back from the lot lines as follows:

1. Front setback. All buildings shall be set back not less than thirty (30) feet.
2. Side and Rear setback.
 - a) When abutting a street. Same as required for the R-4-7500 zone.
 - b) When abutting a residential zone, ~~the Land Use Authority may require~~ a setback equivalent to the height of the proposed structure shall be required of up to thirty (30) feet. (for example a 30 ft tall building shall have a 30 ft setback requirement).
 - c) Interior side and Rear. There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

**PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION**

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

SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is

adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY,
STATE OF UTAH, ON THIS THE _____ DAY OF _____, 2024.**

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as PO-1 Professional Office Zone of the American Fork City Municipal Code. Amending Section 17.4.406 (E), the Code Text Amendment plans to modify regulations related to setbacks for commercial structures abutting residential zones.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.4.406 (E) of the American Fork City Municipal Code. The proposed amendment looks to modify regulations related to setbacks for commercial structures abutting residential zones.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.4.406 (E), titled PO-1 Professional Office Zone, relating to modifying regulations related to setbacks for commercial structures abutting residential zones, and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.4.406 (E), titled PO-1 Professional Office Zone, relating to modifying regulations related to setbacks for commercial structures abutting residential zones.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.4.406 (E), titled PO-1 Professional Office Zone, relating to modifying regulations

Planning Commission Staff Report
Meeting Date: May 8, 2024



related to setbacks for commercial structures abutting residential zones. and instruct staff/developer to.....

AN ORDINANCE AMENDING SECTION 17.4.406(E) OF THE AMERICAN FORK MUNICIPAL CODE, PO-1 PROFESSIONAL OFFICE ZONE, AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

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

WHEREAS, the City desires to modify regulations related to setbacks for commercial structures abutting residential zones; and

WHEREAS, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

**PART I
TEXT OF ORDINANCE**

E. Location requirements.

1. Front setback.

- a) Main buildings. All main buildings and structures shall be set back not less than thirty feet from the front lot line.
- b) Accessory buildings. All accessory buildings shall be set back not less than twelve feet to the rear of the closest rear wall line of the main building and not less than twelve feet from any side wall of the main building. Accessory buildings which are located twelve feet or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than sixty feet from the front lot line.

2. Side setback—Interior lots.

- a) Main buildings. All main buildings shall be set back not less than eight feet from either side lot line, and the combined total distance of the two side setbacks shall be not less than eighteen feet.
- b) Accessory buildings. All accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:
 - 1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.

2. The accessory building contains no openings on the side contiguous to the lot line.
3. No drainage from the roof will be discharged onto an adjacent lot.
4. The accessory building shall have fire resistive walls rated at one hour or more.
5. The building will not be placed on land designated as a utility easement.

c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

2. Side setback—Corner lot.

- a) Side abutting on a street. All main and accessory buildings shall be set back not less than twenty feet from the side lot line which abuts on a street.
- b) Interior side. Same as required for interior lots.
- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

3. Rear setback—Interior lots.

- a) Main buildings. All main buildings shall be set back not less than thirty feet from the rear lot line.
- b) Accessory buildings. Same as required under side setback - interior lots.
- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

4. Rear setback—Corner lots.

- a) Main buildings. All main buildings shall be set back not less than ten feet from the rear lot line.
- b) Accessory buildings. All accessory buildings shall be set back not less than five feet from the rear lot line, except that no minimum rear setback shall be required when all the following conditions are met:
 1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.
 2. The accessory building contains no openings on the side contiguous to the lot line.
 3. No drainage from the roof will be discharged onto an adjacent lot.
 4. The accessory building shall have fire resistive walls rated at one hour or more.
 5. The building will not be placed on land designated as a utility easement.
 6. The accessory building will be set back not less than fifty feet from the side lot line abutting the street.

- c) When abutting a residential zone, a setback distance for any new structure equivalent to the height of the proposed structure shall be required.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY,
STATE OF UTAH, ON THIS THE _____ DAY OF _____, 2024.**

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER

Agenda Topic

Public hearing, review, and recommendation on a proposed General Plan Amendment, known as Yablonovsky General Plan Amendment, of the American Fork General Plan. The Amendment plans to amend the Inner-Block Cottage Area Map extending the area identified on the map to include the applicant's property.

Applicant

Martin Yablonovsky

Background

The applicant has applied for a General Plan Amendment to amend the Land Use Recommendations of the American Fork City General Plan Undeveloped Inner-Block Areas Map. The proposed amendment looks to include the applicant's property in the areas identified on the map for infill development. The property is currently developed with a single-family home that was built in approximately 1967 (according to county records). The property is in the R1-9000 zoning designation and is approximately 0.83 acres in size.

The General Plan States Land Use Recommendations for residential land use categories to include Inner-block areas for possible in-fill housing (see page 23 of the General Plan). The Undeveloped Inner-Block Cottage Map of the General Plan was updated in 2004 to include potential development areas colored in blue and possible access routes colored in yellow.

Page 24 of the General Plan states the following "3. The City's long standing policy of requiring building lots to abut upon public streets and not allow the use of flag lots or common drives to access individual lots should be continued."

American Fork City Code Section 17.5.505 Inner-Block Cottage Development Projects states the following:

A. Intent. It is the intent of this section to:

1. Provide an alternative method wherein vacant and underused land in the interior of the existing blocks within the original town site and similar landlocked areas of the city may be developed, provided that development within such inner-block areas will be compatible with existing surrounding development; and
2. Establish and set forth the special requirements and guidelines applicable to inner-block cottage development projects considered reasonably necessary to balance the interests of

the surrounding development and applicants and accomplish the intent stated under subsection A.1. above.

Potential Motions – General Plan Amendment

Approval

Madame Chair, I move to recommend approval for the proposed General Plan Amendment, titled Yablonovsky General Plan Amendment, relating to the Inner-Block Cottage Section of the General Plan as proposed by the applicant and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed General Plan Amendment, titled Yablonovsky General Plan Amendment, relating to the Inner-Block Cottage Section of the General Plan

Table

Madame Chair, I move to table action for the proposed General Plan Amendment, titled Yablonovsky General Plan Amendment, relating to the Inner-Block Cottage Section of the General Plan and instruct staff/developer to.....

General Plan Amendment – Submittal Checklist

 American Fork City Development Review Committee
Planning and Zoning Reviewed tvanekeleburg 04/22/2024

Next Step:

Approved
Proceed to Planning Commission
05/08/24

- Property Size (acres):

.83 acres

- What changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City General Plan?

Within American Fork's Municipal Code (Sec 17.7.505 Inner-Block Cottage Development Projects A.1.), it says, "It is the intent of this section to provide an alternative method wherein vacant and underused land in the interior of the existing blocks within the original town site and similar landlocked areas of the city may be developed, provided that development within such inner-block areas will be compatible with existing surrounding development."

Our .83 acre piece of property could be considered "underused land". We have a modest home toward the back of our lot and we seek to subdivide in order to build a single family home near the front of our property next to 100 West. Our property satisfies all R1-9000 guidelines to subdivide except one – this zone does not allow flag lots. We seek to join the property to the North of us and be part of an inner-block area so that we can subdivide our lot. We intend to build a single-family home on the new .21 lot and continue to live on the .62 acre flag lot. The home that we would build on the new .21 acre lot would not only preserve the quality of the existing residential area, it would enhance the area and improve the usage of our land.

- What Plan are you choosing to amend?

Inner Block

- What are you proposing to be changed and how?

See Yablonovsky Subdivide #1 – We propose to amend the Inner Block overlay map by enlarging the yellow outline that exists around the lot just to the North of our property (02:064:0007) so that it includes our lot (02:064:0011 found in green).

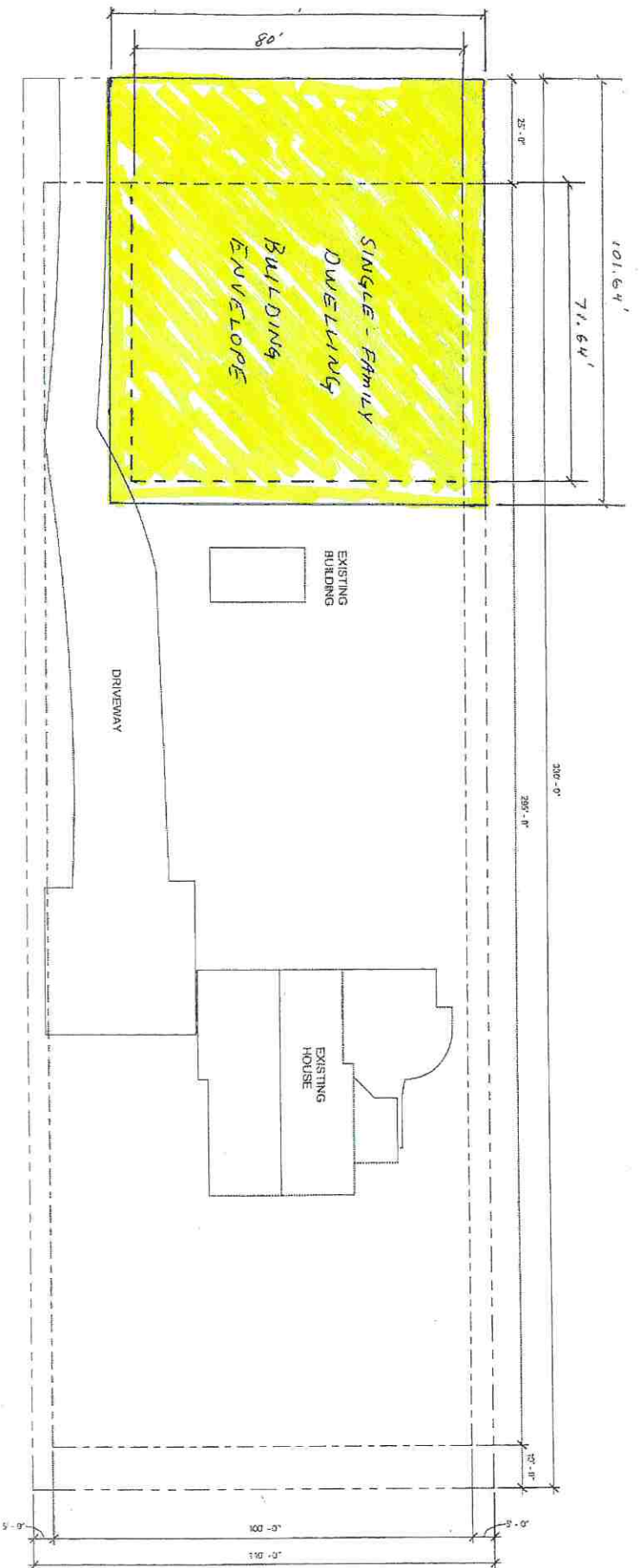
See Yablonovsky Subdivide #2 – This is a picture of our subdivide plans if we are able to be included in an Inner-Block area.

Yablonovsky Subdivide #1



Our property (02:064:0011) is shaded in green and is just South of a 2.5 acre lot (02:064:0007 and outlined in yellow) which is an existing inner-block area.

Yablonsky Subdivide #2



The proposed new lot (highlighted in yellow) is .21 acres. The new lot would have SW corner 20 feet North of current SW corner of 02:064:0011. The area of the new lot would be in the shape of a rectangle and the sides of the lot would extend 90 feet North and 101.64 feet East from the proposed lot's SW corner. The building envelope would be 80 feet (North-South) by 71.64 feet (West-East).

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Area of Accessory Buildings, of the American Fork City Municipal Code. Amending Section 17.5.105, the Code Text Amendment plans to repeal various subsections of 17.4.100, 17.4.200, and 17.4.300.

Applicant

American Fork City Staff

Background

The Staff has initiated a Code Text Amendment to amend Section 17.5.105. The Code Text Amendment plans to repeal various subsections of 17.4.100, 17.4.200, and 17.4.300 of the American Fork City Municipal Code.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section Amending Section 17.5.105, titled Area of Accessory Buildings, relating to repealing various subsections of 17.4.100, 17.4.200, and 17.4.300 and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section Amending Section 17.5.105, titled Area of Accessory Buildings, relating to repealing various subsections of 17.4.100, 17.4.200, and 17.4.300.

Table

Planning Commission Staff Report
Meeting Date: May 8, 2024



Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.5.105, titled Area of Accessory Buildings, relating to repealing various subsections of 17.4.100, 17.4.200, and 17.4.300 and instruct staff/developer to.....

AN ORDINANCE AMENDING SECTION 17.5.105 OF THE AMERICAN FORK MUNICIPAL CODE, AREA OF ACCESSORY BUILDING, REPEALING VARIOUS SUBSECTIONS OF 17.4.100, 17.4.200, 17.4.300 AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

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

WHEREAS, the City desires to modify regulations related to accessory buildings within the municipality; and

WHEREAS, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

PART I TEXT OF ORDINANCE

SECTION 1. Section 17.5.105 of the Municipal Code of American Fork City, is hereby amended to read as follows:

Section 17.5.105 Accessory Buildings

- A. Accessory Buildings shall comply with all requirements of the underlying zoning and land use in addition to the following:
 - 1. General Requirements:
 - a. A building permit is required for all buildings larger than 200 sq.ft.
 - i. In addition to the review of plans by the Building Authority, all other approvals contemplated herein, as applicable, shall be received prior to the issuance of a building permit.
 - b. Site plans, inclusive of utilities, shall be provided for all buildings larger than 200 sq.ft.
 - i. The Administrative Land Use Authority shall have the authority to approve Site Plans for Accessory Buildings.
 - c. Civil engineering plans, in addition to standard building plans shall be provided for Accessory Buildings larger than 750 sq.ft.
 - i. The City Engineer shall have authority to approve the civil plans identified in A(1)(c).
 - d. Storm Water Pollution Prevention Plans (SWPPP) shall be provided for Accessory Buildings larger than 750 sq.ft. if the accessory building is withing 50

feet of a water of the state wetland, watershed outfall, or ditches, slough, or similar waterways.

- i. The City Engineer shall have authority to approve SWPPP.
 - e. Accessory Buildings shall be located in the rear yard.
 - i. Unique lots, such as corner lots or those with increased width and minimum depth, may seek a variance from the Board of Adjustment for the allowance of an Accessory Building in a side yard.
 - f. The footprint of the Accessory Building may not cover more than 25% of the rear yard (or side yard if a variance is granted, as provided for above).
 - g. No building, or portion thereof, including eaves, shall be within the applicable setbacks or within the easement areas.
- 2. Residential, and Planned Residential Zones
 - a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
 - b. The materials of the Accessory Buildings shall be consistent with the existing structure.
 - c. The maximum height of the Accessory Building:
 - i. Shall not exceed the height of the primary structure;
 - ii. Shall not exceed 25 feet at its highest point; and
 - iii. Shall not exceed 20 feet within 10 feet of any property line.
 - d. Setbacks:
 - i. From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
 - 1. Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building, for setback determination only.
 - ii. Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
 - iii. Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.
- 3. Residential-Agricultural Zones
 - a. The use of an Accessory Building shall be subordinate to the primary structure on the lot.
 - i. The Accessory Building may be the only building on the lot.
 - b. The materials of the Accessory Building shall be compatible with the existing character of the immediate vicinity, as to appear consistent in style and aesthetic.
 - c. The maximum height of the Accessory Building shall not exceed 35 feet.
 - d. Setbacks:

- i. From main building: Accessory Buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building.
 1. Accessory buildings that are located 12 feet or closer to a main building shall be considered as part of the main building for setback determination only.
 2. Where no main building exists on the lot, a detached Accessory Building shall be set back no less than 75 feet from the front lot line.
- ii. Side setback – corner lot – side abutting street: Accessory Buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
 1. Side and rear setback – interior lot line: Accessory buildings shall be set back not less than five feet from the lot line.

B. Appeals.

1. An applicant may appeal the interpretation of the building code by the Building Official by filing an appeal within 10 days of the denial of a building permit. Said appeal shall be filed, in writing, with the American Fork City Development Services Department. The appeal authority for said appeals shall be the American Fork City IBC Appeals Board.
2. An applicant may appeal the denial of a site plan, engineered plans, and/or SWPPP, or the denial of a building permit for any reason other than that set forth in B(1), by filing an appeal within 10 days of the denial. Said appeal shall be filed, in writing, with the American Fork Development Services Department. The appeal authority for said appeals shall be the American Fork Planning Commission.

SECTION 2. Subsections 17.4.101(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the RA-5 Residential-Agricultural Zone, are hereby repealed.

SECTION 3. Subsections 17.4.102(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the RA-1 Residential-Agricultural Zone, are hereby repealed.

SECTION 4. Subsections 17.4.201(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-1-20,000 Residential Zone, are hereby repealed.

SECTION 5. Subsections 17.4.202(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-1-15,000 Residential Zone, are hereby repealed.

SECTION 6. Subsections 17.4.203(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-1-12,000 Residential Zone, are hereby repealed.

SECTION 7. Subsections 17.4.204(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-1-9,000 Residential Zone, are hereby repealed.

SECTION 8. Subsections 17.4.205(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-1-7,500 Residential Zone, are hereby repealed.

SECTION 9. Subsections 17.4.206(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-2-7,500 and R-2-7,500 (O) Residential Zone, are hereby repealed.

SECTION 10. Subsections 17.4.301(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-3-7500 Residential Zone, are hereby repealed.

SECTION 11. Subsections 17.4.302(E)(2) and (E)(3) of the Municipal Code of American Fork City related to the R-4-7500 Residential Zone, are hereby repealed.

PART II CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY,
STATE OF UTAH, ON THIS THE _____ DAY OF _____, 2024.**

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER

FOR REFERENCE:

Subsection (E)(2) and (E)(3)

1. Accessory buildings. All accessory buildings shall be located in accordance with the following:
 1. Setback from main building—Front setback. Accessory buildings shall be set back not less than twelve feet to the rear of the closest rear wall of the main building, and not less than twelve feet from the closest side wall of the main building. Accessory buildings which are located twelve feet or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than seventy-five feet from the front lot line.
 2. Side setback—Corner lot—Side abutting a street. Accessory buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
 3. Side and rear setback—Interior lot line. Accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:
 1. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.
 2. The accessory building contains no openings on the side contiguous to the lot line.
 3. No drainage from the roof will be discharged onto an adjacent lot.
 4. The accessory building shall have fire resistive walls rated at one hour or more.
 5. The building will not be placed on land designated as a utility easement.
2. Exceptions and limitations. Notwithstanding the provisions of paragraphs 1.d. and 1.e of this subsection relating to encroachment into the rear setback area, the combined area occupied by any portion of a dwelling projecting into the rear setback area, and any portion of an attached garage located closer than thirty feet to the rear lot line, and any detached accessory building located within the rear setback area, shall not exceed thirty percent of the required rear setback area of the lot.

Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as GA Larson Storage Yard, located at approximately 51 West 1100 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 4.03 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		51 W 1100 S
Project Type:		Commercial Site Plan
Applicants:		Tyler Horan
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	Unincorporated Territory
	South	PF
	East	PI-1
	West	Unincorporated Territory
Square Footage (By Use)		61,977 (Outdoor Storage)
Total Number of Units		N/A
Parking Requirement		178 stalls for the Office/Warehouse establishment

Parking Provided	189 stalls; 4 stalls are being removed for the outside storage area's entrance, making 185 stalls provided. No required parking stalls are being interfered with the outdoor storage area
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Background

The applicant has requested approval for a Commercial Site Plan to develop an Outdoor Storage Yard. The proposed Site Plan is on the recently approved Deer Park Annexation property and is approximately 4.03 acres in size. The new Site Plan has proposed to be enclosed by an eight (8) foot screening fence that will have a one (1) foot barb wire row on top of the fence for additional security. The storage yard will be on the north end of the property fronting 1100 S. This outdoor storage yard will be a conditional use found within Section 17.7.701 of the American Fork City Municipal Code. The City Council will be the ultimate determining body for this use of the property.

Section 17.6.101 – Administrative Site Plan Review

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

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

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

Project Conditions of Approval

- 1. Shared Access Agreement to be provided for entering the outdoor storage yard from the property to the east. It will need to be recorded with the County to run with the land.
- 2. Address outstanding Fire Marshal comments.
- 3. Address outstanding Engineering comments.

Findings of Fact

- 1. The Commercial Site Plan **MEETS** the requirements of Section 17.6.101.

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

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

Staff Recommendation

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

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at approximately 51 W 1100 S, American Fork City, UT 84003, in the PI-1 Zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at approximately 51 W 1100 S, American Fork City, UT 84003, in the PI-1 Zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at approximately 51 W 1100 S, American Fork City, UT 84003, in the PI-1 Zone, and instruct staff/developer to.....

