



Notice of Electronic Meeting

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

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, May 28, 2024, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on the Harbor Road Plat E Annexation, consisting of 90.27 acres at approximately 500 West 1100 South.
- Receiving public comment on the Julie A Clark Annexation, consisting of 22.90 acres at approximately 400 West 1400 South.
- Receiving public comment on FY2025 American Fork City Executive Municipal Officers Compensation increases.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Carroll; roll call.
2. Presentation of the HERO Award to Samantha Corey.
3. Presentation by the Utah Chiefs of Police Association of the re-accreditation of the American Fork Police Department.
4. Twenty-minute public comment period - limited to two minutes per person.
5. City Administrator's Report
6. Council Reports
7. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the April 30, 2024, city council minutes.
2. Approval of the May 14, 2024, city council minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$4,639.74 for Northshore Corp Center Plat D, located at 871 South Auto Mall Drive.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$139,791.00 and issue a Notice of Acceptance for the Evergreen and 300 North (Sanderson project) construction of public improvements located at 300 North and Evergreen Ave.
5. Approval of a Class C Beer License for Street Tacos Don Joaquin at 74 North West State Road.
6. Approval of a real estate purchase agreement for property located at approximately 700 North and 200 East with Sonya Laney.

7. Approval of an application for a Temporary/Seasonal Use, known as Crazy Al's Fireworks, located at 510 N Caveman Blvd, American Fork City. The Temporary/Seasonal Use will be on approximately 36.28 acres and will be in the R1-9000 zone.
8. Ratification of city payments (May 8, 2024, to May 21, 2024) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on a resolution approving a 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.
2. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an ordinance approving a Commercial Site Plan, known as 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.
3. Review and action on an ordinance approving a 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.
4. Review and action on an ordinance approving a 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.
5. Review and action on approval of a resolution adopting fireworks restrictions for American Fork City.
6. Review and action on a resolution adopting the American Fork City Procurement Policy.
7. Review and action on a resolution appointing the assistant city administrator as a board member of the Interlocal Agreement for the Creation of a School District.
8. Review and action on a resolution authorizing the pre-payment of American Fork Irrigation assessment fees.
9. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
10. Adjournment.

Dated this 23rd day of May 2024.

/s/Terilyn Lurker, City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Public Works Director Approval Sam Kelly

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of \$4,639.74 for Northshore Corp Center Plat D, located at 871 South Auto Mall Drive.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$4,639.74 for Northshore Corp Center Plat D. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Northshore Corp Center Plat D warranty bond release for City Council 5-28-24 (PDF)



BOND RELEASE REQUEST

Development Name: Northshore Corp Center Plat D

Development Address: 871 South Auto Mall Drive AF

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

Partial Improvement Assurance Release

Final Improvement Assurance Release

Improvement Warranty Release (10% Durability Release)

Inspector Use Only Complete?
Yes/No

| Description of Item | Quantity | Units | Unit Price | Total | Inspector Use Only Complete? Yes/No |
|---------------------|----------|-------|------------|----------------|--|
| Durability hold | 1 | 1 | 4639.74 | 4639.74 | |
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| Total | | | | 4639.74 | |

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

Please send check/bank letter to:

Name: Julie Fausett

Bank (if applicable): Capital Community Bank

Address: 1909 W State Street

City: Pleasant Grove

State: UT

Zip: 84062

Phone: _____

Email: julie.fausett@ccbanc.com

Signature: _____

Date: 04/03/24

City Official Use Only

Fees paid and current

Administrative Signature: _____

Date: 5-1-24

Inspector Signature: _____

Date: 5/1/24

Attachment: Northshore Corp Center Plat D warranty bond release for City Council 5-28-24 (Durability Release)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Warranty for NORTHSHORE CORP CENTER PLAT D pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code, and pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$4,639.74

PASSED THIS 28 DAY OF MAY 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Northshore Corp Center
Name of Development: 871 South Auto Mall Drive

Date:

| No. | Description of Item | Estimate | Release #1 date | Release #2 date | Release #3 date | Release #4 date | Release #5 date | Balance |
|-----|-------------------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|
| 1 | General | \$500.00 | | | | | | \$500.00 |
| 2 | | | | | | | | |
| 3 | SWPPP | \$1,376.80 | | | | | | \$1,376.80 |
| 4 | | | | | | | | |
| 5 | Asphalt and Concrete | \$15,797.60 | | | | | | \$15,797.60 |
| 6 | | | | | | | | |
| 7 | Storm Drainage | \$16,708.00 | | | | | | \$16,708.00 |
| 8 | | | | | | | | |
| 9 | Pressure Irrigation | \$1,885.50 | | | | | | \$1,885.50 |
| 10 | | | | | | | | |
| 11 | Construction Management | \$850.00 | | | | | | \$850.00 |
| 12 | | | | | | | | |
| 13 | | | | | | | | \$0.00 |
| 14 | | | | | | | | |
| 15 | | | | | | | | \$0.00 |
| 16 | | | | | | | | |
| 17 | | | | | | | | \$0.00 |
| 18 | | | | | | | | |
| 19 | | | | | | | | \$0.00 |
| 20 | | | | | | | | |
| 21 | | | | | | | | \$0.00 |
| 22 | | | | | | | | |
| 23 | | | | | | | | \$0.00 |
| 24 | | | | | | | | |
| 25 | | | | | | | | \$0.00 |
| 26 | | | | | | | | |

| | | | | | | | | |
|------------------------------------|--------------------|--------|--------|--------|--------|--------|--------|-------------|
| | \$37,117.90 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$37,117.90 |
| 25% Per Ordinance Section 17.9.301 | \$9,279.48 | | | | | | | \$9,279.48 |
| ICG Amount | \$46,397.38 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$46,397.38 |

10% Durability - retained at ICG release **\$4,639.74** **\$4,639.74**

Street Lights \$ -

Street Trees \$ -

Fees **\$1,927.00**

**Warranty Bond of \$4,639.74 to be released 5/28/24

Attachment: Northshore Corp Center Plat D warranty bond release for City Council 5-28-24 (Durability)