GENERAL NOTES

- City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
- The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
- The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
- The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
- Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
- All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
- Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
- All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
- Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
- The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
- The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer.
- Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
- Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
- Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

- The following utilities are known to be located within the limits of this project:

COMPANY	CONTACT	PHONE
Century Link	– TELEPHONE	Ryan Allred (385) 223 0084
ROCKY MOUNTAIN	– POWER	Teria Walker (801) 756 1310
COMCAST	– CABLE	Elysia Valdez (801) 401 3017
DOMINION	– GAS	Trent Johnson (801) 853 6548
AMERICAN FORK CITY	– WATER	Jay Brems (801) 404 6129
AMERICAN FORK CITY	– SEWER	Ashton Hardy (801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy (801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson (801) 404 6361
AMERICAN FORK CITY	– P.I.	Jay Brems (801) 404 6129
- The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662–4111) at least 2 working days before start of construction.
- The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

- Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
- All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
- At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
- Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
- The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
- The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
- Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
- A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
- A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
- Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

- All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
 - All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
 - Only fire hydrants conforming to City of American Fork standards will be approved for use.
 - Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
 - All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
 - Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
 - The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
 - The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
 - No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
 - The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
 - All water main stationing shall be based on street centerline stationing.
 - All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
 - The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
 - All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
- SANITARY SEWER**
- Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
 - The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
 - Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
 - All manhole lids shall be provided with continuous self_sealing gaskets.
 - The approved construction drawings shall show where bolt_down lids are required.
 - Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
 - All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
 - At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
 - Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
 - Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
 - All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
 - Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
 - Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
 - The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
 - All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

- All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
- Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
- All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
- Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
- Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible for removal of conflicting existing striping.
- Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
- Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

- The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

DEER PARK LOT 3 – NORTH STORAGE YARD

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

GENERAL NOTES

CIVIL ENGINEERING
+SURVEYING

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

ROW 04/05/24

ROW 04/23/24

1 CITY COMMENTS

2 CITY COMMENTS

REVISIONS

BY DATE

DESIGNER: SDT

PROJECT ENGINEER: SDT

SCOTT D. THORSEN
No. 354291
04/27/24

STATE OF UTAH

REGISTERED PROFESSIONAL ENGINEER

SHEET NO. GN

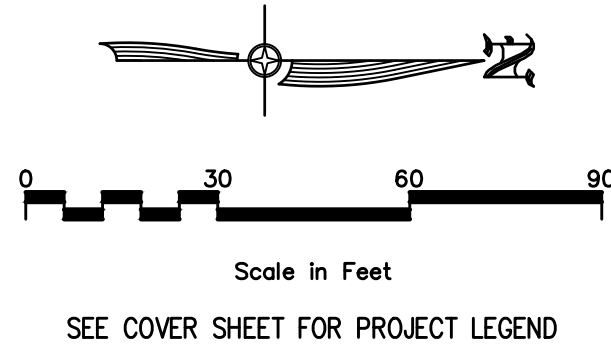
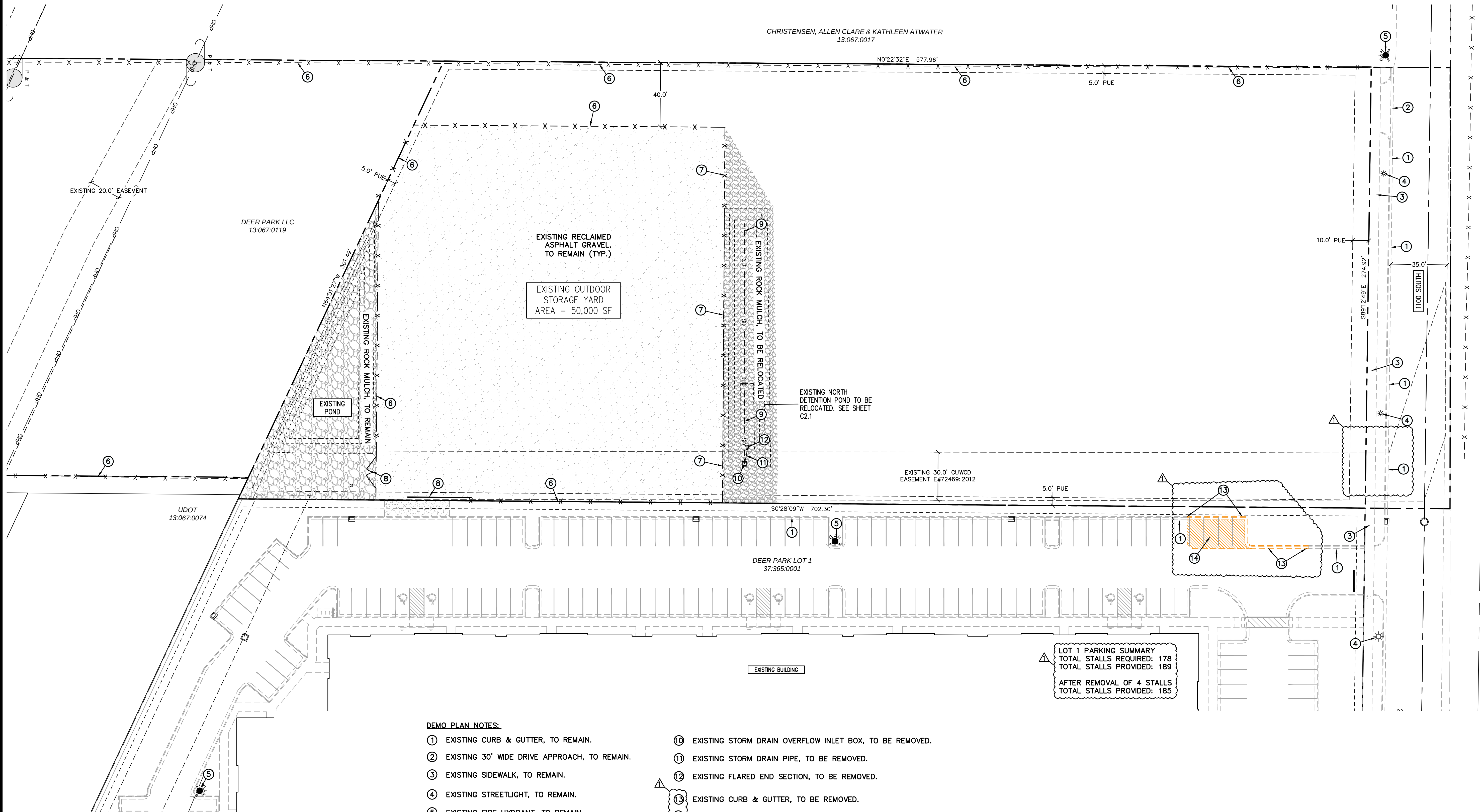
PROJECT ID: E21-035
FILE NAME: PRJ-AH3

DATE: 04/03/24
SCALE:



Benchmark Info

The Benchmark for the project is the
South Quarter Corner of Section 26,
T.5.S. R.1.E., SLB&M
Elevation= 4503.89'
Datum is NAVD 88 derived from
UTAH TURNGPS System



DEMO PLAN NOTES:

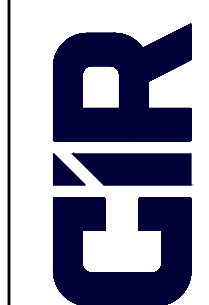
- ① EXISTING CURB & GUTTER, TO REMAIN.
- ② EXISTING 30' WIDE DRIVE APPROACH, TO REMAIN.
- ③ EXISTING SIDEWALK, TO REMAIN.
- ④ EXISTING STREETLIGHT, TO REMAIN.
- ⑤ EXISTING FIRE HYDRANT, TO REMAIN.
- ⑥ EXISTING FENCE, TO REMAIN.
- ⑦ EXISTING FENCE, TO BE REMOVED.
- ⑧ EXISTING GATE, TO REMAIN.
- ⑨ EXISTING LAND DRAIN, TO BE REMOVED.

- ⑩ EXISTING STORM DRAIN OVERFLOW INLET BOX, TO BE REMOVED.
- ⑪ EXISTING STORM DRAIN PIPE, TO BE REMOVED.
- ⑫ EXISTING FLARED END SECTION, TO BE REMOVED.
- ⑬ EXISTING CURB & GUTTER, TO BE REMOVED.
- ⑭ EXISTING ASPHALT, TO BE REMOVED.

LOT 1 PARKING SUMMARY
TOTAL STALLS REQUIRED: 178
TOTAL STALLS PROVIDED: 189
AFTER REMOVAL OF 4 STALLS
TOTAL STALLS PROVIDED: 185

NO	REVISIONS	BY	DATE
1	QTY COMMENTS		04/05/24
2	QTY COMMENTS		04/23/24

DESIGNER: SDT	PROJECT ENGINEER: SDT
---------------	-----------------------



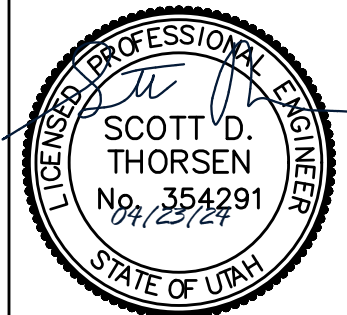
CIVIL ENGINEERING
+ SURVEYING

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

DEER PARK LOT 3 – NORTH STORAGE YARD

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

EXISTING CONDITIONS/DEMO PLAN



SHEET NO.	C0.1
PROJECT ID:	E21-035
DATE:	04/03/24
FILE NAME:	PRJ-AH3
SCALE:	1"=30'



Benchmark Info

The Benchmark for the project is the
South Quarter Corner of Section 26,
T.5.S. R.1.E., SLB&M
Elevation= 4503.89'
Datum is NAVD 88 derived from
UTAH TURNGPS System



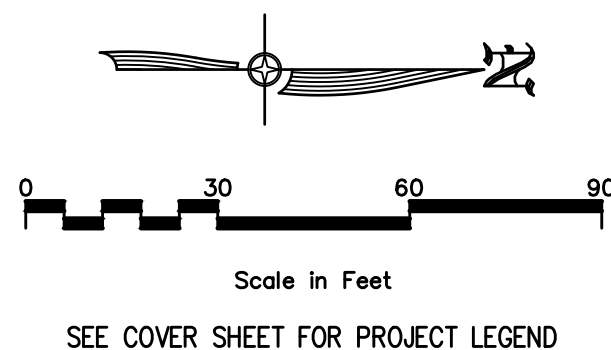
OVER SUITABLE NATURAL SOILS,
PROPERLY PREPARED EXISTING FILLS,
AND/OR STRUCTURAL SITE GRADING
FILL EXTENDING TO SUITABLE
NATURAL SOILS.

RECLAIMED ASPHALT GRAVEL

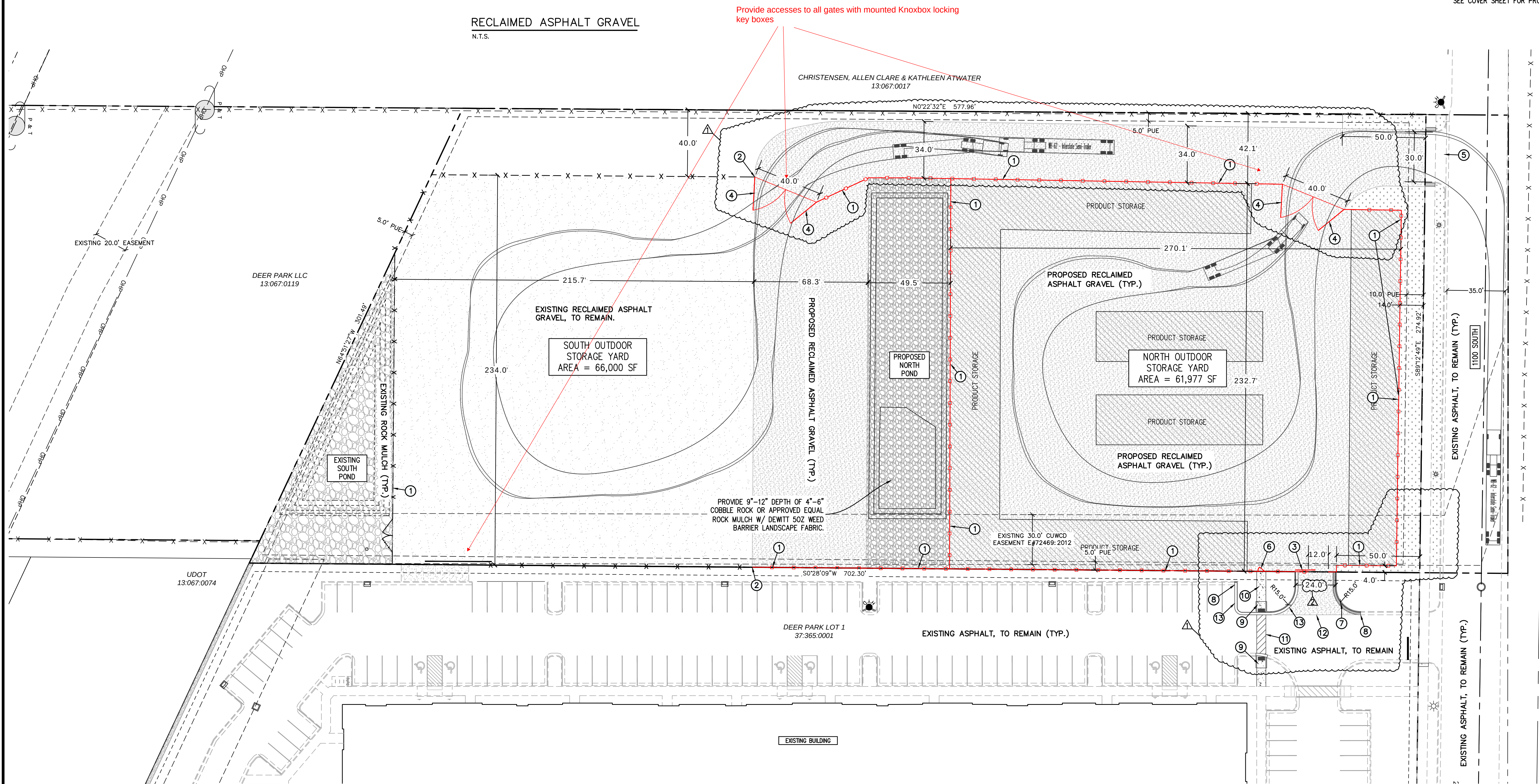
N.T.S.

PAVEMENT LEGEND

	PROPOSED RECLAIMED ASPHALT GRAVEL 92,435 SF
	EXISTING RECLAIMED ASPHALT GRAVEL 50,000 SF



Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND



SITE PLAN NOTES:

1. INSTALL 8' TALL VIEW OBSTRUCTING CHAINLINK FENCE W/BARBWIRE. SEE DETAIL ON SHEET C4.2.
2. CONNECT PROPOSED FENCE TO EXISTING.
3. INSTALL 12' WIDE CHAINLINK MANUAL SLIDE GATE W/BARBWIRE AND SLATS. GATES TO MATCH FENCING SEE DETAIL SHEET C4.2.
4. INSTALL TWO 20' WIDE CHAINLINK MANUAL PIVOT GATES W/BARBWIRE AND SLATS. GATES TO MATCH FENCING SEE DETAIL SHEET C4.2.
5. EXISTING 30' WIDE DRIVE APPROACH, TO REMAIN.
6. INSTALL 8' TALL CHAINLINK PERSONNEL GATE W/BARBWIRE AND SLATS. GATE TO MATCH FENCING.
7. INSTALL 24" REVERSE PAN CURB & GUTTER. SEE DETAIL ON SHEET C3.0.
8. SAWCUT AND PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED CURB & GUTTER.
9. INSTALL PEDESTRIAN RAMP PER ADA STANDARDS. SEE DETAIL ON SHEET C3.0.
10. INSTALL 6' WIDE CONCRETE SIDEWALK. SEE DETAIL ON SHEET C3.0.
11. INSTALL PAINTED PEDESTRIAN CROSSWALK.
12. SAWCUT AND PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT.
13. INSTALL 24" CATCH CURB & GUTTER. SEE DETAIL ON SHEET C3.0.

LOT 3 AREAS:

LOT 3	SQ. FT. / ACRES
1. PROPOSED RECYCLED ASPHALT	175,648 SQ. FT. / 4.03 ACRES
2. PROPOSED ROCK MULCH	91,581 SQ. FT. / 2.10 ACRES
3. PROPOSED LANDSCAPING	11,631 SQ. FT. / 0.27 ACRES
4. EXISTING RECYCLED ASPHALT	4,259 SQ. FT. / 0.10 ACRES
5. EXISTING ROCK MULCH	49,991 SQ. FT. / 1.15 ACRES
6. UNDEVELOPED AREA	8,013 SQ. FT. / 0.18 ACRES
	10,172 SQ. FT. / 0.23 ACRES

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

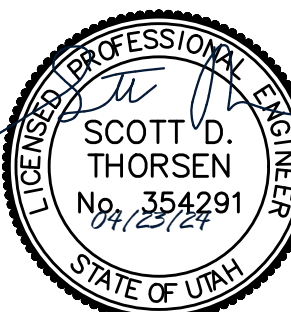
**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

DEER PARK LOT 3 - NORTH STORAGE YARD

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

SITE PLAN

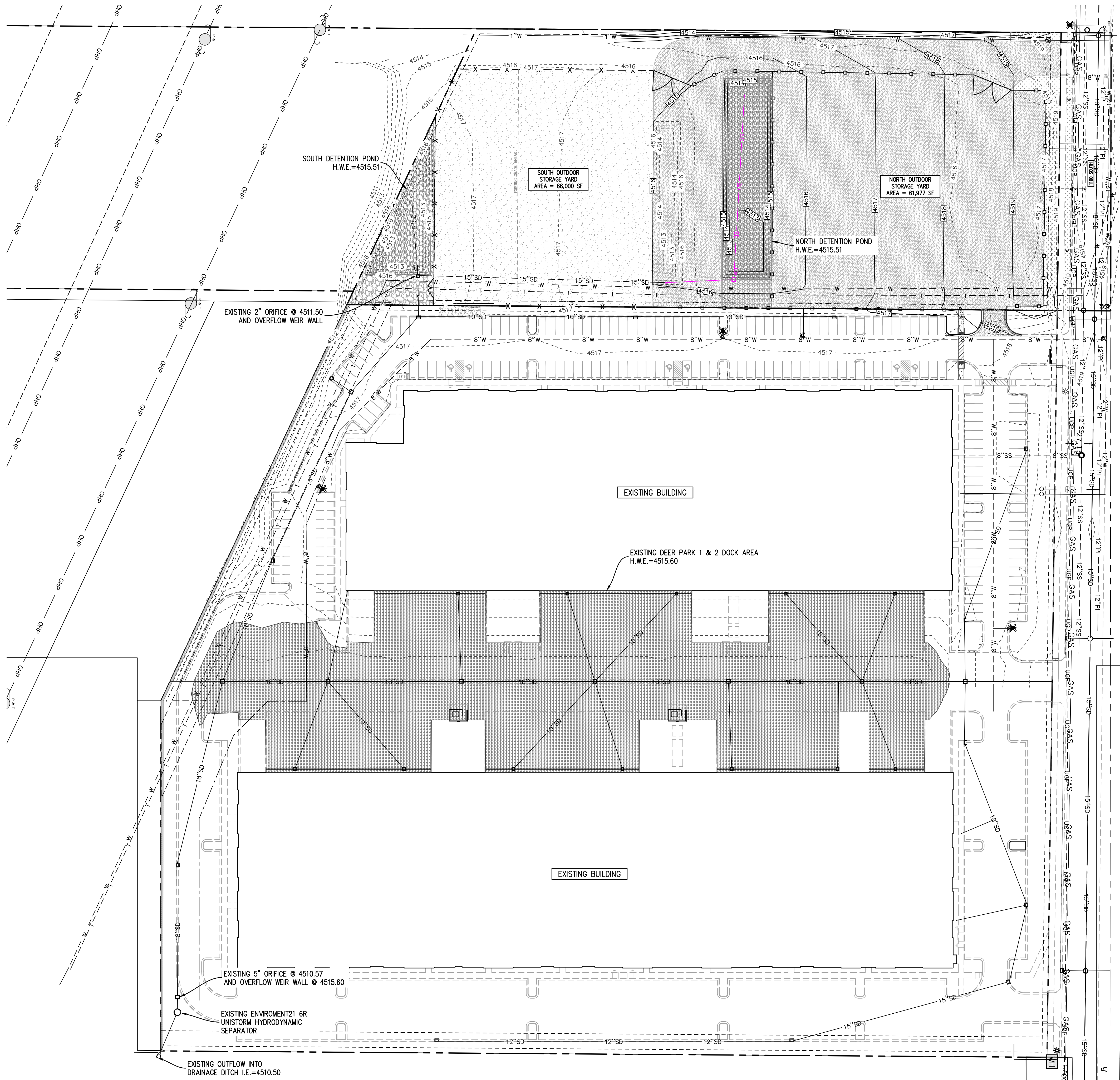
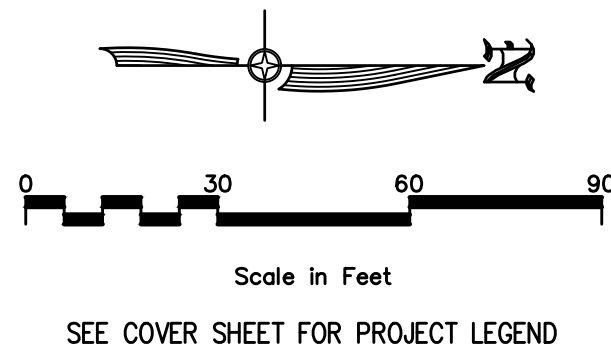


SHEET NO.