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024

Department Public Works Director Approval Sam Kelly

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$139,791.00 and issue a Notice of Acceptance for the Evergreen and 300 North (Sanderson project) construction of public improvements located at 300 North and Evergreen Ave.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Evergreen and 300 North (Sanderson project) public improvements located at 300 North and Evergreen Ave. To authorize the issuance of documents

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

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

SUPPORTING DOCUMENTS

Evergreen and 300 North (Sanderson project) Final bond release for City Council 5-28-24
(PDF)



BOND RELEASE REQUEST

Development Name: Evergreen and 300 North

Development Address: _____

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

Partial Improvement Assurance Release

Final Improvement Assurance Release

Improvement Warranty Release (10% Durability Release)

| Description of Item | Quantity | Units | Unit Price | Total | Inspector Use Only |
|---------------------|----------|-------|------------|---------------------|---------------------|
| | | | | | Complete? Yes/No |
| All items completed | | | | 139,791.00 | Y |
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| Total | | | | \$139,791.00 | |

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

Please send check/bank letter to:

Name: Deann Torsak

Bank (if applicable): _____

Address: _____

City: Provo State: UT Zip: 84601

Phone: _____ Email: _____

Signature: _____ Date: _____

| | | | |
|---|--------------------|-------|----------------|
| City Official Use Only | | | |
| <input checked="" type="checkbox"/> Fees paid and current | | | |
| Administrative Signature: | <u>[Signature]</u> | Date: | <u>5-13-24</u> |
| Inspector Signature: | <u>[Signature]</u> | Date: | <u>5/13/24</u> |

Attachment: Evergreen and 300 North (Sanderson project) Final bond release for City Council 5-28-24 (Final Bond Release)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for EVERGREEN AND 300 NORTH (SANDERSON PROJECT). The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$139,791.00

PASSED THIS 28 DAY OF MAY 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 9/14/2023 | 39 |

Torsak Construction LLC

| |
|-----------------------------|
| Name / Address |
| Emily and Brandon Sanderson |

| | |
|---------|-------|
| Project | Other |
| | |

| Description | Qty | Rate | Total |
|--|-----|--------------|--------------|
| 300 N Demo (asphalt haul off, remove concrete ditch) | 1 | 8,400.00 | 8,400.00 |
| 300 N MOB/Permits/Supervision/Traffic Control | 1 | 6,885.00 | 6,885.00 |
| 300 N Storm Drain connect to ex | 2 | 2,400.00 | 4,800.00 |
| 300 N Storm Drain 18" RCP | 151 | 120.00 | 18,120.00 |
| 300 N Culinary Water | 1 | 6,750.00 | 6,750.00 |
| 300 N Saw Cut (in LF) | 445 | 3.00 | 1,335.00 |
| RW 24" curb and gutter LF | 146 | 80.00 | 11,680.00 |
| RW Sidewalk (4" on 6") SF | 730 | 10.50 | 7,665.00 |
| RW Drive approach SF | 112 | 17.50 | 1,960.00 |
| RW 6" Road base SF | 860 | 2.25 | 1,935.00 |
| RW 12" road base SF | 860 | 3.00 | 2,580.00 |
| 4" patch SF | 860 | 5.85 | 5,031.00 |
| 300 N Trench import | 100 | 24.00 | 2,400.00 |
| Cul-de-Sac MOB/Permits/Supervision/Traffic Control | 1 | 3,885.00 | 3,885.00 |
| Cul-de-sac Demo (asphalt haul off, remove storm pipe and SDMH) | 1 | 10,750.00 | 10,750.00 |
| Cul-de-sac storm drain connect to ex | 1 | 1,835.00 | 1,835.00 |
| Cul-de-sac 15" RCP | 30 | 98.00 | 2,940.00 |
| Cul-de-sac sumps | 3 | 9,015.00 | 27,045.00 |
| Cul-de-sac road work | | | 0.00 |
| Modified curb and gutter/MH collars, flatwork | 1 | 7,855.00 | 7,855.00 |
| 6" road base SF | 600 | 2.25 | 1,350.00 |
| 4" patch SF | 600 | 5.85 | 3,510.00 |
| Cul-de-sac saw cut LF | 200 | 3.00 | 600.00 |
| Cul-de-sac trench import | 20 | 24.00 | 480.00 |
| | | Total | \$139,791.00 |

Attachment: Evergreen and 300 North (Sanderson project) Final bond release for City Council 5-28-24 (Final Bond Release)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Approval of a Class C Beer License for Street Tacos Don Joaquin at 74 North West State Road.

SUMMARY RECOMMENDATION

The Business License Official would recommend approval of the beer license.

BACKGROUND

The applicant is requesting a Class C beer license for their business located at 74 N. West State Road.

BUDGET IMPACT

\$300 license fee

SUGGESTED MOTION

Move to approve the Class C beer license for Street Tacos Don Joaquin.

SUPPORTING DOCUMENTS

Don Joaquin Alcohol license application (PDF)

American Fork

Street tacos Don Joaquin

05/14/2024 - 12/31/2024

7246923

Beer/Alcoholic Beverage Business License

4d6b41b0-1216-11ef-9765-f70f30c6fa5e

General

Active

New

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

05/14/2024

Fees

New Beer/Alcoholic Beverage Application Fee \$300.00

Subtotal \$300.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Joaquin

Applicant Last Name

Noguez

Phone Number

Email Address

Date of Birth

Age

Attachment: Don Joaquin Alcohol license application (Class C Beer License - Don Joaquin)

Are you a US Citizen?