C1.0

PROJECT ID: E21-035
DATE: 04/03/24
FILE NAME: PRJ-AH3
SCALE: 1"=30'

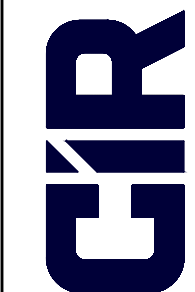




Benchmark Info
The Benchmark for the project is the
South Quarter Corner of Section 26,
T.5.S. R.1.E., SLB&M
Elevation = 4503.89'
Datum is NAVD 88 derived from
UTAH TURNGPS System

SHEET LEGEND
 DETENTION AREA

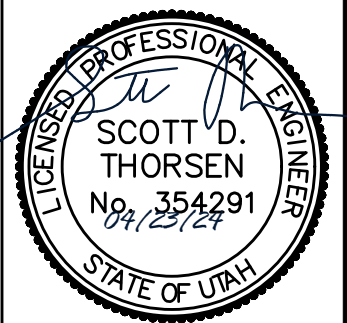
NO.	QTY COMMENTS	BY	DATE
1	QTY COMMENTS	NO.	REVISIONS
2	QTY COMMENTS	NO.	REVISIONS
DESIGNER: SDT		PROJECT ENGINEER: SDT	



**CIVIL ENGINEERING
+ SURVEYING**

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

DEER PARK LOT 3 – NORTH STORAGE YARD
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
DRAINAGE OVERVIEW PLAN



SCOTT D. THORSEN
No. 354291
STATE OF UTAH

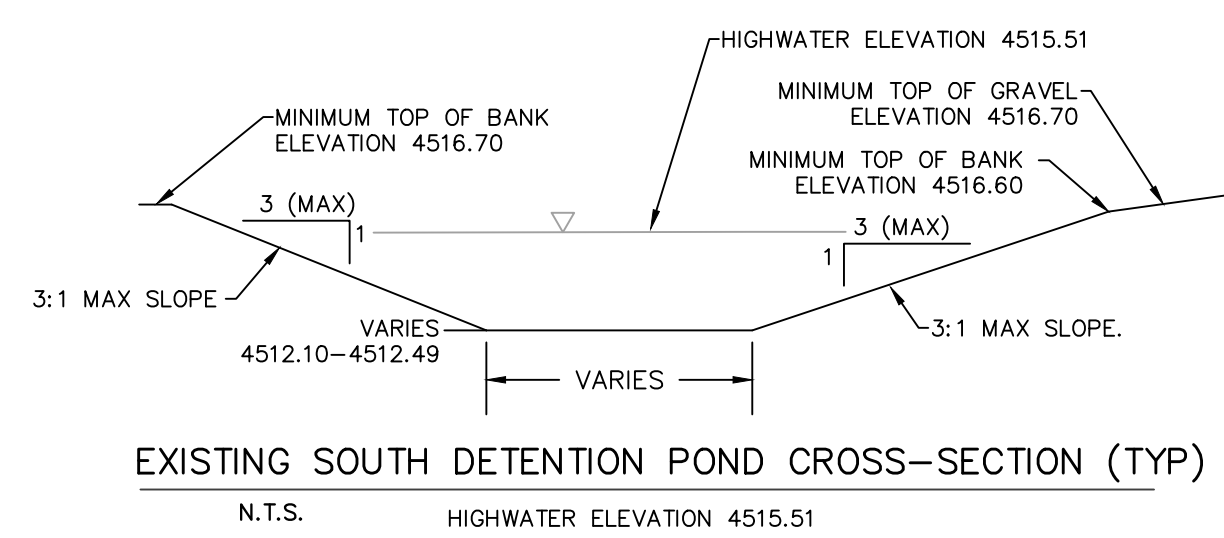
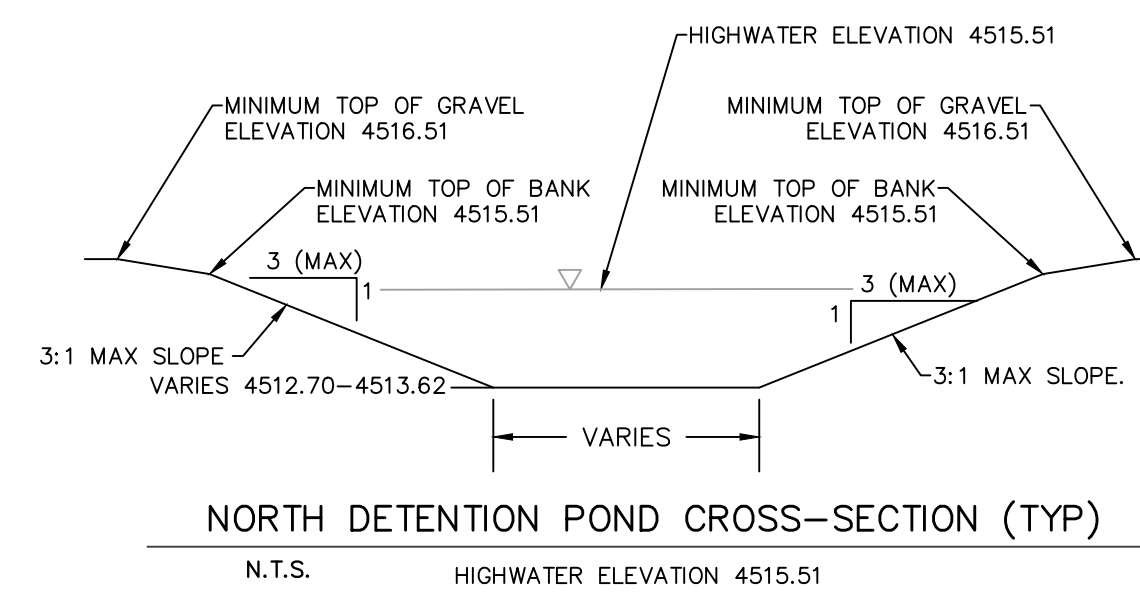
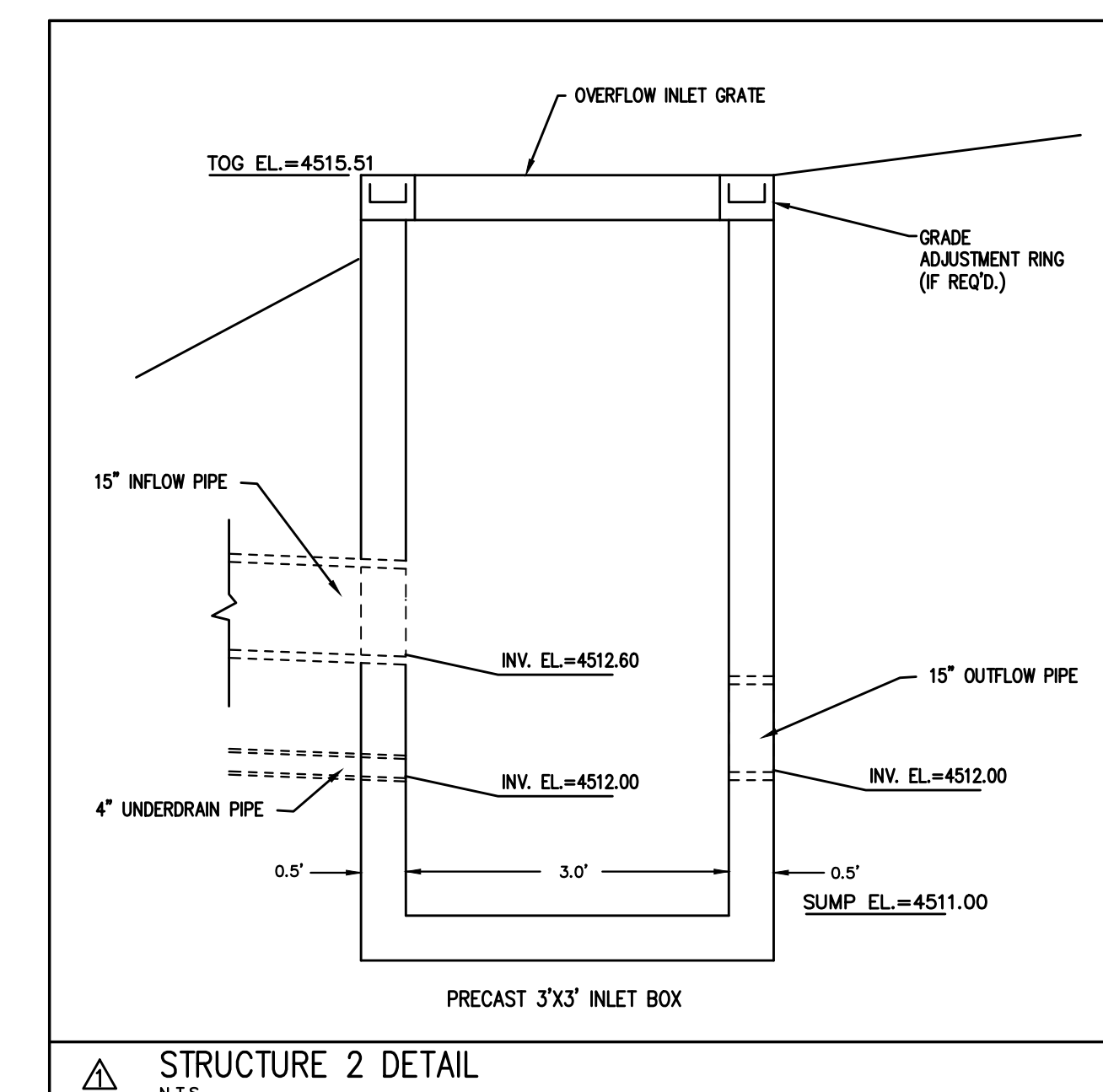
SHEET NO.	C2.0
PROJECT ID	E21-035
DATE	04/03/24
FILE NAME	PRJ-AH3
SCALE	1"=30'



- ① PROPOSED 4" PERFORATED ADS UNDERDRAIN PIPE.
- ② PROPOSED 1" PI METER PER 15.5D. SEE DETAIL ON SHEET C3.0. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTOR.

 DETENTION AREA

The Benchmark for the project is the
South Quarter Corner of Section 26,
T.5.S. R.1.E., SLB&M
Elevation = 4503.89'
Datum is NAVD 88 derived from
UTAH TURNGPS System

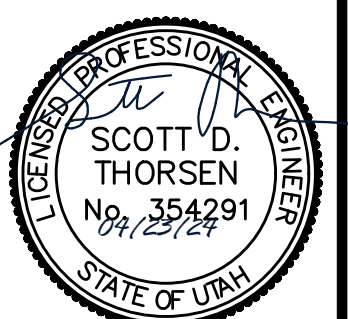


		CITY COMMENTS	RGW 04/05/24
1			
2		CITY COMMENTS	RGW 04/23/24
NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIR | **CIVIL ENGINEERING
+SURVEYING**

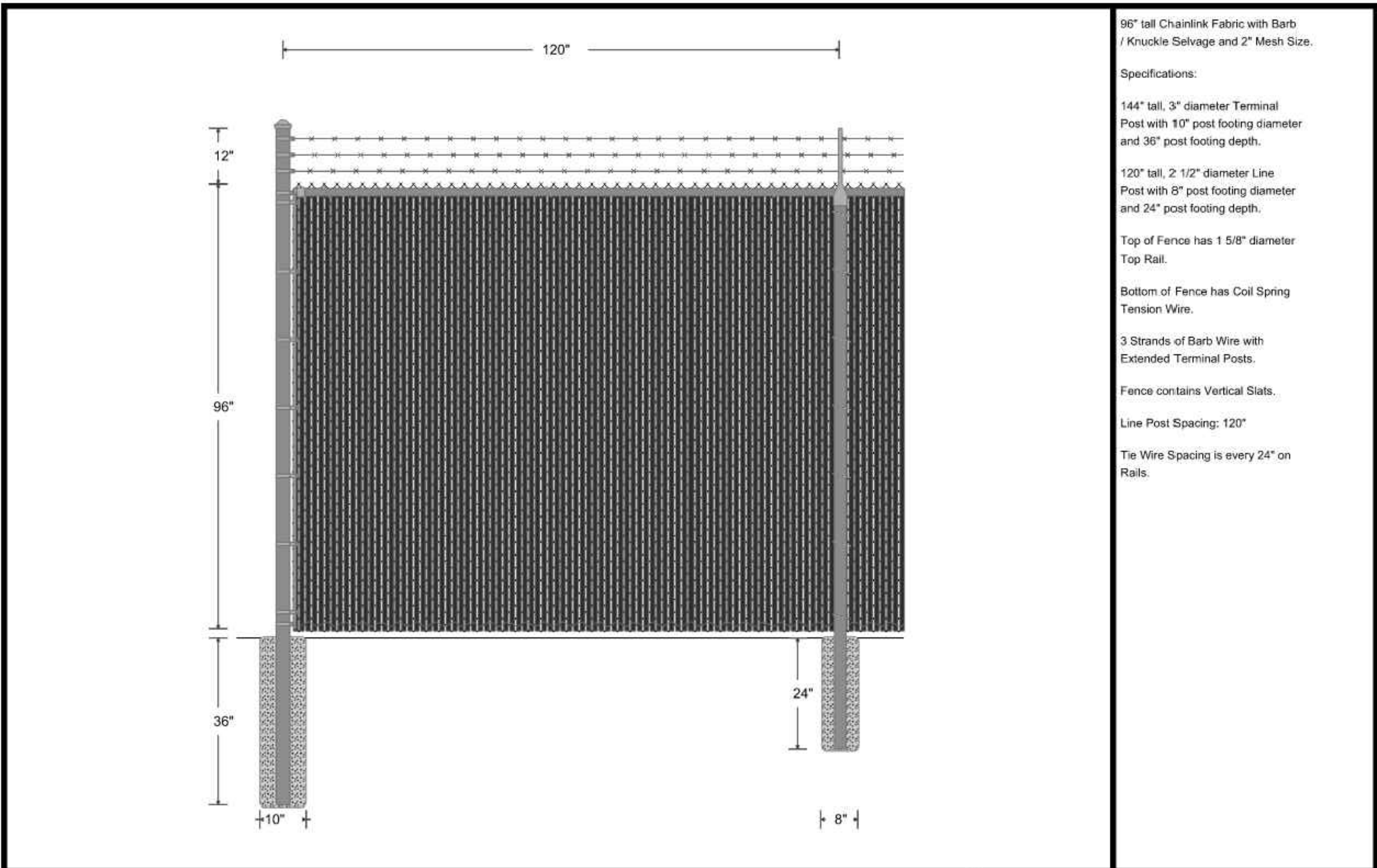
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

WALK LOT 3 – NORTH STORAGE YARD
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
GRADING & DRAINAGE PLAN



SHEET NO.	
C2.1	
PROJECT ID	DATE:
E21-035	04/03/24
FILE NAME:	SCALE:
PRJ-AH3	1"=30'

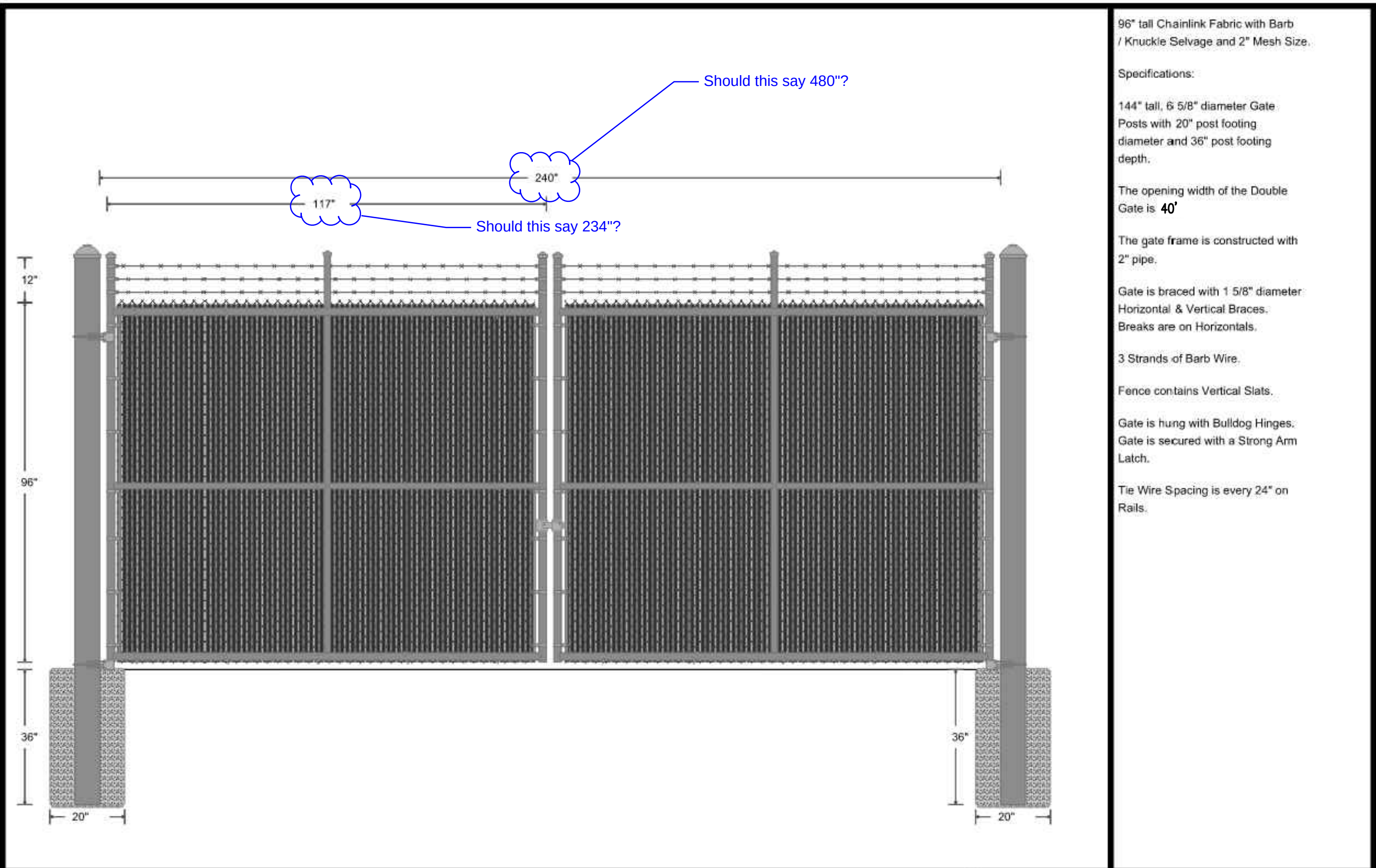




Merchants Metals
4255 South 300 West
Murray, UT 84107
801-263-3932

96" Chainlink Line of Fence w/Barbwire

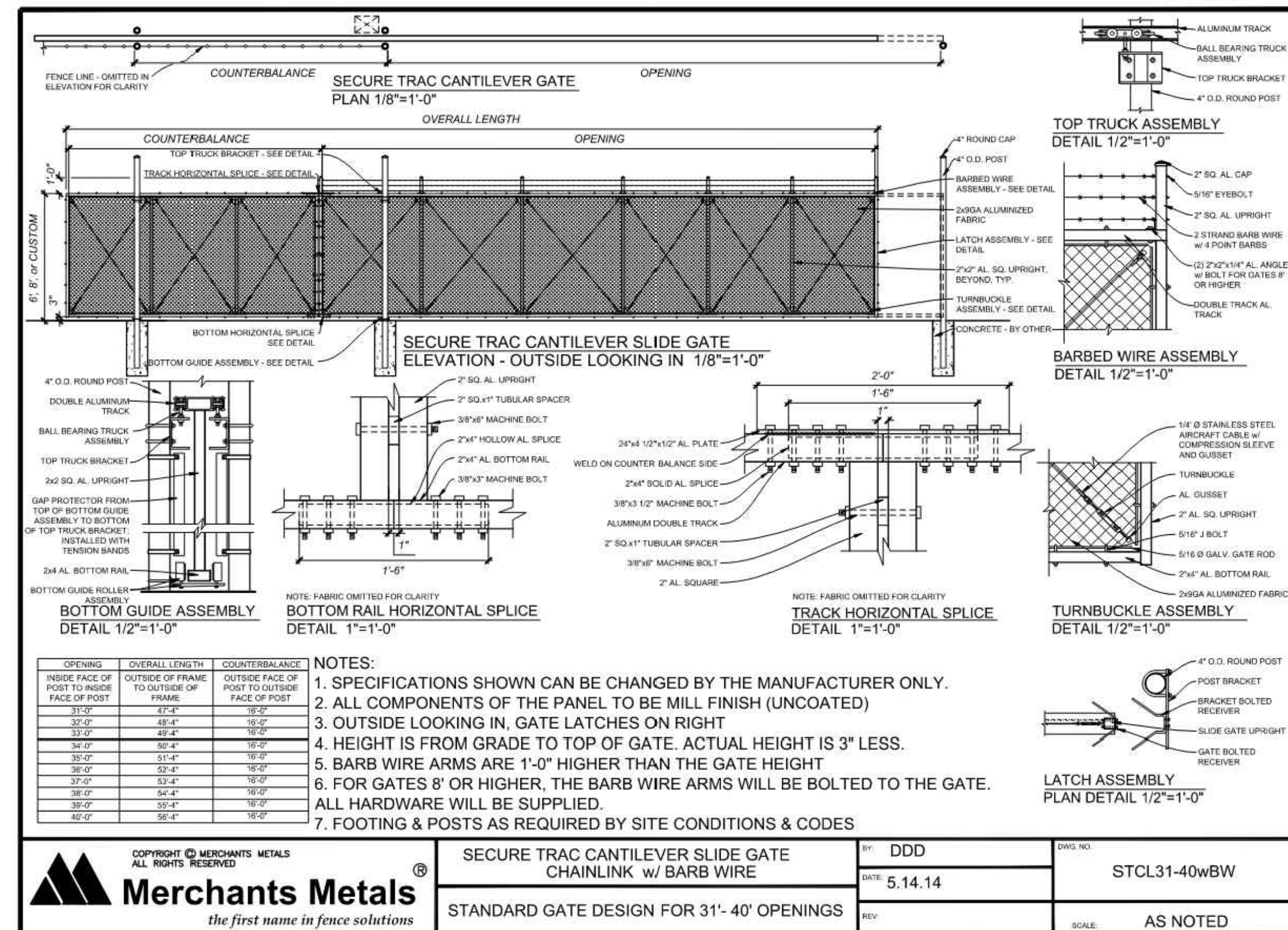
Drawn: 10/23/2023
File:



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

96" X 40' Chainlink Double Drive Gate w/Barbwire

Drawn: 10/23/2023
File:



NOTE: GATE TO HAVE SAME VERTICAL SLATS AS CHAINLINK FENCE.