Home Address (Street)

City

State

Zip

Name of Business to be Licensed

Street tacos Don Joaquin

Business Address
74 N W State Rd

City
American Fork


State
UT

Zip
84003

Business Phone
(385) 498-3758

Type of American Fork City License
Class C Beer

Type of DABC License Applying for
Beer only license

Please upload a copy of County Health Permit
 **9E5F07A5D8A3233886258A7D005B5F67.pdf**

Signature

I hereby certify that I have complied with the requirements and possess the qualifications specified in the Alcoholic Beverage Control Act, and that all the information I have provided in this application is true. I hereby certify that I have never been convicted of a felony, or any misdemeanor involving moral turpitude, or of any violation of any law or ordinance relating to alcoholic beverages, including DUI offenses. I agree that if a license is issued, it shall be subject to suspension or revocation as provided in Chapter 5.08 of the American Fork City Code. I further agree to post any bonds required by the City pursuant

Attachment: Don Joaquin Alcohol license application (Class C Beer License - Don Joaquin)

to the terms of Chapter 5.08 of the City Code. No business license shall be transferred from one person to another, nor from one location to another.

Joaquin Noguez - 05/14/2024 11:20 am

Attachment: Don Joaquin Alcohol license application (Class C Beer License - Don Joaquin)

Attachment: Don Joaquin Alcohol license application (Class C Beer License - Don Joaquin)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Approval of a real estate purchase agreement for property located at approximately 700 North and 200 East with Sonya Laney

SUMMARY RECOMMENDATION

Staff would recommend approval of the sale of this small parcel.

BACKGROUND

This property is located at the corner of 700 North and 200 East and consists of 750 Square feet, with a 340 Square-foot public utility and slope easement. This is in anticipation of improvements at that intersection.

BUDGET IMPACT

\$15,000

SUGGESTED MOTION

Move to approve the real estate purchase agreement with Sonya Laney and authorize the city to sign the agreement.

SUPPORTING DOCUMENTS

Purchase Agreement - Sonya Kim Laney (PDF)

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on this 14 day of May, 2024, between the City of American Fork (hereinafter referred to as "Buyer") and Sonya Kim Laney, (hereinafter referred to as "Seller").

RECITALS

WHEREAS, the Buyer offers to purchase a portion of Seller's property for the purpose of the road widening on 700 North in American Fork, Utah; and

WHEREAS, Seller agrees to sell said property to Buyer.

AGREEMENT

NOW THEREFORE, the parties hereto agree to the following terms and conditions:

1. Property Description. – **Right Of Way Acquisition**

- a. The subject property is a **SEVEN HUNDRED FIFTY SQUARE FEET (750 sq ft)** portion of Land Acquisition from a parcel of real estate owned by Seller located at approximately **695 North 200 East, Parcel ID: 02-071-0007**, in the City of American Fork, Utah, County of Utah, State of Utah as shown on Exhibit "A" attached hereto (hereinafter referred to as the "Property").

2. Property Description. – **Public Utility and Slope Easement Acquisition**

- a. The subject property is a **THREE HUNDRED FORTY SQUARE FEET (340 sq. ft.)** Public Utility Easement Acquisition from a parcel of real estate owned by Seller located at approximately **695 North 200 East, American Fork, Utah, 84003, Parcel ID: 02-071-0007**, in the City of American Fork, Utah, County of Utah, State of Utah as shown on Exhibit "A" attached hereto (hereinafter referred to as the "Property").

3. Total Purchase Price

- a. Buyer shall pay to Seller a Total Purchase Price for all real property described herein of **FIFTEEN THOUSAND (\$15,000)**, to be paid in its entirety in cash or certified funds at the time of closing the sale.
- b. At the option of Buyer, the transaction may be handled through a title and escrow company selected by Buyer and at Buyer's expense, in which event, at closing the title company will disburse funds to lien holders, mortgagees or others having an interest in the Property, with the remainder of the purchase price paid to Seller.

4. Real Estate Taxes, Assessments, and Adjustments.

- a. Real Estate Taxes accrued against the property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the property through the date of closing. Buyer shall pay all taxes assessed against the Property after the date of closing.

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

5. Possession of the Property.
 - a. Buyer shall be given possession of the property **on or before 30 days from the date of closing the sale.**
6. Title to the Property.
 - a. The Property shall be conveyed to Buyer by way of Warranty Deed, free of all liens and encumbrances.
7. Improvements.
 - a. The Property sale is for real property in an “as is” condition with no further representation of improvement.
8. General Conditions.
 - a. It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Buyer and Seller.
 - b. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Buyer and Seller.
 - c. This agreement shall be interpreted and enforced in accordance with the laws of the State of Utah.
 - d. The undersigned represent and warrant that he/she/they have the authority to sign on behalf of Buyer and Seller.
9. Special Conditions.
 - a. Seller understands and agrees that Buyer will not accept delivery of the Warranty Deed and will not take ownership of the Property, unless and until Buyer is satisfied with the status of title to the Property and the physical and environmental condition of the Property.
 - b. Seller understands that this Agreement is not complete until the purchase is approved by the City Council of American Fork City and signed by the City Administrator of American Fork City.
10. Grant of Right of Way; Permit to Enter.
 - a. Upon execution of this agreement, Seller agrees to allow Buyer and/or its representatives to enter the Property in order to conduct any necessary testing, surveying, or other due diligence required for the expansion of **700 North.**
 - b. Seller agrees not to enter into any contract or agreement that will alter or hinder the Buyer’s full use of the Property both prior to and after closing.
11. Fence Replacement.
 - a. Buyer shall replace the existing fence along the north side of the property with white vinyl fencing at Buyer’s expense.

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

12. Sewer Lateral Repair.

- a. Seller is granted permission to repair the sewer lateral for their home while the road is under construction. Seller shall coordinate with Buyer to schedule the repair. Such repair shall not hinder Buyer's full use of the property.

13. Confidentiality/Non-Disclosure.

- a. All parties agree to keep the terms of this Agreement completely confidential. Buyer shall only disclose the terms of this Agreement as required by law.

The foregoing Real Estate Purchase Agreement is hereby accepted in accordance with the terms and conditions specified above.

Dated this 14 day of May, 2024.