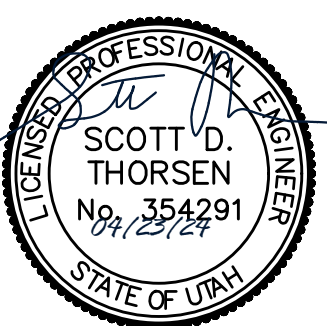
Secure Trac Cantilever Slide Gate
CHAINLINK w/ BARB WIRE
STCL31-40wBW

DATE: 5.14.14
REV: AS NOTED

ROW	QTY COMMENTS	DATE	BY	DATE
1	QTY COMMENTS	04/05/24		
2	QTY COMMENTS	04/23/24		

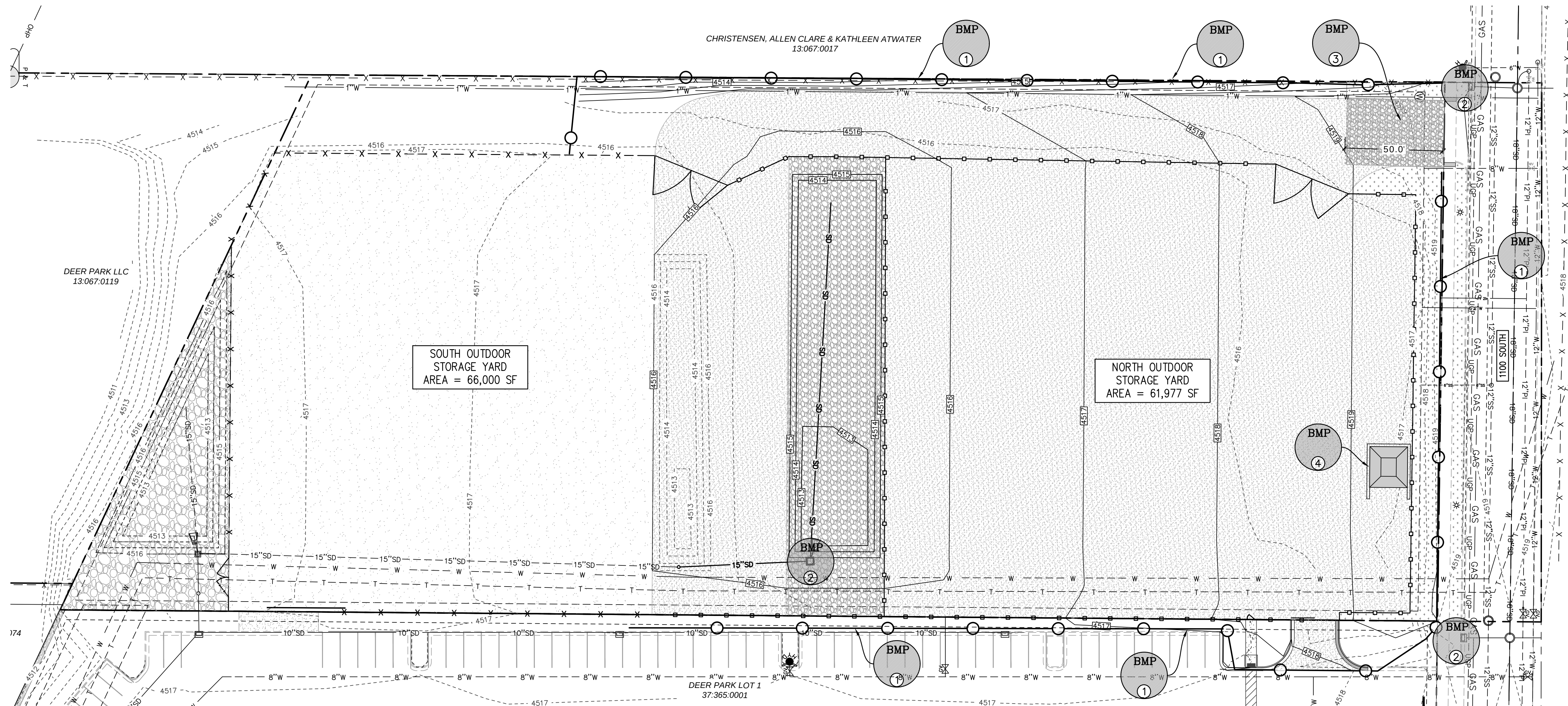
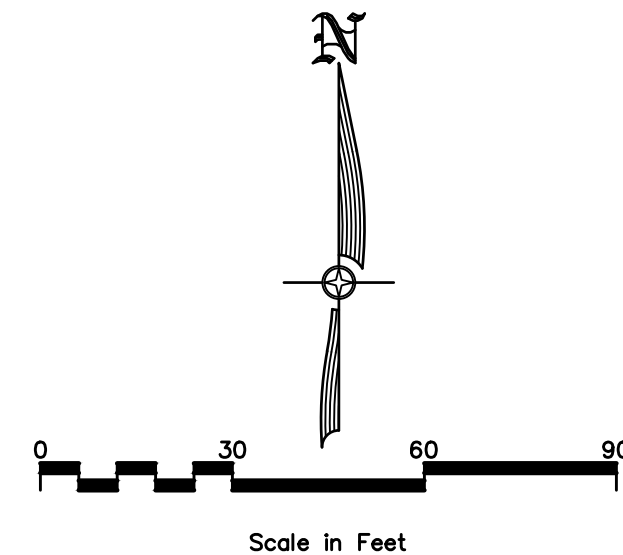
CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

DEER PARK LOT 3 - NORTH STORAGE YARD
51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
FENCING DETAIL SHEET



SHEET NO. C3.1
PROJECT ID: E21-035
DATE: 04/03/24
FILE NAME: PRJ-AH3
SCALE:





LEGEND

- SILT FENCE —○—
- WHEEL WASH AREA [hatched box]
- BMP AREA (X) [circle with X]

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
 - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
 - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

- ① INSTALL TYPICAL SILT FENCE. SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
- ② PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO CATCH BASINS.
- ③ CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
- ④ CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

DEER PARK LOT 3 — NORTH STORAGE YARD

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

EROSION CONTROL PLAN (SWPPP)

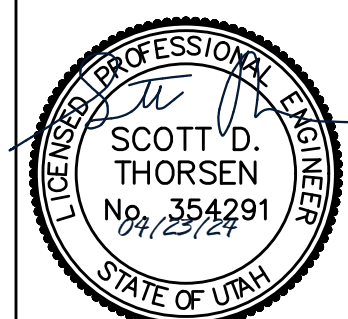
NO	REVISIONS	BY	DATE
1	QTY COMMENTS		04/05/24
2	QTY COMMENTS		04/23/24

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296



SHEET NO.	C4.0
PROJECT ID	E21-035
DATE	04/03/24
FILE NAME	PRJ-AH3
SCALE	1"=30'



4. GENERAL

- A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- B. Application. To intercept sediment from disturbed areas of limited extent.
- C. Polymer Control. Place barrier at down gradient limits of disturbance.
- D. Sediment Barrier. Place barrier at toe of slope or soil stockpile.
- E. Protection of Existing Waterways. Place barrier at top of stream bank.
- F. Inlet Protection.

5. PRODUCTS

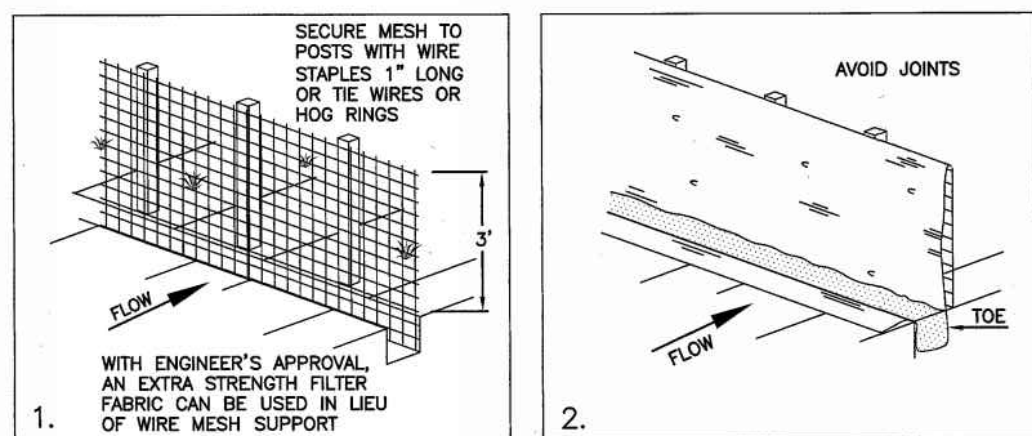
- A. Fabric. Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
- B. Burial. 10 ounces per square yard of fabric.
- C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

6. EXECUTION

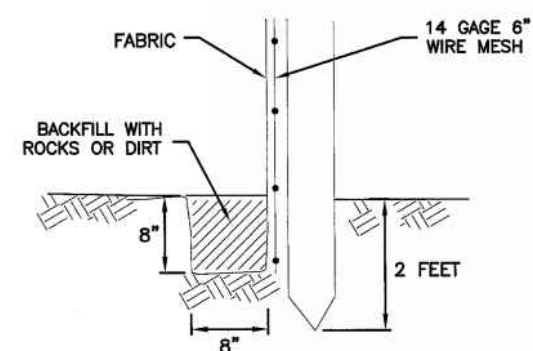
- A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
- B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
- C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
- D. Maintenance.
 - 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
 - 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected useful life and the barrier still be necessary, replace the fabric promptly.
 - 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - 4) Re-anchor fence as necessary to prevent shortcutting.
 - 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006

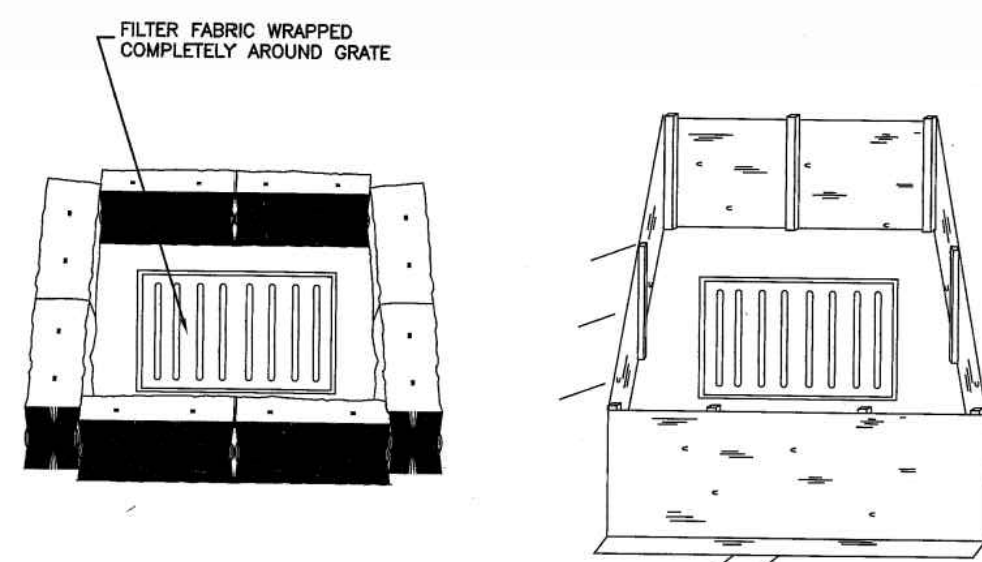
7

Plan
122

1. **GENERAL**
 - A. Description. A temporary sediment barrier around storm drain inlet.
 - B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCT** (Not used)
3. **EXECUTION**
 - A. Installation and application criteria.
 - 1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
 - 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
 - 3) Install filter fabric completely around grate.
 - B. Maintenance.
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 4-inches in depth.
 - 3) Repair or re-align barrier or fence as needed.
 - 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER

(PLAN No. 121)

SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2006

15

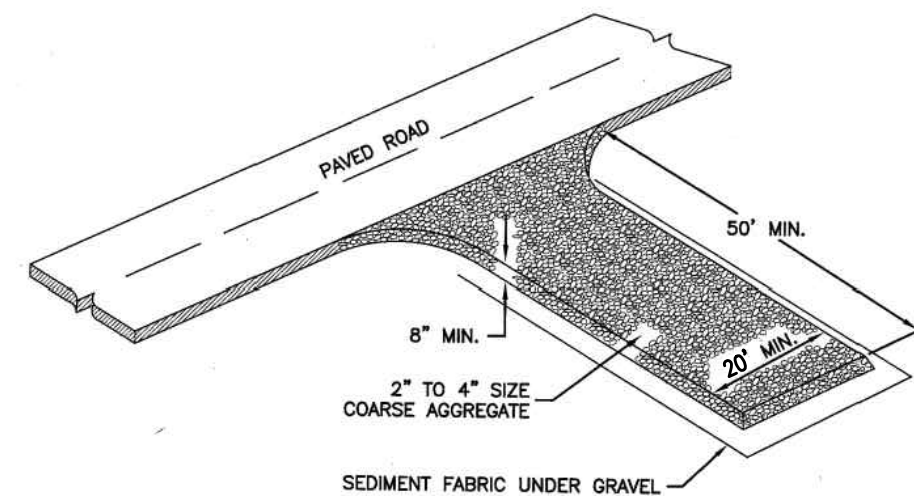
Plan
124

Sheet 3 of 3

1. **GENERAL**
 - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application. At any site where vehicles and equipment enter the public right of way.
2. **PRODUCT** (Not used)
3. **EXECUTION**
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - D. Maintenance.
 - 1) Prevent tracking or flow of mud into the public right-of-way.
 - 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 3) Inspect daily for loss of gravel or sediment buildup.
 - 4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 5) Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

February 2006

19

Plan
126

126

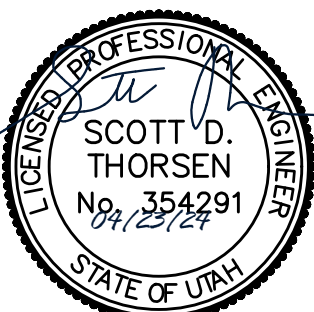
[illegible]

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

DEER PARK LOT 3 – NORTH STORAGE YARD

51 WEST 1100 SOUTH, AMERICAN FORK, UTAH

EROSION CONTROL DETAIL SHEET

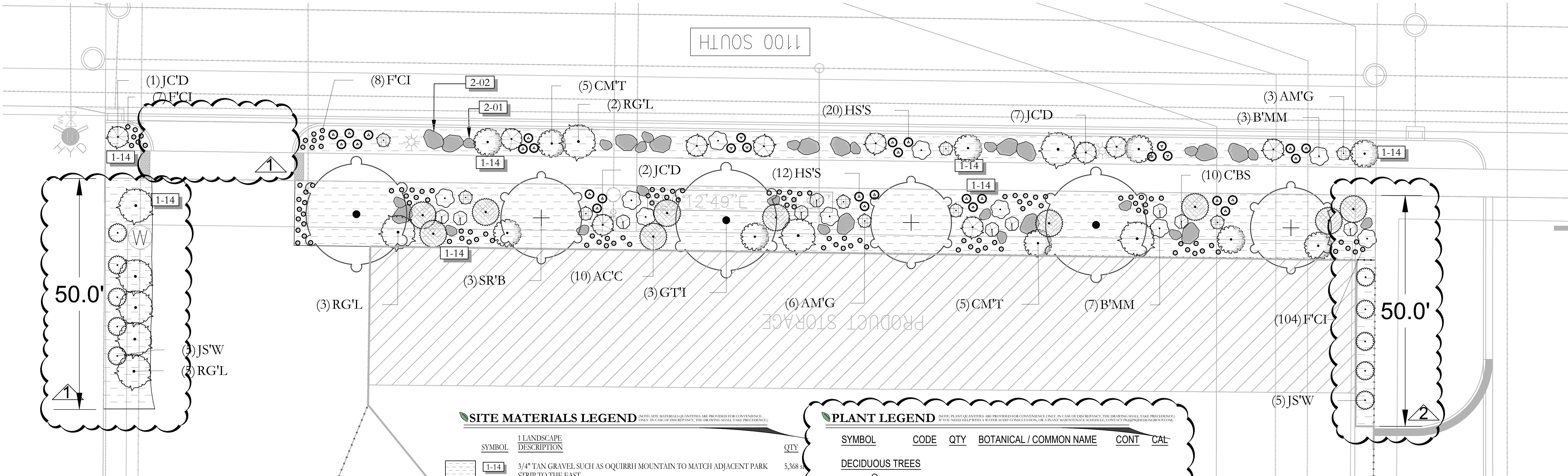


SHEET NO.

C4.1

PROJECT ID: E21-035	DATE: 04/03/24
FILE NAME: PRJ-AH3	SCALE:

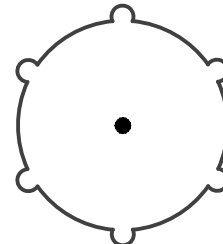
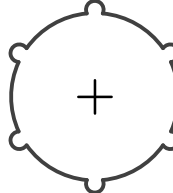




SITE MATERIALS LEGEND

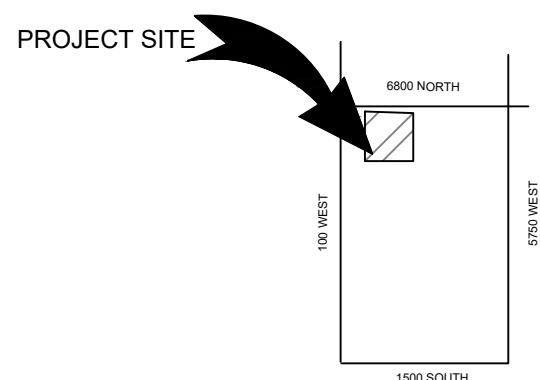
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	3/4\"/>	5,368 s
SYMBOL	2 HARDSCAPE DESCRIPTION	QTY
	BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	20
	BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	14

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	GTI	3	Gleditsia triacanthos inermis 'Suncole' Sunburst® Honey Locust	B & B	2"Cal
	SR'B	3	Syringa reticulata 'Bailnce' Snowdance Tree Lilac	B & B	2"Cal
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT					
DECIDUOUS SHRUBS					
	AM'G	9	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal	
	B'MM	10	Buddleja x 'Magenta Munchkin' Magenta Munchkin Humdinger® Butterfly Bush	5 gal	
	CMT	10	Caragana microphylla 'Tidy' Tidy Littleleaf Peashrub	5 gal	
	C'BS	10	Caryopteris x clandonensis 'Blauer Splatzz' Sapphire Surf™ Bluebeard	5 gal	
	RG'L	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal	
EVERGREEN SHRUBS					
	ACC	10	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal	
	JC'D	10	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal	
	JS'W	10	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B	
GRASSES					
	F'CI	119	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue	1 gal	
	HS'S	32	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal	

	American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 04/16/2024	No comments

VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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4/5/2024

UT24031

NO.	REVISION	DATE
1	01	04/03/2024
2	02	04/05/2024
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

DEER CREEK 3
NORTH STORAGE YARD
51 W. 1100 S.
AMERICAN FORK, UTAH

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

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PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

PM: JTA

DRAWN: ALR

CHECKED: JMA

PLOT DATE: 4/5/2024

LP-100

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:
1. SITE CONDITIONS
 2. GUARANTEES
 3. MAINTENANCE
 4. SOIL AMENDMENTS
 5. FINE GRADING
 6. LANDSCAPE EDGING
 7. FURNISH AND INSTALLING PLANT
 8. TURF PLANTING
 9. WEED BARRIER
- 1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS, ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE IN POOR HEALTH OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS**
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
 - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL, BACKFILL, OR HOLE. DISTANCE IS GREATER

- GENERAL LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

- LAWN/GRASS AREA**
- SOD
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED SEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTATORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL BE 1-1/2" DIAMETER. ALL TREES SHALL BE COVERED WITH CHOKEBERRY, BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SEED
 - SOIL TEST: SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE, SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18

- LANDSCAPE MATERIALS**
- A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.
- B. TREE WRAP: TREE WRAP IS NOT TO BE USED.
- C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
- D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.
- E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
- F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
- a. PH: 5.5-7.5
 - b. EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER
 - c. SAR (SODIUM ABSORPTION RATION): < 3.0
 - d. % OM (PERCENT ORGANIC MATTER): >1%
 - e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70% CLAY < 30% SILT < 70% STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.
- G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.
- H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:
- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
 - b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
 - c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
 - d. ONLY POTABLE WATER FOR MIXING.

LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

- PART III - EXECUTION
- 3.1 GRADING
- A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
- B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.
- C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.
- 3.2 TURF GRADING
- A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.
- B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

- 3.3 PLANTING OPERATIONS
- A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.
- B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
- C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
- D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
- E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
- F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.
- G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
- H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

- INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
- **SEED:** USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME FOR PLANTING IS THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL, IS NOT POSSIBLE, SEED BEFORE APRIL. 1. CONTACT SUMMIT SEED. DARRYL@SUMMITSEEDING.COM 435-709-8603.
- **APPLICATION:** HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZATION IN A WATER BASED SLURRY. TANK MOUNTED TACKIFIER SHALL HAVE CONTINUOUS AGITATION. THE PUMP OR THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
- **IRRIGATION:** ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.

- **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BI-ANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-4-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. ESTABLISHMENT TO 1-3 YEARS.

- **PROGNOSIS BIOTIC SOIL MEDIA:** WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNOSIS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (3000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).

- **ADDING FORBS:** SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL. MULCH AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

1. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
- J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSE MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DAMAGED BRANCHES. PRUNING SHALL BE DONE BY A LICENSED ARBORIST. PRUNING SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

- L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NO NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

- 3.5 WEED BARRIER
- A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
- B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
- C. OVERLAP ROWS OF FABRIC MIN. 6"
- D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.
- END OF SECTION

- MULCH**
- ORGANIC
 - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
 - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - INORGANIC
 - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

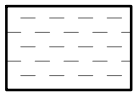
GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

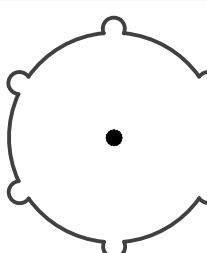
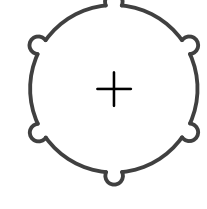
INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE THEIR KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-14 3/4" TAN GRAVEL SUCH AS OQUIRRH MOUNTAIN TO MATCH ADJACENT PARK STRIP TO THE EAST. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,368 sf
SYMBOL	2 HARDSCAPE DESCRIPTION	QTY
	2-01 BOULDERS-DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	20
	2-02 BOULDERS-DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	14

PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER ADJUST CONSULTATION OR A PLANTING SCHEDULE, CONTACT PROJECT MANAGER @ PKJ

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	GTI	3	Gleditsia triacanthos inermis 'Suncoke' Sunburst® Honey Locust	B & B	2" Cal
	SR'B	3	Syringa reticulata 'Baince' Snowdance Tree Lilac	B & B	2" Cal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
DECIDUOUS SHRUBS					
	AMG	9	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal	
	B'MM	10	Buddlejia x 'Magenta Munchkin' Magenta Munchkin Humdingers® Butterfly Bush	5 gal	
	CM'T	10	Caragana microphylla 'Tidy' Tidy Littleleaf Peashrub	5 gal	
	CB'S	10	Caryopteris x clandonensis 'Blauer Splat' Sapphrie Surf™ Bluebeard	5 gal	
	RGL	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal	
EVERGREEN SHRUBS					
	ACC	10	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal	
	JCD	10	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal	
	JS'W	10	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B	
GRASSES					
	F'CI	119	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue	1 gal	
	HS'S	32	Helictotrichon sempervirens 'Sapphrie' Blue Oat Grass	1 gal	

SITE REQUIREMENT CALCULATIONS AMERICAN FORK

ZONE: PLANNED INDUSTRIAL		
STREET FRONTAGE REQUIREMENTS APPLY TO THE 14' WIDE LANDSCAPE AREA ON THE NORTH SIDE OF THE PROPERTY. PARK STRIP REQUIREMENTS ARE SEPARATE FROM THE STREET FRONTAGE REQUIREMENTS.		
STREET FRONTAGE TREES:	REQUIRED:	PROVIDED:
1 TREE / 40 FT CLUSTERING ALLOWED (231 LN FT)	6	6
STREET FRONTAGE PLANT COVERAGE:	REQUIRED:	PROVIDED:
75% PLANT COVERAGE TOTAL STREET FRONTAGE AREA: 5,278 SQ. FT.	2,459 SQ. FT.	2,460 SQ. FT.
STREET FRONTAGE SPECIES DIVERSITY:	REQUIRED:	PROVIDED:
TREES: TOTAL NUMBER OF TREES: 6 3 SUNBURST HONEYLOCUST 3 SNOWDANCE TREE LILAC	NO MORE THAN 50% NO MORE THAN 50%	50%, 3 50%, 3
SHRUBS: TOTAL NUMBER OF SHRUBS: 79 10 WOODWARD JUNIPER 9 GROUND HUG CHOKEBERRY 10 MAGENTA MUNCHKIN BUTTERFLY BUSH 10 TIDY LITTLELEAF PEASHRUB 10 SAPPHIRE BLUEBEARD 10 GRO-LOW SUMAC 10 CHIEFTAIN MANZANITA 10 DAUB'S FROSTED JUNIPER	NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15% NO MORE THAN 15%	13%, 10 11%, 9 13%, 10 13%, 10 13%, 10 13%, 10 13%, 10 13%, 10
STREET FRONTAGE TURF:	REQUIRED:	PROVIDED:
LAWN SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA NO TURF PERMITTED IN AREAS LESS THAN 8' WIDE	0 SQ. FT.	0 SQ. FT.
SIDE YARD LANDSCAPING:	REQUIRED:	PROVIDED:
LANDSCAPING 50 FT. BACK FROM LOT LINE	YES	YES
PARK STRIP: NO TREE IN PARK STRIPS LESS THAN 8' WIDE NO TURF PERMITTED WITHIN PARK STRIPS PARK STRIP MUST BE MAINTAINED BY ADJACENT PROPERTY OWNER		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
4/5/2024	UT24031		

NO.	REVISION	DATE
1	01	04/03/2024
2	02	04/05/2024
3		
4		
5		
6		
7		



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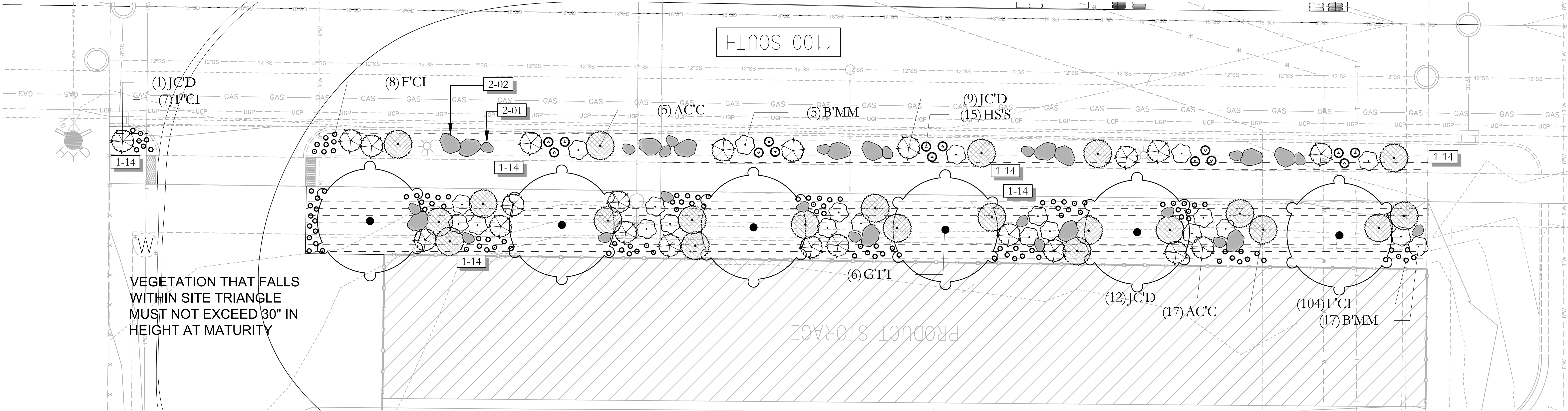
DEER CREEK 3
NORTH STORAGE YARD
51 W. 1100 S.
AMERICAN FORK, UTAH

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

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3/29/2024		UT24031						
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

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0'5'10'20'40'

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NORTH STORAGE YARD
51 W. 1100 S.
AMERICAN FORK, UTAH

CIR CIVIL ENGINEERING
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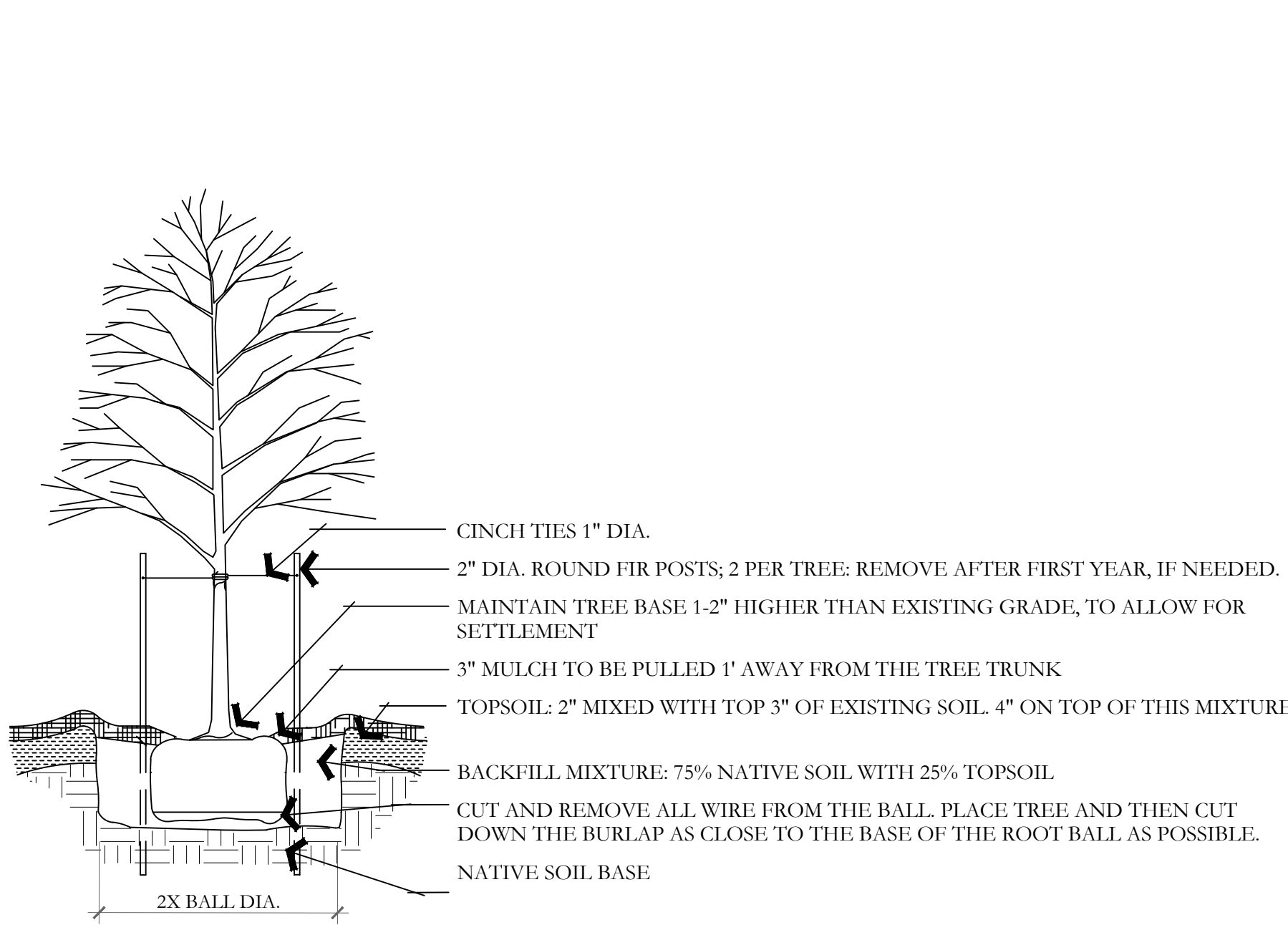
Landscape Architecture • Planning & Visualization

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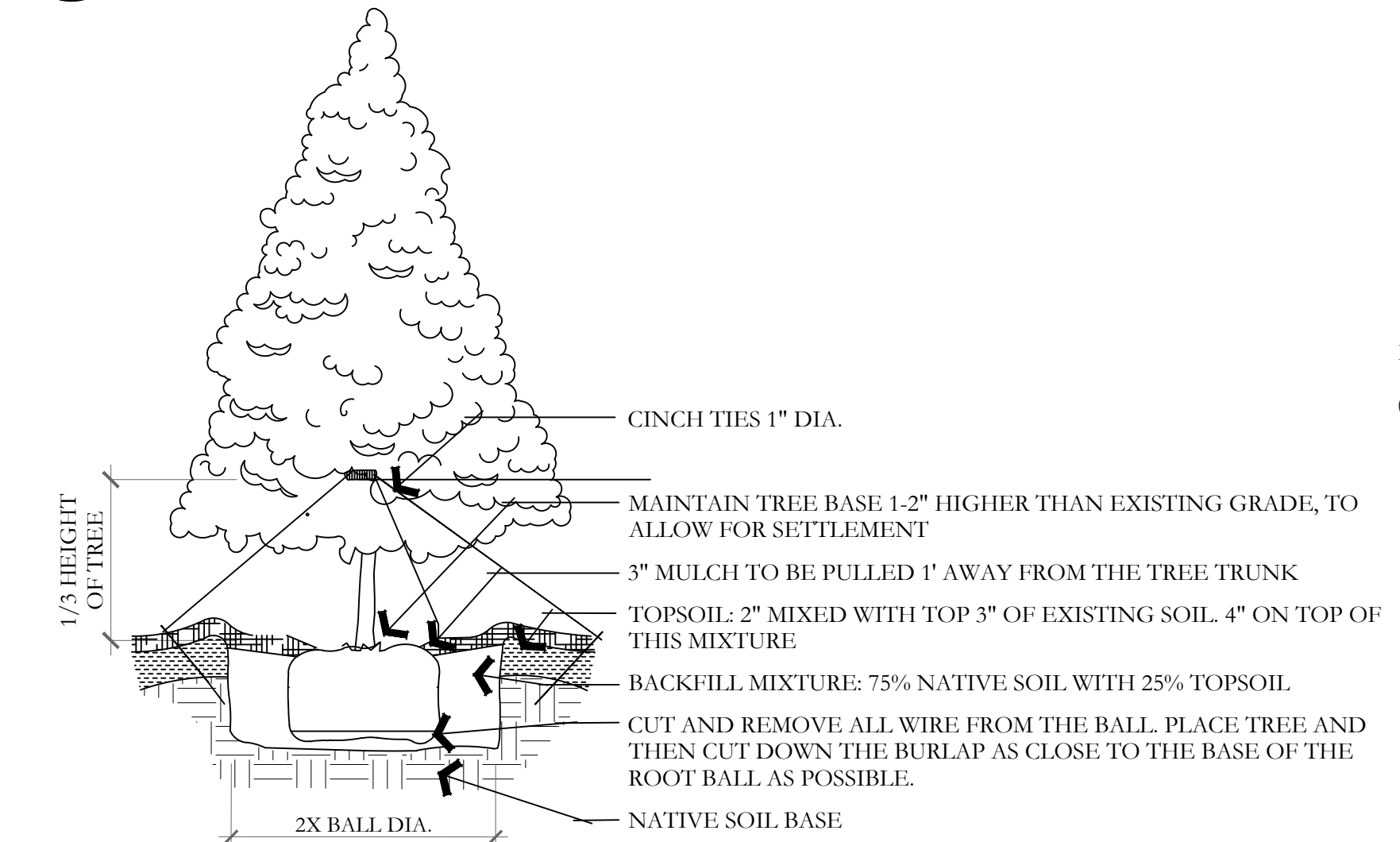
LANDSCAPE ARCHITECT
SERIAL
ANGSWORTH
8/28/21-5301
3/29/2024
ELECTRONIC
STATE OF UTAH