Buyer:
AMERICAN FORK CITY

Seller(s):

Seller(s)

David Bunker
City Administrator, American Fork City


Sonya Kim Laney
Its: Owner

Its: Owner

Attachment: Purchase Agreement - Sonya Kim Laney (Real Estate Purchase Agreement - Sonya Laney)

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

WARRANTY DEED

Parcel Tax ID: 02-071-0007

Sonya Kim Laney, Grantor/s of 695 North 200 East, American Fork, Utah 84003, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to Grantee AMERICAN FORK CITY, at 51 East Main Street, American Fork, Utah 84003, for the sum of \$40.00 and other good and valuable considerations, the following described parcel of land in Utah County, as Public Right-of-Way, to –wit:

Acquisition Area

A PORTION OF THE SONYA KIM LANEY PROPERTY (PARCEL 02-071-0007) FOR THE PURPOSE OF RIGHT OF WAY ACQUISITION AND SLOPE EASEMENT

A PORTION OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LANEY PROPERTY, WHICH LIES 317.60 FEET S 00°06'39" E ALONG THE SECTION LINE, AND 291.59 FEET S 90°00'00" W FROM THE NORTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE ALONG THE EAST LINE OF SAID LANEY PROPERTY S 00°40'12" W, A DISTANCE OF 62.60 FEET TO A POINT OF CURVE OF A 158.08 FOOT RADIUS NON- TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG SAID CURVE 69.47 FEET, THROUGH A CENTRAL ANGLE OF 25°10'43" (CHORD BEARS N 24°42'50" W, 68.91 FEET) TO THE NORTH LINE OF SAID LANEY PROPERTY; THENCE ALONG SAID NORTH LINE N 90°00'00" E, A DISTANCE OF 29.54 FEET TO THE POINT OF BEGINNING.

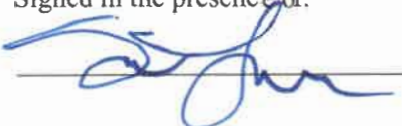
SAID PARCEL CONTAINING 750 SQUARE FEET.

WITNESS, the hand of said Grantor/s, this 14 day of May, A.D. 2024.

Sonya Kim Laney
Type or print name of grantor

Type or print name of grantor

Signed in the presence of:



Attachment: Purchase Agreement - Sonya Kim Laney (Real Estate Purchase Agreement - Sonya Laney)

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

Type or print name of witness

STATE OF Utah)
) §
COUNTY OF Utah)

On the date first above written personally appeared before me Sonya Laney, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Carolyn Lloyd



Attachment: Purchase Agreement - Sonya Kim Laney (Real Estate Purchase Agreement - Sonya Laney)

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

PUBLIC UTILITY and SLOPE EASEMENT

Utah County

Parcel Tax ID: 02-071-0007

Sonya Kim Laney, Grantor/s of 695 North 200 East, City of American Fork, County of Utah, State of Utah, hereby grants, conveys and sets over unto AMERICAN FORK CITY, a Utah Municipal Corporation as Grantee, its successors and assigns located at 51 East Main Street, American Fork, Utah 84003, for the sum of \$40.00, and other good and valuable considerations, a perpetual slope easement upon part of an entire tract of land, for the purpose of constructing thereon cut and or fill slopes, and appurtenant parts thereto incident to the construction of 700 North and perpetual utility easement to install, maintain, operate, repair, remove, replace, or relocate public utility facilities and the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

Easement Area

TOGETHER WITH A PERPETUAL SLOPE EASEMENT TO FACILITATE THE CONSTRUCTION OF A ROADWAY SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LANEY PROPERTY, WHICH LIES 317.60 FEET S 00°06'39" E ALONG THE SECTION LINE, AND 321.13 FEET S 90°00'00" W FROM THE NORTHEAST CORNER OF SAID SECTION 14, AND POINT OF CURVE OF A 158.08 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; AND RUNNING THENCE SOUTHEASTERLY ALONG SAID CURVE 69.47 FEET, THROUGH A CENTRAL ANGLE OF 25°10'43" (CHORD BEARS S 24°42'50" E, 68.91 FEET) TO A POINT ON THE EASTERLY LINE OF SAID LANEY PROPERTY; THENCE ALONG SAID EASTERLY LINE S 00°40'12"E 6.85 FEET ; THENCE N 20°14'35" W 23.97 FEET TO A POINT OF CURVE OF A 288.52 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE 36.32 FEET THROUGH A CENTRAL ANGLE OF 07°12'43" (CHORD BEARS N 26°20'18" W 36.29 FEET) TO A POINT OF COMPOUND CURVATURE OF A 51.02 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.54 FEET THROUGH A CENTRAL ANGLE OF 24°11'32" (CHORD BEARS N 47°32'33" W 21.38 FEET) TO SAID NORTH LINE OF THE LANEY PROPERTY; THENCE ALONG SAID NORTH LINE N 90°00'00" E 11.44 FEET TO THE POINT OF BEGINNING.

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

SAID EASEMENT CONTAINING 340 SQUARE FEET.

It is agreed hereby, that the Grantor(s), by consent, review and approval of American Fork City, shall have the right to lessen but not increase the vertical distance or grade of said cut and/or fill slopes, after said slopes are constructed on the above described lands at the expense of said American Fork City, thereafter said Grantee, American Fork City, is relieved of any further claim or demand for costs, damages, or maintenance charges which may accrue against said slopes and appurtenant parts thereof.

WITNESS, the hand of said Grantor/s, this 14 day of May, A.D. 2024.

Sonya Kim Laney
Type or print name of grantor

Type or print name of grantor

Signed in the presence of
[Signature]
Carolyn Lloyd
Type or print name of witness

STATE OF Utah)
COUNTY OF Utah)

On the date first above written personally appeared before me Sonya Laney, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Carolyn Lloyd
Notary Public



Attachment: Purchase Agreement - Sonya Kim Laney (Real Estate Purchase Agreement - Sonya Laney)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action of an application for a Temporary/Seasonal Use, known as Crazy Al's Fireworks, located at 510 N Caveman Blvd, American Fork City. The Temporary/Seasonal Use will be on approximately 36.28 acres and will be in the R1-9000 zone.