LANDSCAPE PLAN
CITY PERMIT SET

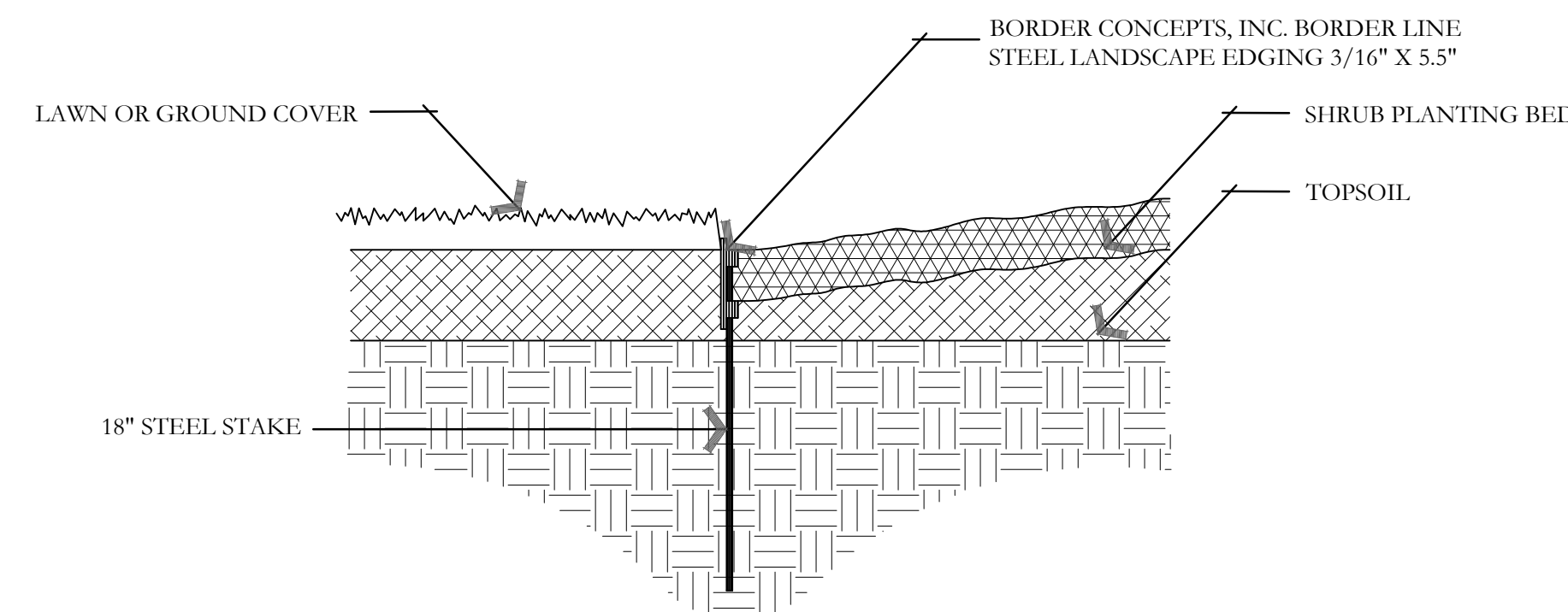
LP-102



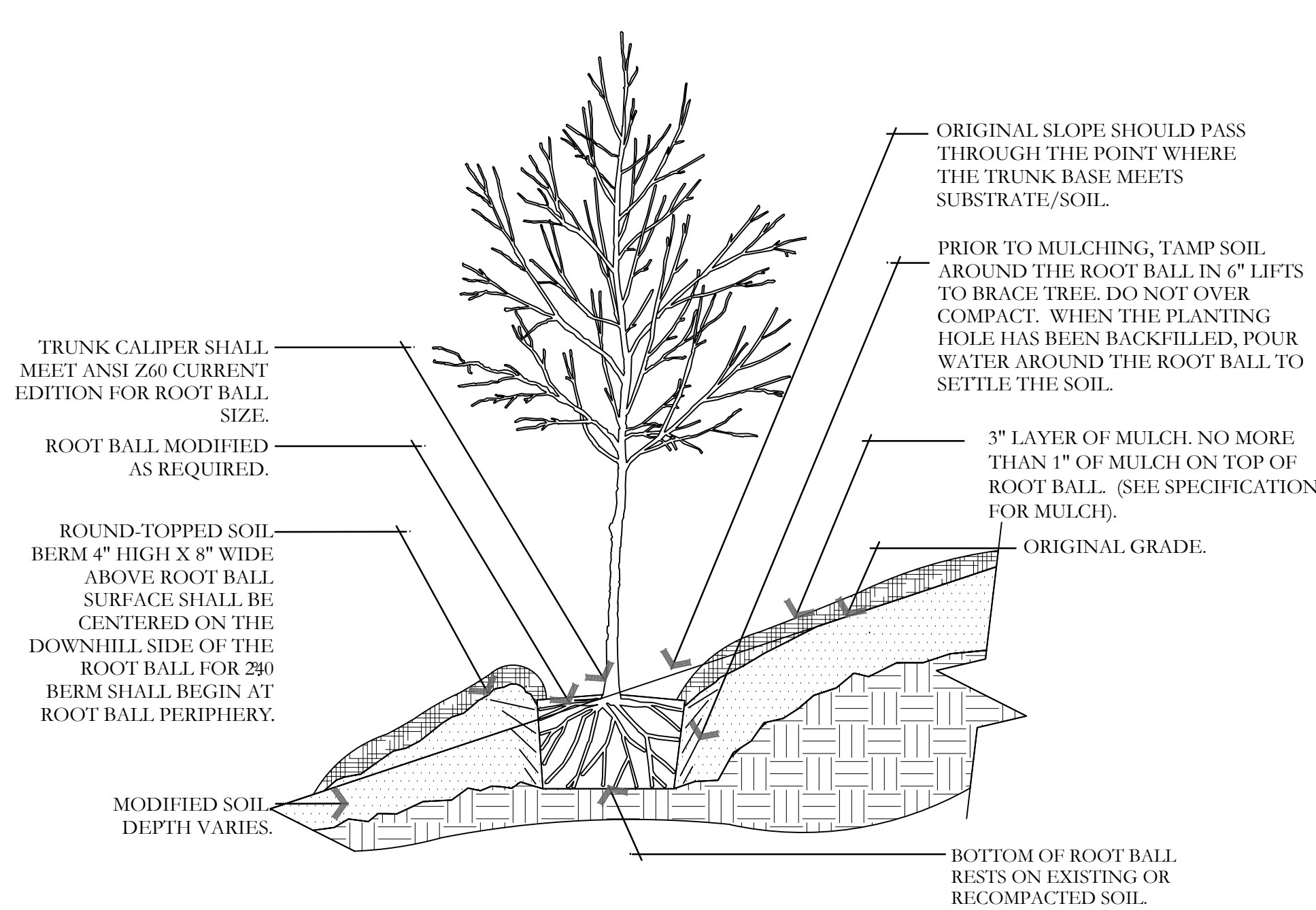
A DECIDUOUS TREE PLANTING
NOT TO SCALE



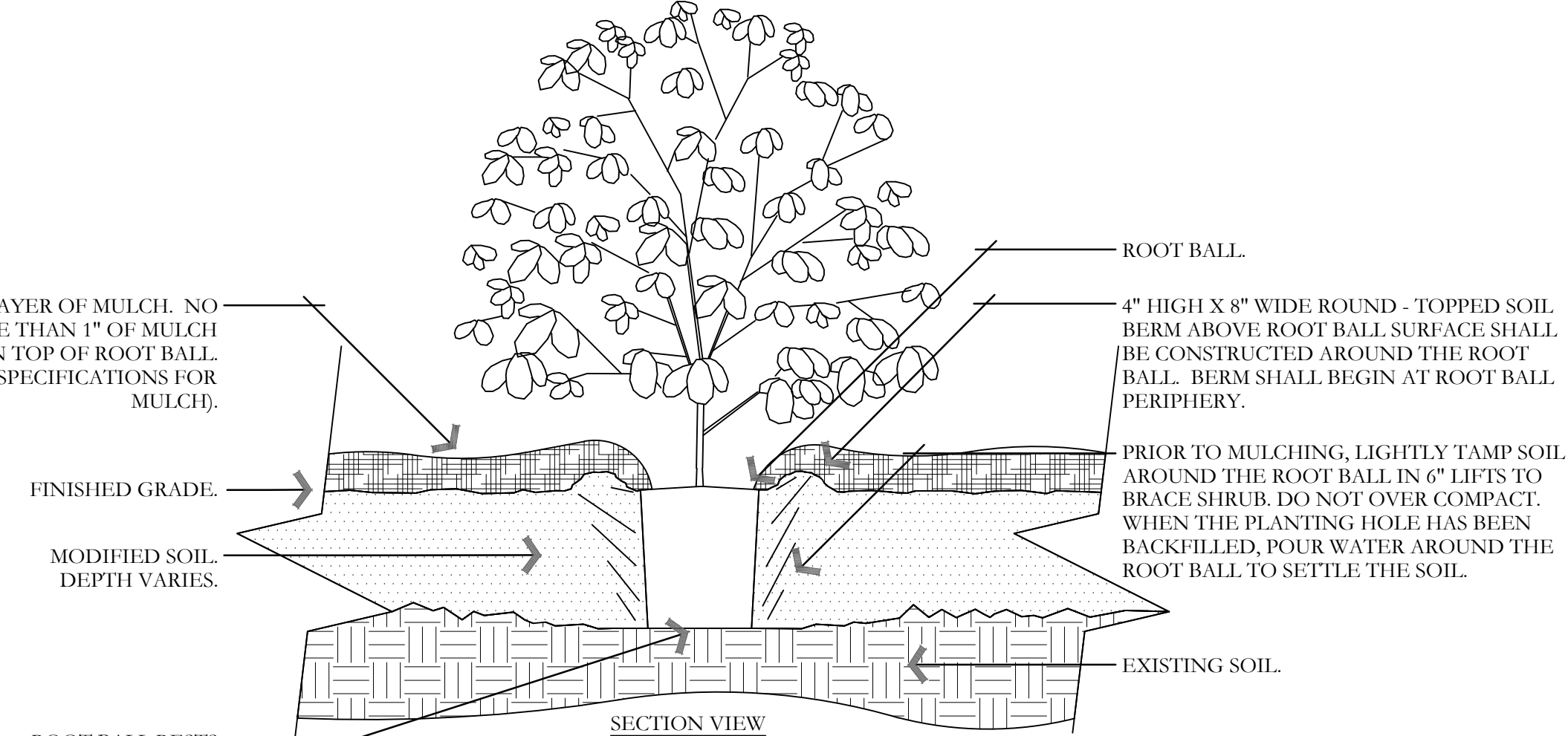
D EVERGREEN TREE PLANTING
NOT TO SCALE



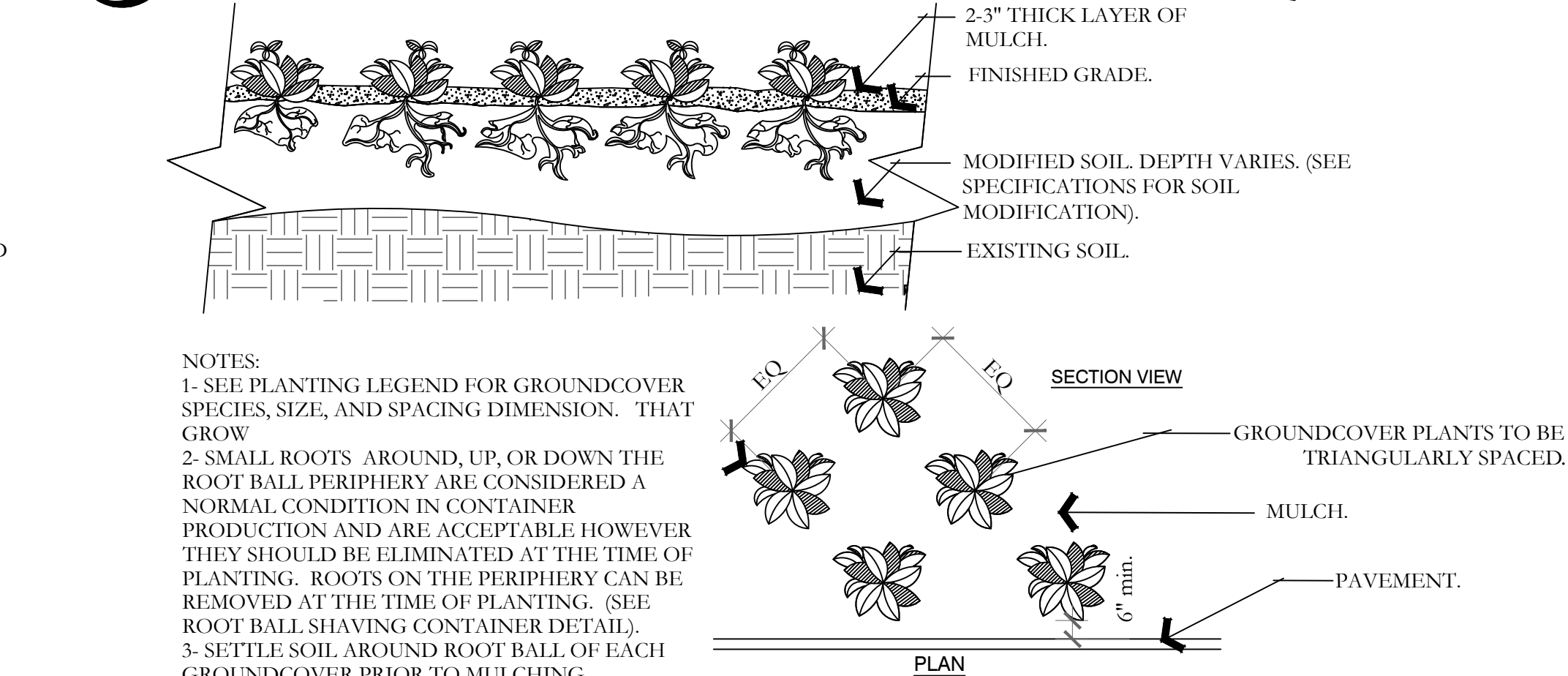
G METAL EDGING DETAIL
NOT TO SCALE



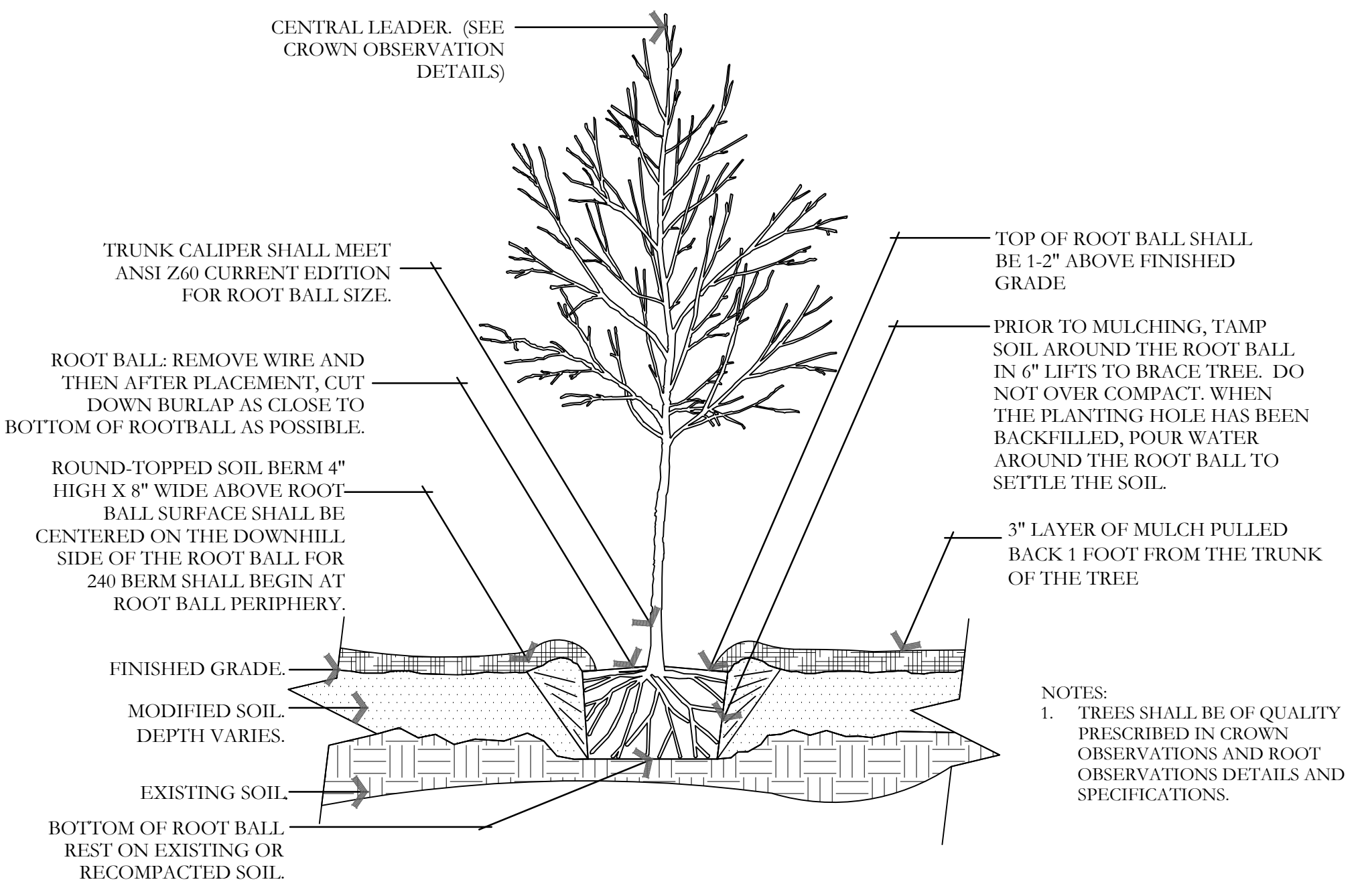
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



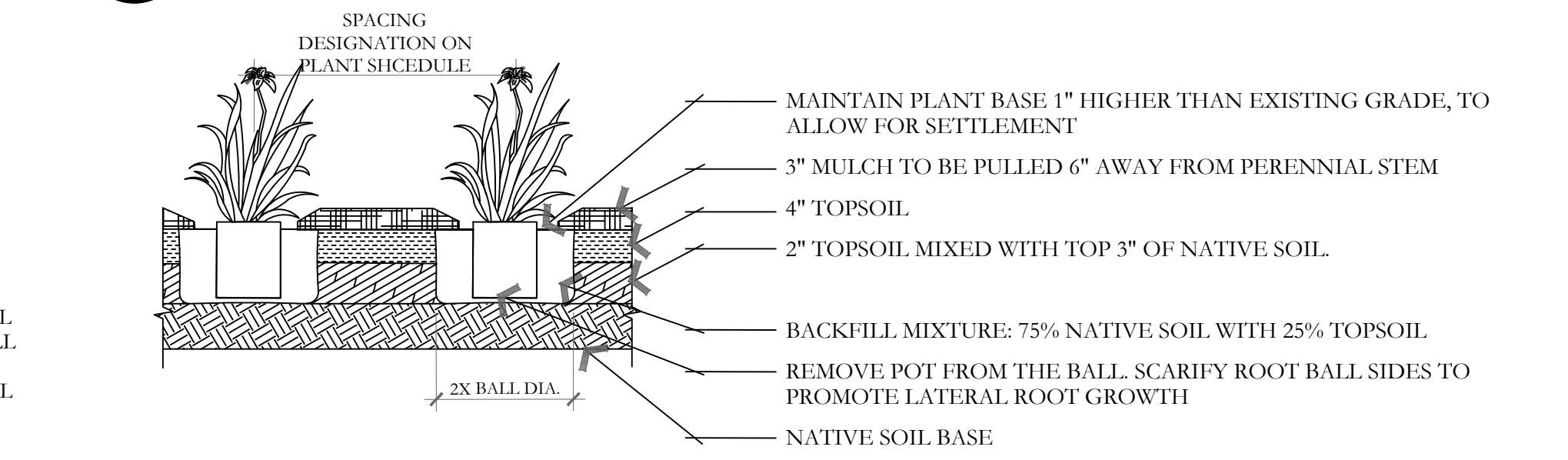
E SHRUB - MODIFIED SOIL
NOT TO SCALE



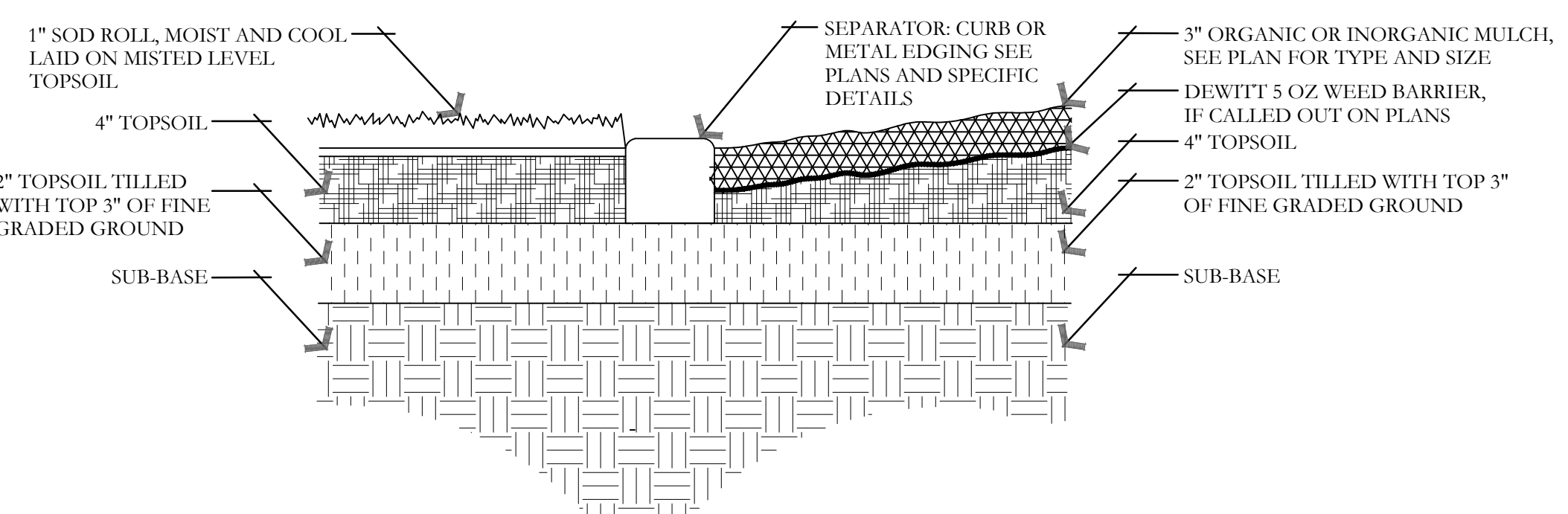
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



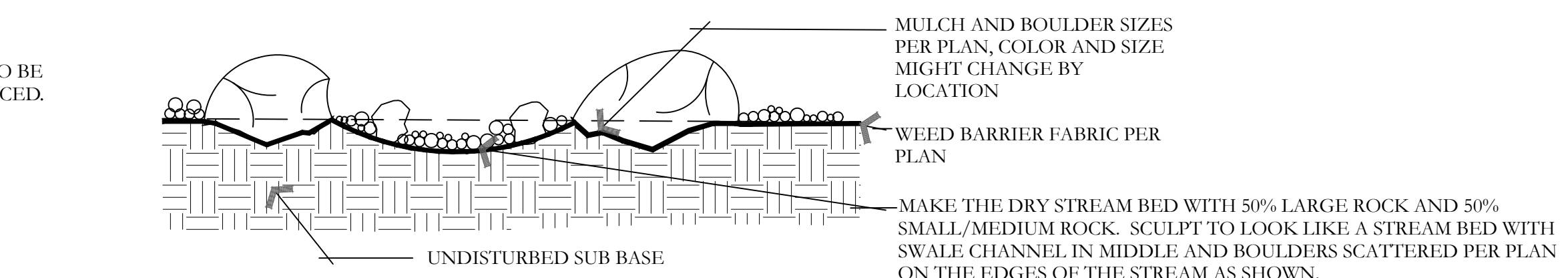
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



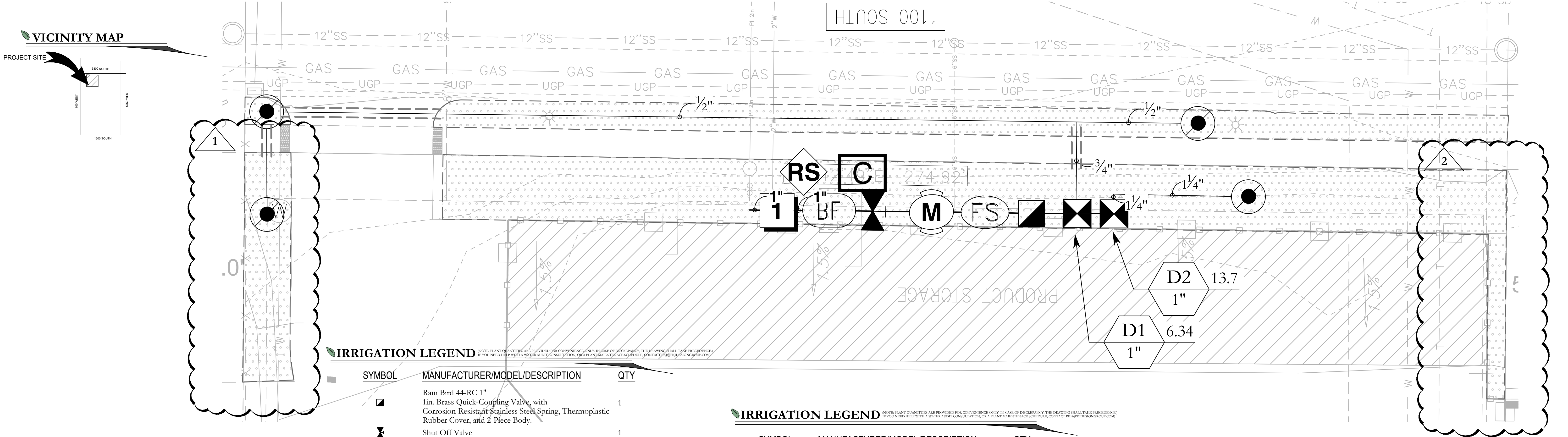
F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/5/2024	UT24031		DEER CREEK 3 NORTH STORAGE YARD 51 W. 1100 S. AMERICAN FORK, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/5/2024
NO. REVISION		DATE					
1	01	04/03/2024					
2	02	04/05/2024					
3							
4							
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0' 20' 40' 80' 160'

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IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to trenching and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeve and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeves under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overstep onto hardscape, buildings or other features.