BACKGROUND This is a fireworks stand proposed to be in American Fork High School's parking lot during the time frame of June 28th, 2024 to July 24th, 2024. This is coming to the City Council for approval because American Fork's Municipal Code, Section 17.5.122 Temporary and Seasonal Uses, indicates that:

"In other zone districts. The temporary and seasonal uses listed under paragraph C. may be permitted in other than commercial districts upon a finding that the intended use is part of a community sponsored celebration event, when located within a public building or public park, or when approved by the city council, and subject to compliance with the terms of this section and the approval of a business license therefore by the city fire authority, police authority and zone clearance officer."

Because the proposed Temporary and Seasonal Use is located within an R1-9000 Residential Zone, not a commercial zone, the requirement is to come to City Council for approval of the location. After the City Council approves the location they will still be required to go through a business license review to meet Section 17.5.122 Temporary and Seasonal Uses from the city's fire authority, police authority, and zone clearance officer.

The applicant has provided an impact statement that the City Council has requested from the May 14th, 2024, regular session and it has been attached to the packet. Additionally, the applicant has provided information to staff for review, such as a check to American Fork High School for the lease of the area, Utah State Tax Commission Return, Certificate of Liability Insurance, Site Plan, Property Use Agreement, and Restroom Agreement. Many of the items mentioned are not in the packet, due to personal information being portrayed, but the items not portraying sensitive information have been provided for review.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to approve the proposed Temporary/Seasonal Use, located at 510 N Caveman Blvd, American Fork City, UT 84003, in the R1-9000 Residential Zone.

I move to deny the proposed Temporary/Seasonal Use, located at 510 N Caveman Blvd, American Fork City, UT 84003, in the R1-9000 Residential Zone.

I move to table action for the proposed Temporary/Seasonal Use, located at 510 N Caveman Blvd, American Fork City, UT 84003, in the R1-9000 Residential Zone, and instruct staff/developer to.....

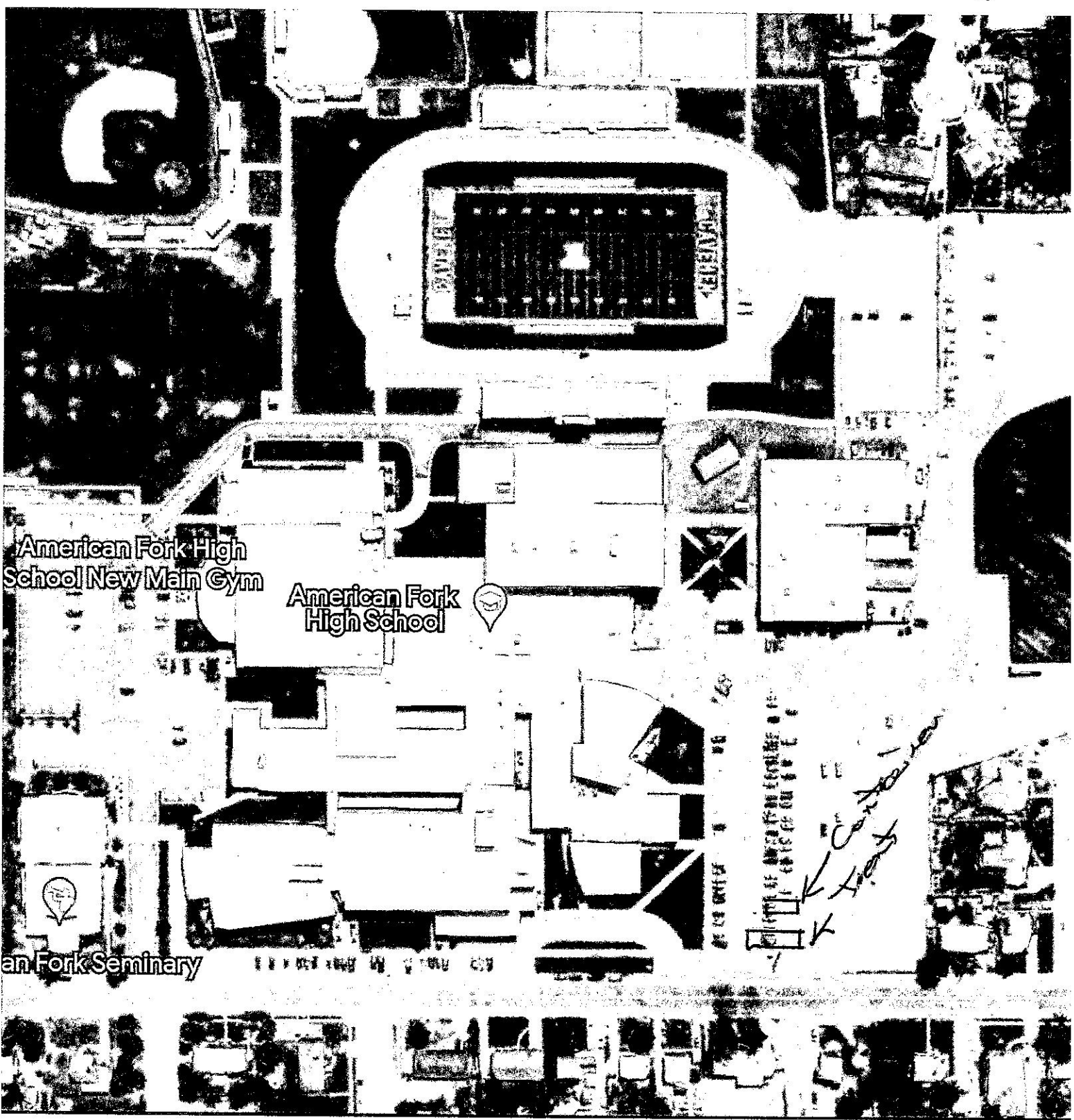
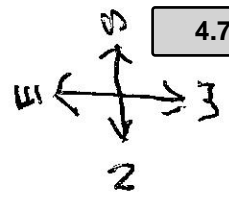
SUPPORTING DOCUMENTS

Crazy Al's Fireworks - Site Plan #2 (PDF)

Crazy Al's Fireworks - Impact Statement (PDF)

Crazy Al's Fireworks LLC
510 N Cassman Blvd
American Fork, UT 84403

4.7.a



Attachment: Crazy Al's Fireworks - Site Plan #2 (Crazy Al's Fireworks - Temporary/Seasonal Use)

20' x 40' Tent
Dates June 28 - July 24
Contact Jim McCaleb

REDACTED PERSONAL INFORMATION

Temporary Fireworks Tent Location Address:
American Fork High School
510 North Caveman Blvd., American Fork, Utah

Crazy AI's Fireworks, LLC is a local, Utah, family owned, small business. We have been in operation for 20 years, serving Utah and Salt Lake Counties.