C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A.Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip system, or bubblers.

1.4 REFERENCES

A.The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet 2.4 indicating order in submittal document. No material shall be ordered, delivered or any work preceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B.Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

6. QUALITY ASSURANCE:

A.Acceptance: Do not install work in this section prior to acceptance by OAR.

B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E.Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii.Contractor is bondable for the work to be performed.

iv.References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Owner.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A.Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

1.2 PRODUCTS

2.1 GENERAL NOTES

A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A.Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B.Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC, unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P709D.

a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be housed within each valve box of the grouping it is to service.

D. Wire splice connections shall use 3M brand DRY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

2.5 SLEEVE

A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeve shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM

1" 12 GPM

1-1/2" 30 GPM

2" 53 GPM

2-1/2" 75 GPM

3" 110 GPM

4" 180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A.Isolation valves 3" and larger shall be Watco brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TIE. Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.

2.9 MANIFOLDS

A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outer and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall place quick coupler valves further than 200 feet apart, to avoid spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A.All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 RAIN BIRD VALVE BOXES

A.Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets.

a. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or parked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A.Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project.

Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVE

A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire to be removed if necessary.

3.4 GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tested. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASCE guidelines, not to exceed a resistance reading of 5 OHMs.

B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mount, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized waterproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps chases from exterior to interior of building.

E.Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F.Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical controller is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.

3.7 VALVES

A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 1/2" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E.Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F.Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B.Open trenches or hazards shall be protected with yellow caution tape.

C.Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

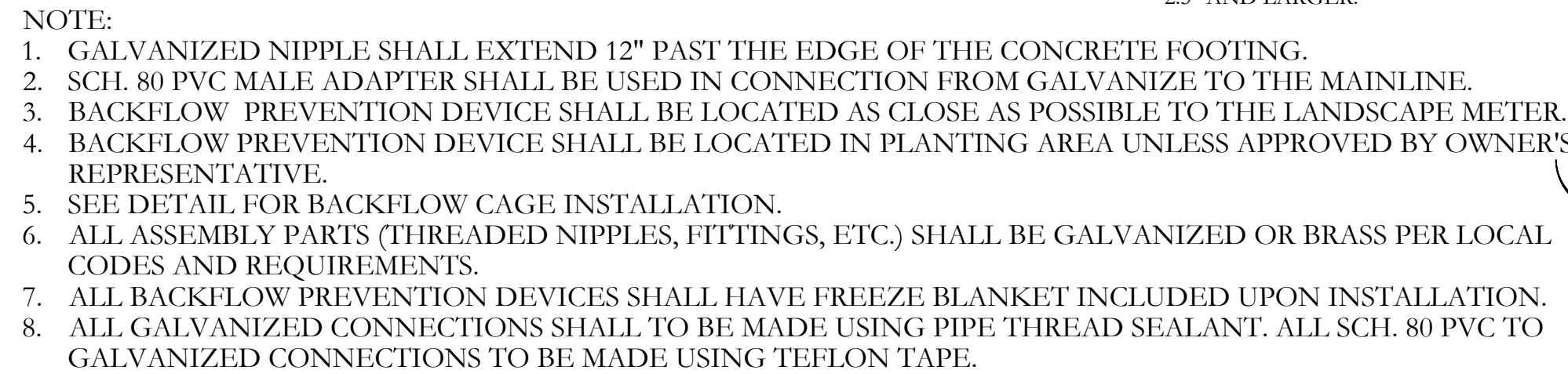
D. OAR shall perform periodic as well as a final cleanliness inspection.

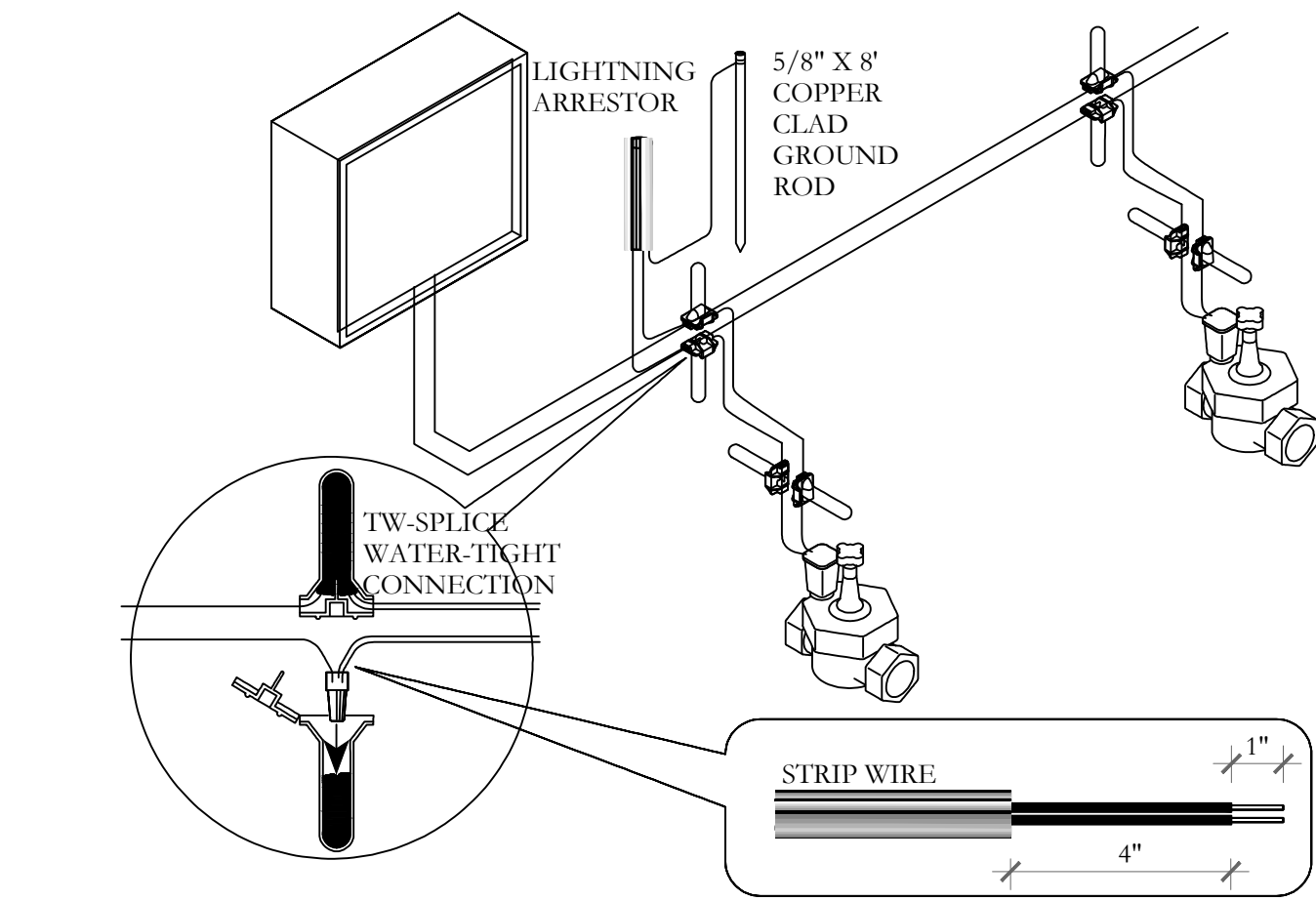
E.Contractor shall leave Project in at least a "broom clean" condition.

END OF SECTION

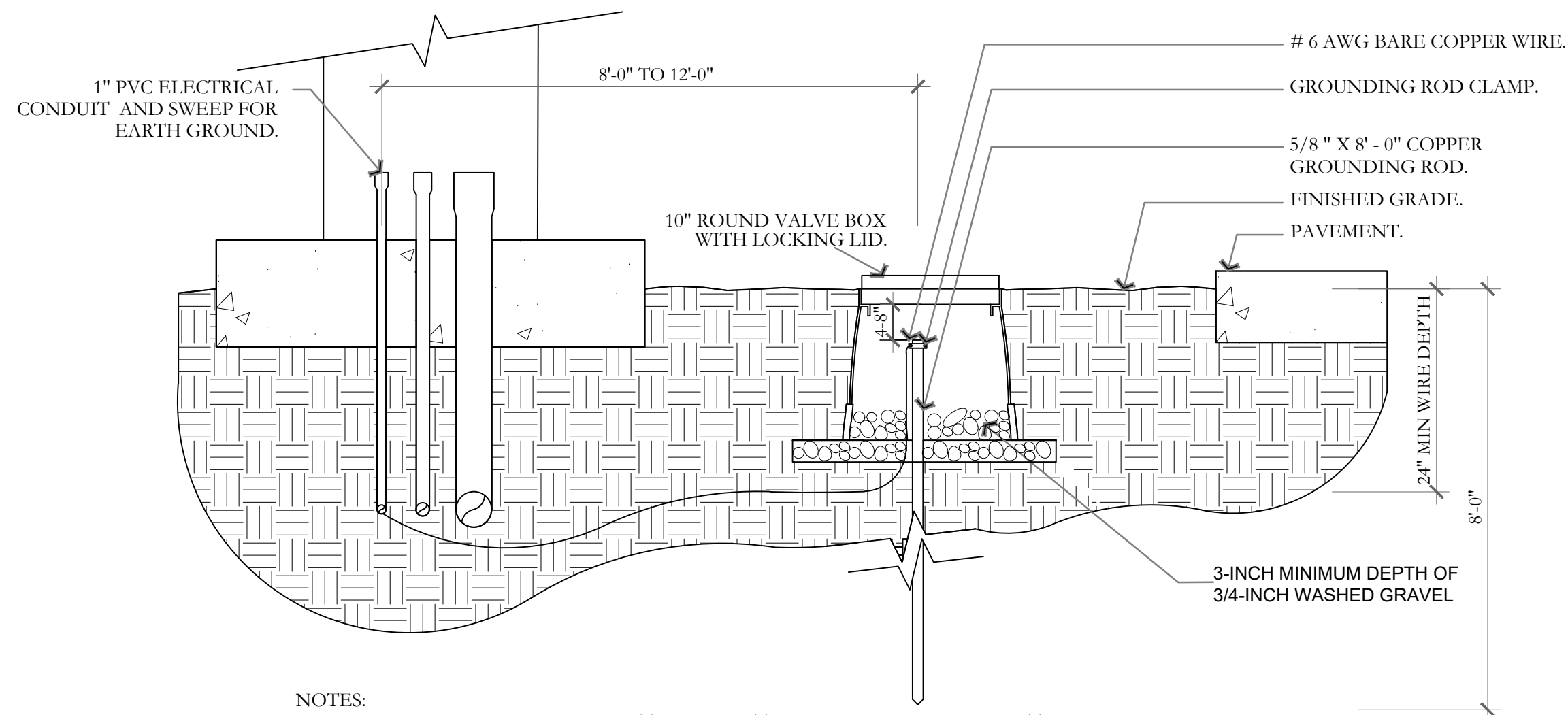
IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH, THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE: TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEMS TO BE WATERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTHALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/

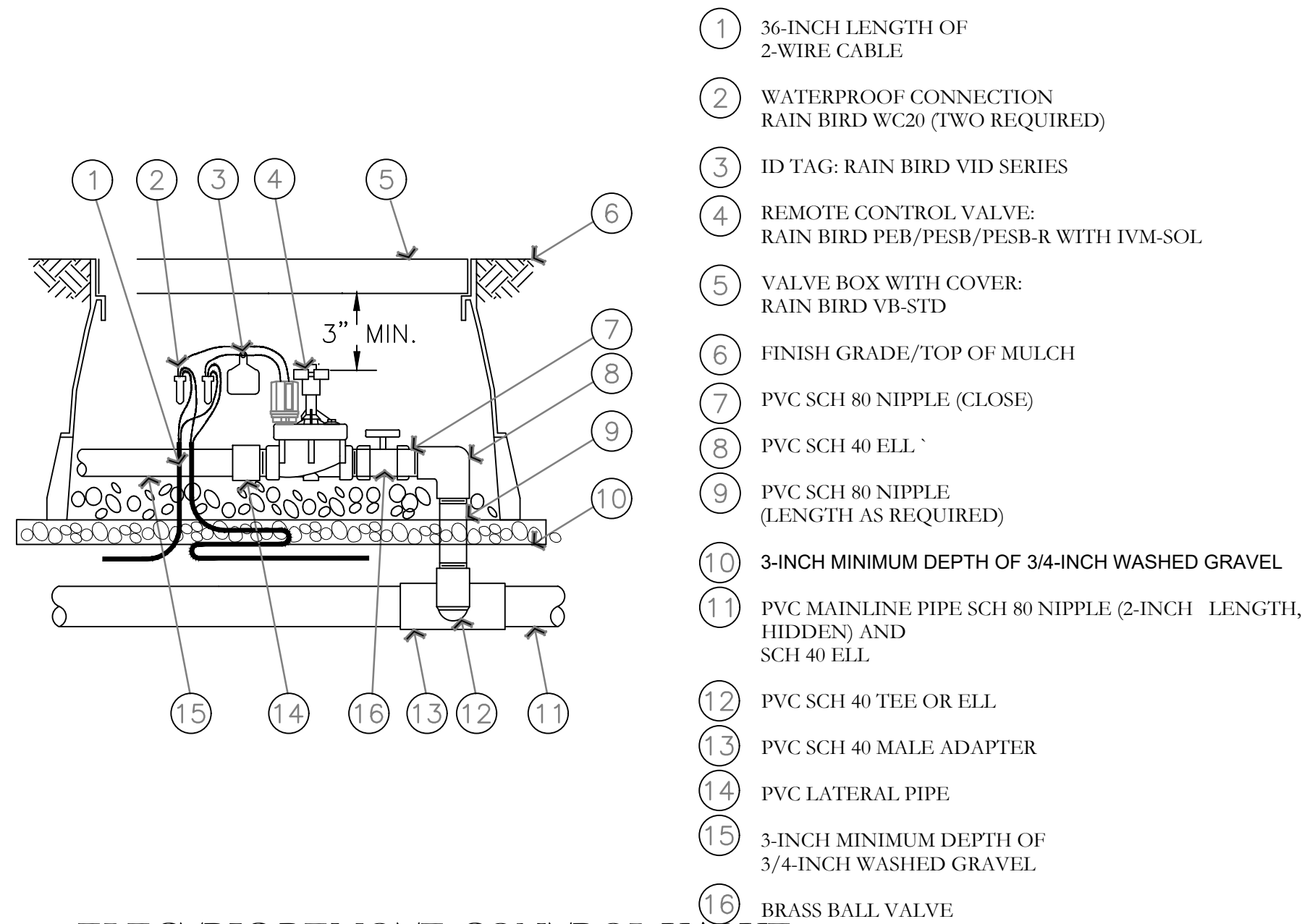




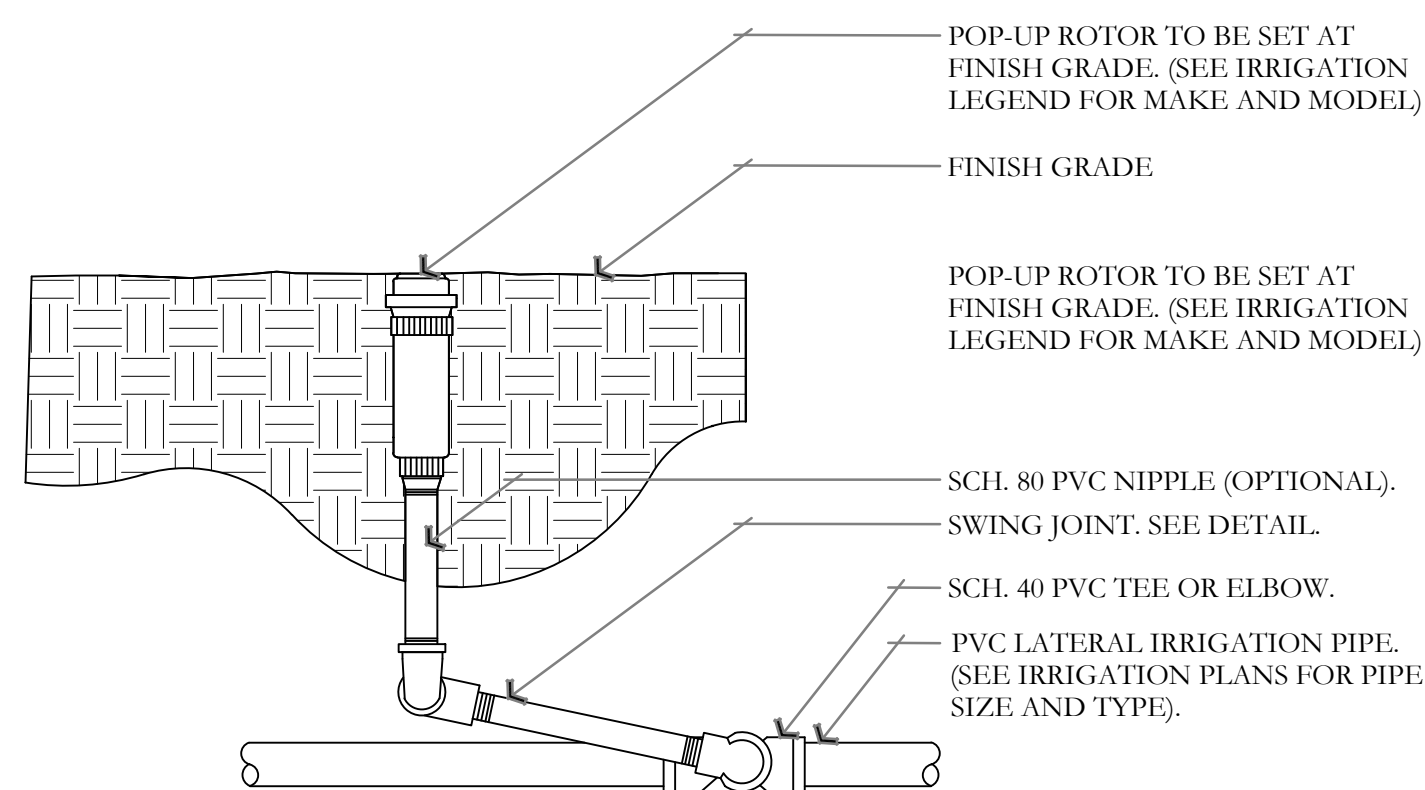
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



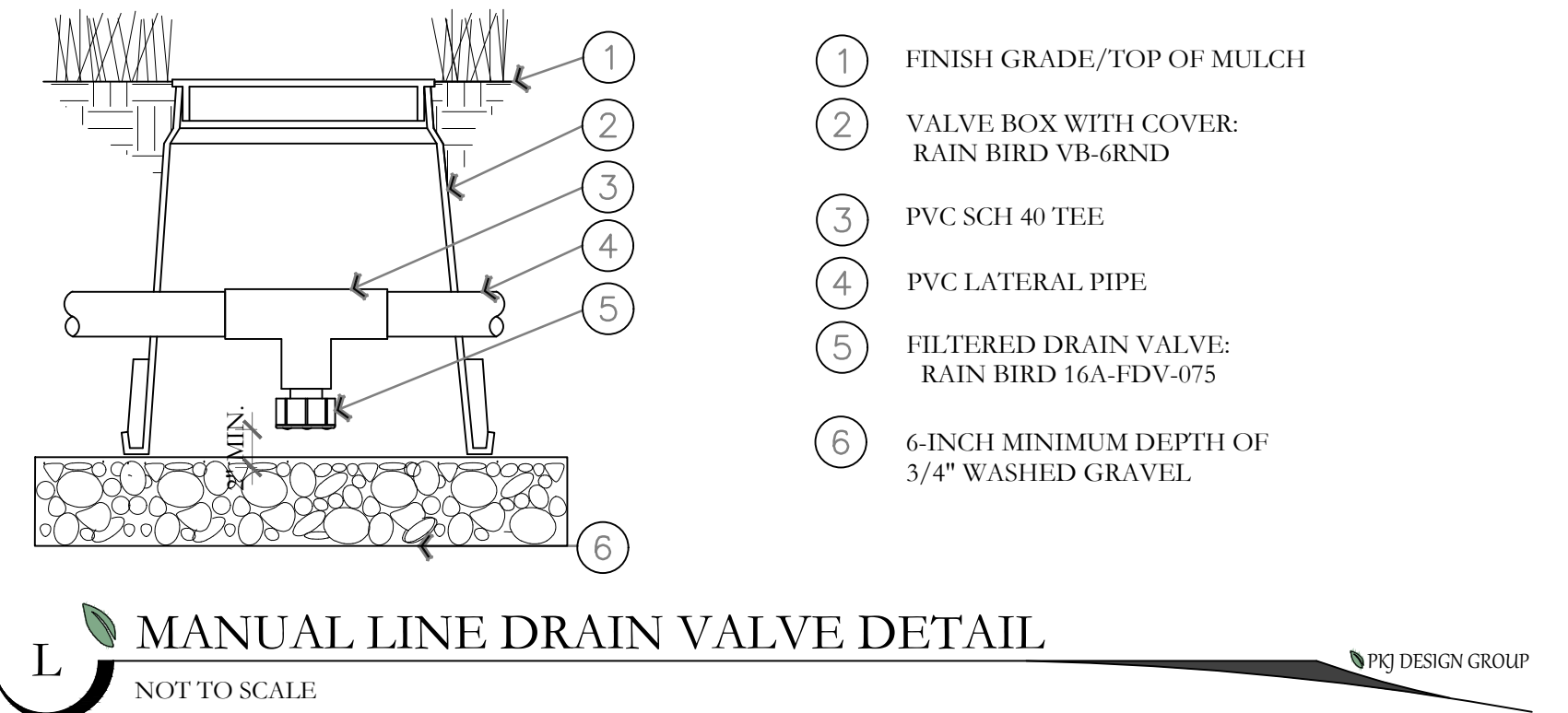
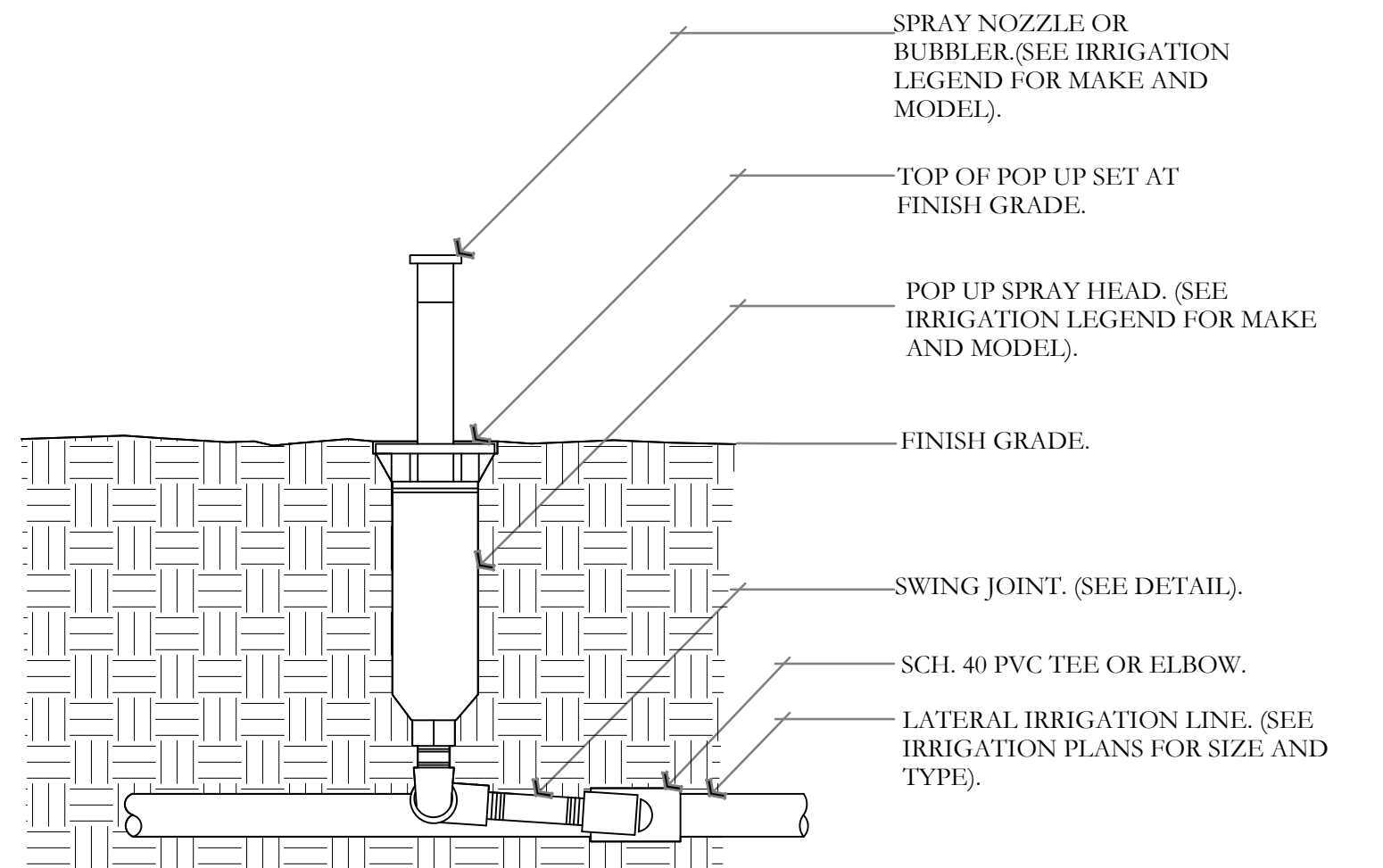
K GROUNDING ROD DETAIL
NOT TO SCALE



M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE

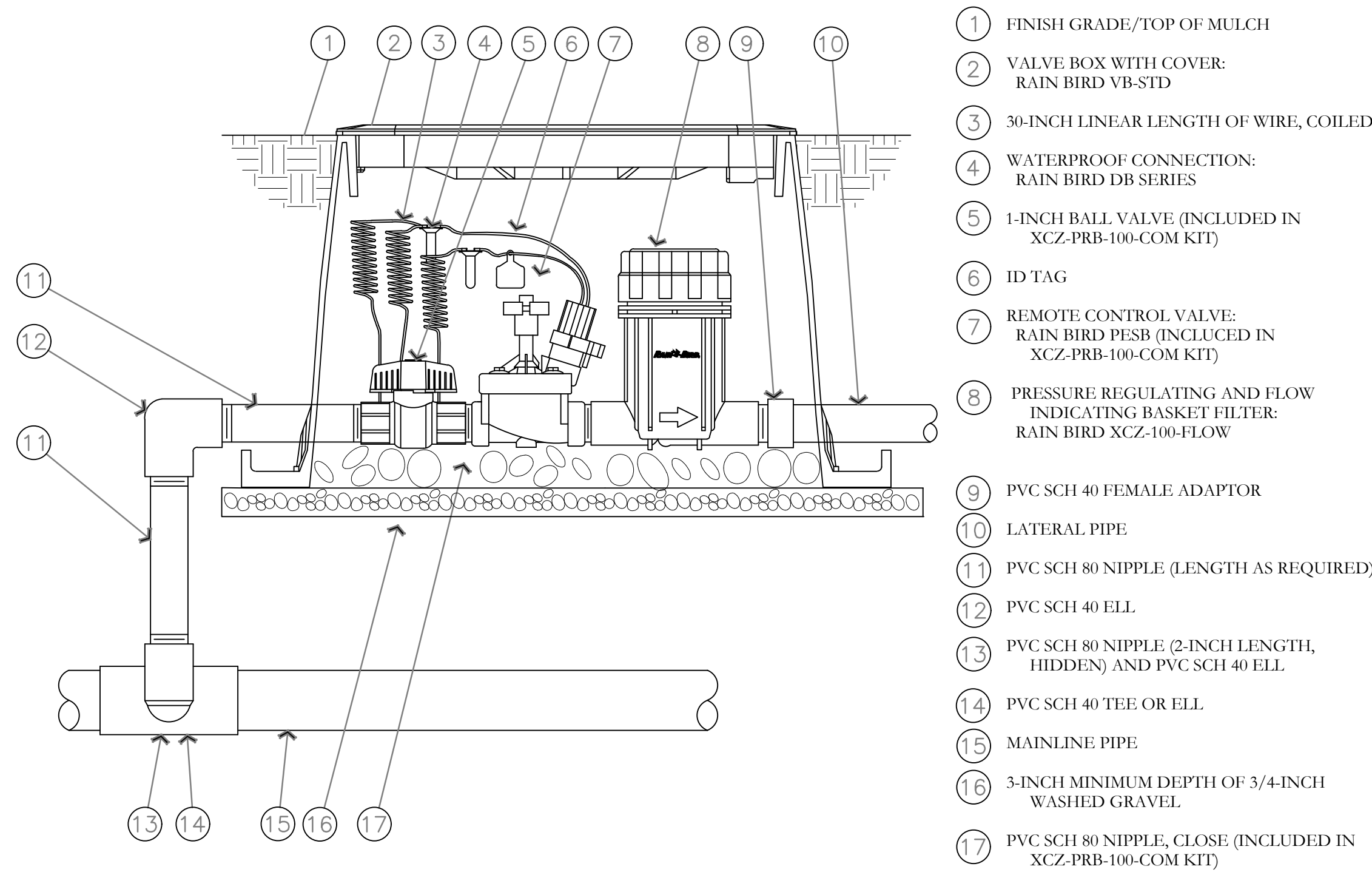


N ROTOR HEAD DETAIL
NOT TO SCALE

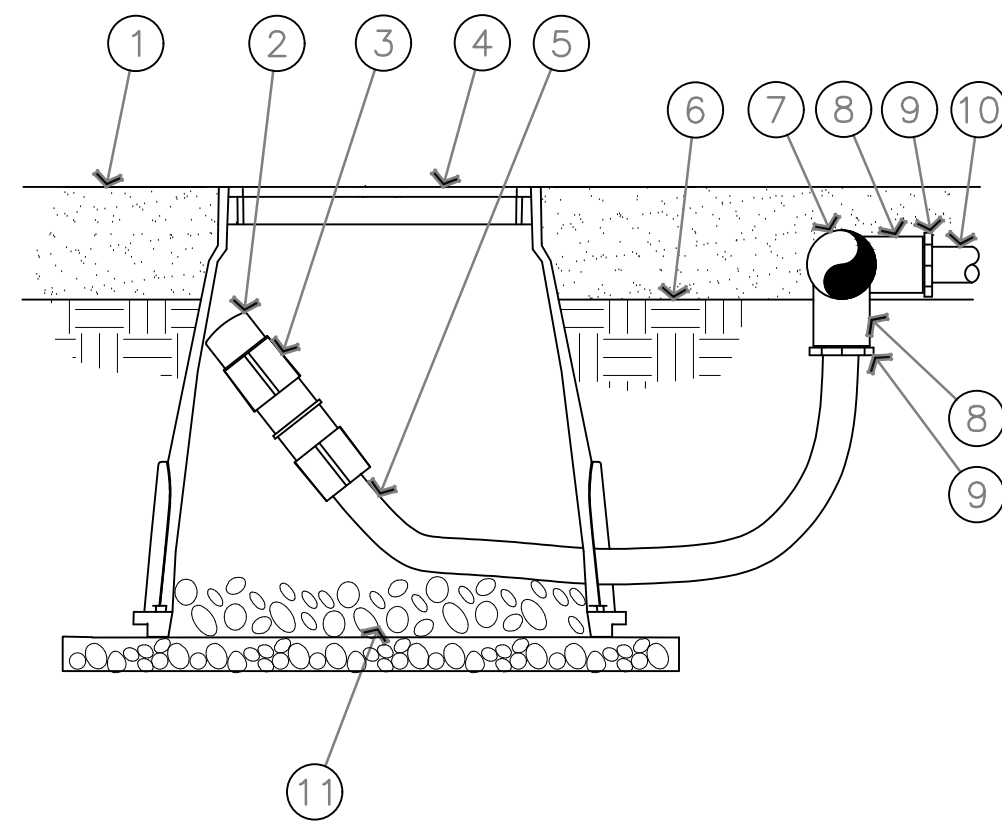


O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

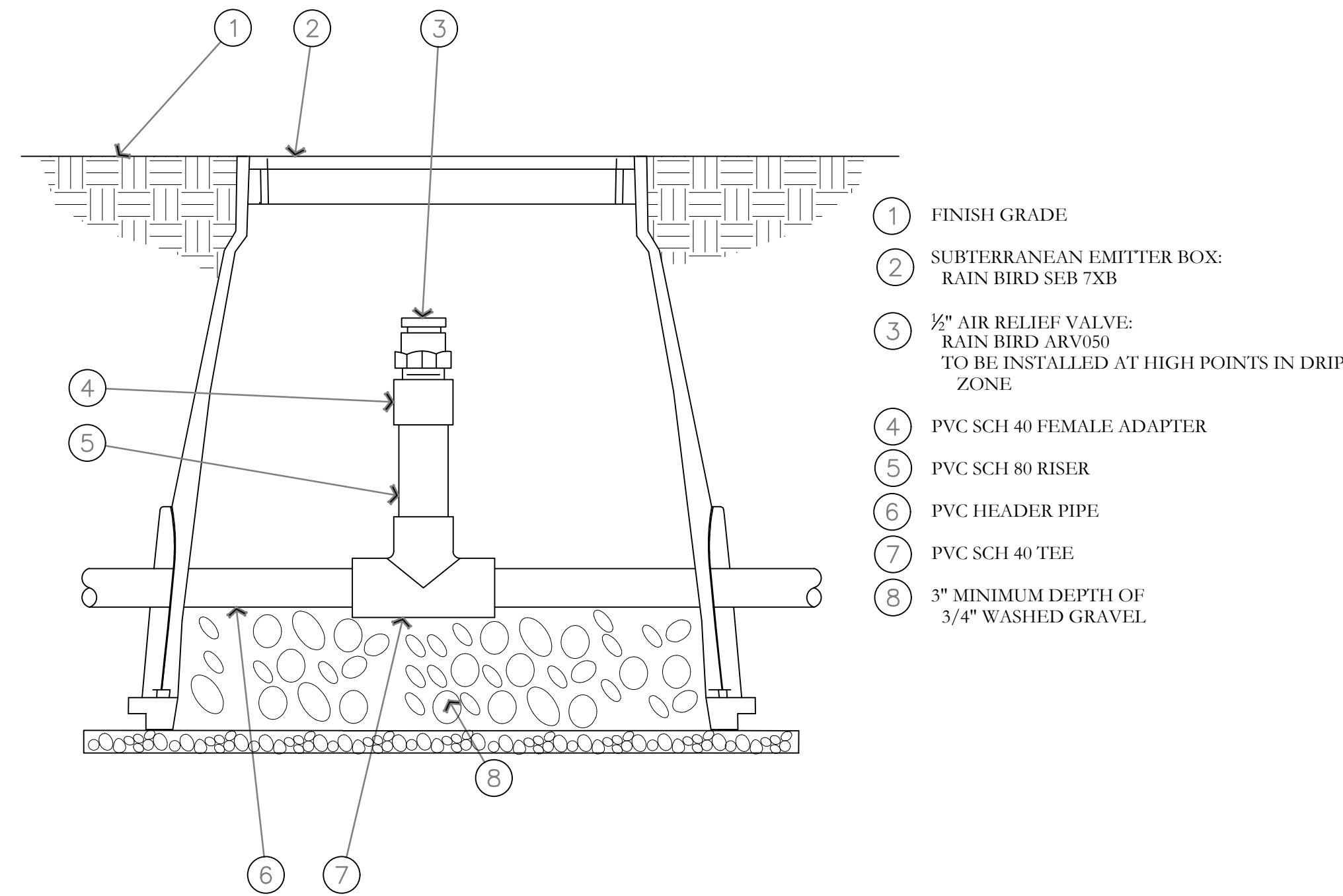
ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/5/2024		UT24031		DEER CREEK 3 NORTH STORAGE YARD 51 W. 1100 S. AMERICAN FORK, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/5/2024
NO.	REVISION	DATE	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org					
1	01	04/03/2024						
2	02	04/05/2024						
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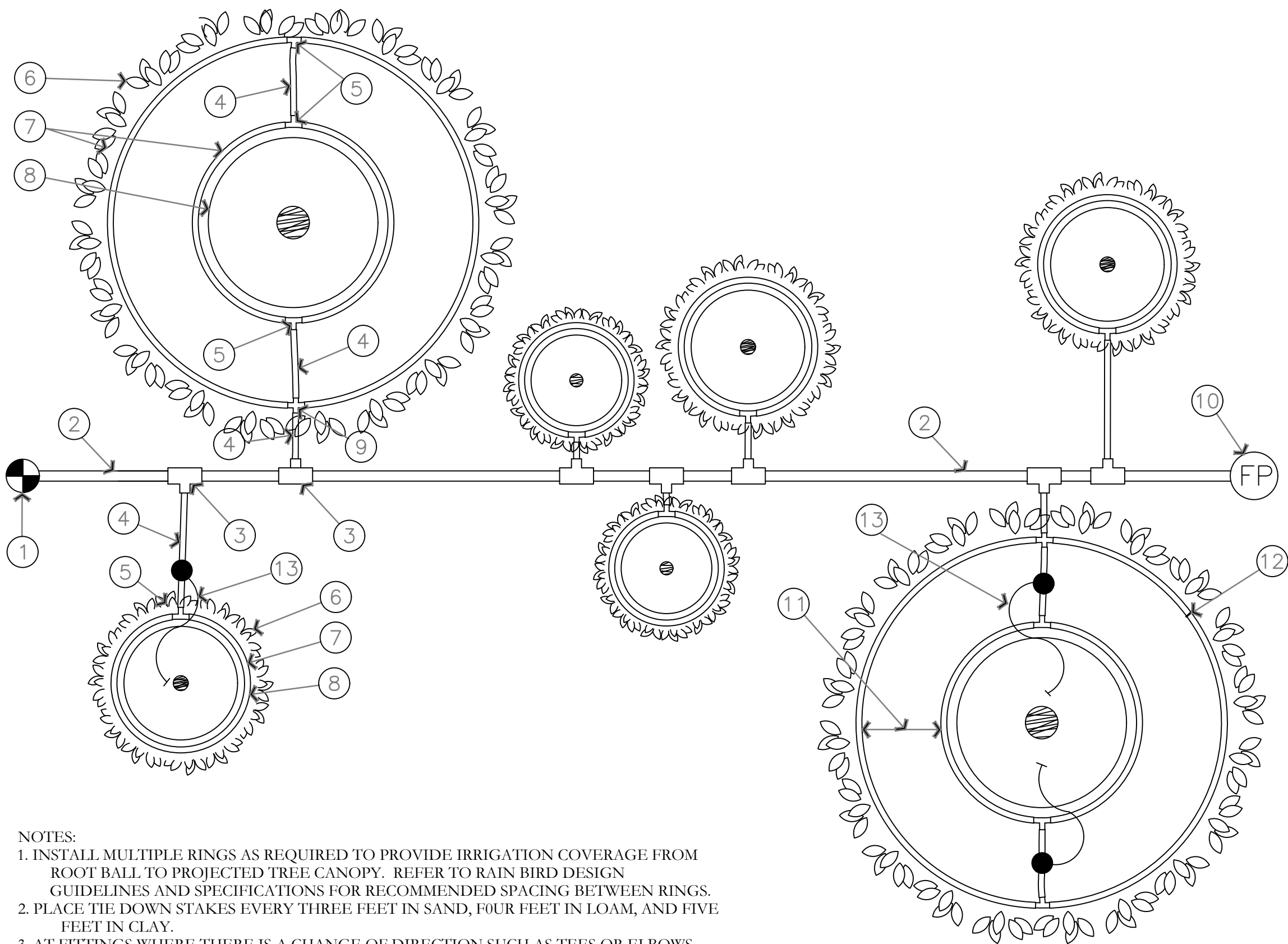
DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/5/2024		UT24031						
NO.	REVISION	DATE						
1	01	04/03/2024						
2	02	04/05/2024						
3								
4								
5								
6								
7								

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UTAH LANDSCAPE ARCHITECT
JEREMY ANDERSON
928121-5301
4/5/2024
STATE OF UTAH
ELECTRONIC SEAL

IR-503

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/5/2024

IRRIGATION DETAILS
CITY PERMIT SET