Our temporary tent site will be located on the North end of the American Fork High School parking lot (please see the attached image). Our tents are secured using water barrels to ensure that there is no damage to the lot. We use solar power, so there is no noise pollution.

Our operators do not smoke, vape, or use alcohol. We do not light off any fireworks. Our operators clean any garbage or debris from the site on a daily basis. We will have a flushable port-o-potty on site for our operators use.

Our dates of operation are June 28, 2024 through July 4, 2024, and July 22 through July 24

We anticipate generating \$3,700 in tax revenue. Additionally, the Alpine School District receives \$2,000 for the lease. (Please see attached contract).

We have furnished Alpine School District an \$8,000,000 certificate of liability.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action 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.

SUMMARY RECOMMENDATION

Staff recommended to deny. The Planning Commission recommended approval at the May 8, 2024 meeting.

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.**

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to approve 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.

I move to deny the proposed General Plan Amendment, titled Yablonovsky General Plan Amendment, relating to the Inner-Block Cottage Section of the General Plan

SUPPORTING DOCUMENTS

Yablonovsky General Plan Amendment - Staff Report (PDF)

COMMENTS (2024.04.25) Yablonovsky subdivide supporting documents(PDF)

General Plan Amendment - Yablonovsky - UNAPPROVED MINUTES (PDF)

General Plan Amendment (DOCX)



Planning Commission Staff Report
Meeting Date: May 8, 2024

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

5.1.b

- 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.

Attachment: COMMENTS (2024.04.25) Yablonovsky subdivide supporting documents (Yablonovsky General Plan Amendment)

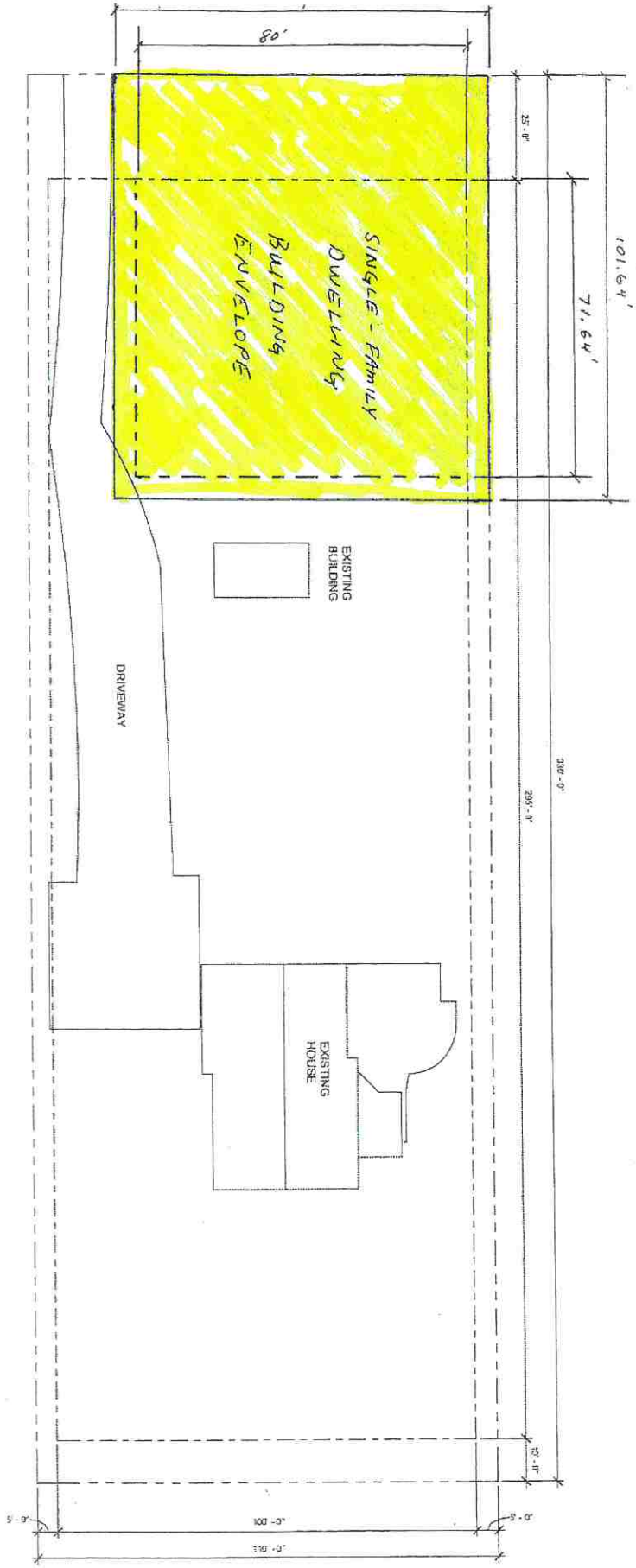
Yablonovsky Subdivide #1



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.

Attachment: COMMENTS (2024.04.25) Yablonovsky subdivide supporting documents (Yablonovsky General Plan Amendment)

Yablonovsky 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).

UNAPPROVED MINUTES

05.08.2024

- c. 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.**

Travis Van Ekelburg reviewed the background information for Action Item letter c: 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.

Bruce Frandsen: Can you point to the lots we're actually looking at?

UNAPPROVED MINUTES

05.08.2024

Travis Van Ekelburg: I can't really read it and I can't get in that close.

Harold Dudley: I thought I found it, but I don't think that was it.

Travis Van Ekelburg: When the applicant comes up, we can probably talk about that. This is a image from the road. This driveway is approximately 12 feet in length. I can mention a couple of things here for development. If there was a lot to be placed here, there would be roadway improvements that would need to be installed. Depending on how the power lines are situated, they may need to be buried. In speaking with the fire marshal, Matt Sacco. He mentioned to me that the driveway would have to be a minimum of 20 feet wide back to the house, and considering from the driveway to the back of the house is about 200 feet, their hoses only go about 150 feet. So, anything further than that will require a fire turn around so the apparatus would be able to get around the property. The right of way dedication would be about 15 feet I think, I was talking with JJ about that earlier. Across the street already has curb, gutter, and sidewalk installed, so it'd be 62 feet all the way across and so that would be approximately 15 foot right of way to make that 62 feet as the roadway was improved. Here's an aerial view closer up of the property. There's the driveway coming through like this, fire turnaround would have to be placed right through here, and then you'll see the right of way improvements were being installed through here. The proposed amendment was to include the applicant's property in the areas identified on the map for infill development. So, the applicants request and considering the property right above it is in the inner block cottage map, they just want to be added to that particular area. The property is currently developed with a single-family home that was built in approximately 1967, and it is on a R1-9000 designation. Considering the intent of the inner block cottage section of the code staff has recommended denial as staff feels that does not meet the intent of the inner block cottage section of code as this section of code in the general plan is meant for infill development.

Harold Dudley: I'd like to, before the applicants come up, go back to Bruce's question. I want to see on the map where this is. I didn't get a chance to look at this before, and when I saw the map, maybe if you can turn that to where the north is up?

Travis Van Ekelburg: The map is small. The applicant can probably point us to where the property is on here a lot faster than I can.

Martin Yablonovsky: Well, yeah, that's a little tricky.

Chairwomen Anderson: I don't think it's marked on this map.

Rodney Martin: Where's Shelly?

Bruce Frandsen: That's what I'm thinking, where's the school?

Martin Yablonovsky: I think it is off that map. I think it is to the right.

Travis Van Ekelburg: So, these are cut off then?

05.08.2024 – PC Minutes

7

UNAPPROVED MINUTES

05.08.2024

Martin Yablonovsky: Yeah, it's over to the right.

Harold Dudley: So, can we pull it up though?

Travis Van Ekelburg: That's all we have. I pulled it straight from the general plan.

Rodney Martin: Can you pull up the ariel image of those properties?

Travis Van Ekelburg: Yes sir. Would you like the one that's further out?

Rodney Martin: Yeah, the one that's further out. So, this is just east of the Shelly playground.

Harold Dudley: Right.

Rodney Martin: The property to the north has the lambing sheds that are still there. The east part of this property, the hill goes up right there. So that row of houses north to south, they have a big drop off behind them. They have a great view of the lake. But yeah. So, this drops down and comes out there on 1st West by Shelley.

Harold Dudley: So that's where my difficulty is, by definition of infill, the property to the North is on that map. Parcel 0007 is in the map.

Travis Van Ekelburg: It is.

Bruce Frandsen: The entire parcel to the north?

Travis Van Ekelburg: Yes.

Bruce Frandsen: Right up to the road?

Travis Van Ekelburg: Yes.

Rodney Martin: As well as the properties to the North backed up by the cemetery.

Travis Van Ekelburg: The question that I had...

Harold Dudley: The properties to the North of that are in that as well?

Travis Van Ekelburg: Pardon me?

Harold Dudley: Sorry, I mean Rod. The properties North of this are in that infill map as well?

Rodney Martin: Yeah.

Travis Van Ekelburg: No, just that larger parcel.

Bruce Frandsen: Oh, Okay.

Chairwomen Anderson: Just that little square.

Harold Dudley: Not North of 600?

UNAPPROVED MINUTES

05.08.2024

Travis Van Ekelburg: No. And if you read through the inter block section of code, it talks about the size of how they wanted it, and that's mentioned in the general plan as well. That's why when you're looking at the map, you have just little pockets they identified. And it's my assumption, I would have to research to find out if it's true, but considering this house was built back in the 60's, and it's developed on the inner portion of the lot, I think that's why it was not included as part of that. I think if the house was built to the front of the property, it definitely would have been included.

Bruce Frandsen: My question is that parcel to the North. There are some structures on that up by the front.

Travis Van Ekelburg: Correct.

Bruce Frandsen: But the ones up by the front are also included in the inner block?

Travis Van Ekelburg: The entire property.

Bruce Frandsen: The entire property, so they can develop up to the road in that North section?

Travis Van Ekelburg: They can, and the way it's written, they don't have to. And they can develop under the regular R1-9000 zoning designation if they choose to.

Bruce Frandsen: I can't see the width, oh it's 110 feet apart from the back portion.

Travis Van Ekelburg: The one the one thing to mention about the inner block cottage section of code is, flag lots in American Fork. We don't really have code for flag lots. There are certain sections that allow that type of use, but it's for very irregular shaped lots that have certain issues that are outlined in code. Now, on top of that, if you read through that section of inner block cottage code, it talks about the minimum area requirements, the maximum height, setbacks, all that kind of stuff. So, it's not really developing it. It's under the R1-9000 requirements for building a house. It ends up being a lot smaller, I think the maximum height of the house is like 24, 26 feet or something like that.

Chairwomen Anderson: Okay. Do we have any more questions for staff at this point?

Rodney Martin: I just have comments and opinions.

Chairwomen Anderson: Okay, Great. We will invite the applicants to come forward. If one of you wants to speak or both of you, if you could be about three minutes for each or both of you, and please share your name for the record.

Martin Yablonosky: Thank you for this time, Travis, thank you for kind of going through this. My wife and I moved here just a little over a year ago. We had a big area where we were kind of thinking where to buy a home and we decided to live here. We were under the impression that we could subdivide the lot when we bought it. So, I'm not putting any blame on anyone but, we did have that in mind. We went to a concept plan meeting. And this idea with Mat about a

UNAPPROVED MINUTES

05.08.2024

firetruck turn around, he mentioned that we would need to have. Travis had said that most of the R1-9000 requirements to subdivide and build a home would qualify as far as I can tell. I'm just a rookie at this, I'm just learning. But as far as I could tell, all of the requirements would work on this lot to be able to subdivide and follow all the rules for the R1 9000 zone. So I went to the concept plan meeting. And I was still hopeful as they went through the meeting and then the next day, I got an email from Cody Opperman saying actually, you can't subdivide because it would require a flag lot to subdivide. So that wasn't brought up in the in the original meeting. I went to the city building and I asked to speak to Patrick O'Brien, and I said is there any hope? Is there anything that we can do here, and he said, it may be possible to amend the overlay map since the property is adjacent to an area that has an inner block cottage area. And so that gave us hope, I went back to another concept plan meeting, and presented what you have, you have the wording. But basically I have found in city code that the idea of this inner block cottage area, is to develop land where there has been some Past over lands. And as Travis has brought up, if the house were to the front of the road, it seems like that's a no brainer. And I guess I would just say when you look at the idea of finding a good home for a single family, most likely my mother-in-law. The idea of finding a home for someone, it seems like it's something that American Fork would want to do and at the end of the process whether the home was at the beginning and and you develop the back of it. Or if it's at the back and you develop the front, it seems like it's going to be the system, you're going to have the same end result. And so, I just hope that you would consider that and I'm not sure if I'm missing anything. You want to add anything?

Chairwomen Anderson: If you could also just state your name, please.

Carman Yablonosky: Carman Yablonosky. So, if you look at the lot that is to the south of us, it all used to be one big lot. The lot that's to the north of us. This was an equivalent lot. 2.5 acres and there was a family that owned it and they did end up sectioning off the front of that lot at some point into, I don't know how many lots, do you know how many?

Martin Yablonosky: I think 4 or 5 lots.

Carman Yablonosky: Yeah, so I think that originally was the front of that lot. Because the driveway used to go the other direction to what we have now. So, it kind of does go along a lot with what has already been done to those lots to section off the front that hadn't been built on. So that's just another consideration.

Martin Yablonosky: One thing you mentioned earlier Carman, that it kind of goes along with the other homes. You know, if we built a home right on the front of the lot, it kind of goes along with the other homes, so visually it works out. So, thank you

Rodney Martin: If they're willing, this is Rod Martin's opinion, if they're willing to put a 20-foot driveway, and a 200-foot turnaround in their, what's essentially their West yard, and everything still fits in there, including the right of way and everything, I don't see a problem with it. That area of American Fork, needs to have more development, needs to have the right development.

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But if they're able to meet the requirements of the fire marshal and give up two thirds of a football field in asphalt, 200 feet radius. I honestly don't have a problem with that. I live a block away from where you guys are, we are not in the same stake because we are across the road, but that area is going to be developed, it's going to happen. Will it work for what you have to give up? Maybe not. But I don't have a problem with it.

Chairwomen Anderson: I agree with a lot of what you said because I agree with infill, and I think it could work. The sticky place that I find us in is our existing code. And we are, you know, obligated to follow the code as it is. I think that several parts of this code should be changed. It shouldn't be called the inner block cottage section of the code. If we have a lot of areas like this that are not inner block. I think that wording is what's causing the problem. It could be called the infill cottage section, or you know, something like that. If that were the case, and if American Fork city code currently allowed flag lots, I would feel allowed to recommend approval for this, which is what I would want to do. I don't personally see any problem with this proposal. But I think the code has to change before I can approve it. Right now. It can be developed. Anything in this area can be developed under the R1-9000. And I think that's their option at this point. Even though I would like to offer more options. I don't think that the current code allows us to, and I think it would be opening the door for a lot of conflict down the road with people saying well, you know, you set the precedent by allowing this one into the inner block cottage. I think if we just fix the language in the code, then things like this don't have to be an issue and we can just allow infill wherever it needs to be built.

Bruce Frandsen: Yeah, I tend to agree with both of you. I think there's one thing. Send it to the city council. If they change the code, it also brings to their attention that hey, maybe this whole thing doesn't really work, it needs to be re-worded. I think if they do it under the R1-9000, all they do is create a flag lot, which they can't do. Now, they build a house up front, call the one in the backend a accessory dwelling. They could have done it that way, but it's kind of in reverse now. But we do have a code which allows for an accessory dwelling behind your primary house. I don't know, maybe they build a primary house and use that as their accessory dwelling. I don't know, square footage and that kind of stuff. I don't know how they can do a 200-foot radius they only have 110-foot width property. That is going to be a problem. I mean, my tendency is to say Yeah, put it into the code and then see if they can work it out with all the other coalitions they have, or push it to the council and let them really realize you have an issue with the code. There are legitimate reasons and it's time we need to re-do that. I mean, I drove up there just the other day through that area, and I said to my wife, "Man, there are a lot of inner blocks left up here". That's a great place for more housing in the community. Thank you.

Harold Dudley: Can I ask a question? Sometimes I think I know what I'm doing, and other times I think I don't. Is the application change just to include that in the map, or are there text changes too?

Travis Van Ekelenburg: That's correct, just in the map.

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Harold Dudley: So, all we're doing is including this in the map? That's what's before us today?

Chairwomen Anderson: That's right.

Harold Dudley: With no text changes?

Rodney Martin: Yes.

Harold Dudley: Okay, well with that I am inclined to absolutely vote in favor of this. Because just like zoning it's adjacent to a piece that's already been put in the map when they were doing this very thoughtfully. I assume. I have to assume that, and I say very thoughtfully because based upon a little bit of the language of the text of the ordinance, the parcel of the North doesn't really fit this definition of infill. It's got plenty of frontage, and I don't know that it fits any better. And I don't know that at the time, I'm just being honest, that someone could have looked at this one and add it on. So, I'm in favor of voting to just amend the map because we're not amending the text of the ordinance. They still have to meet the requirements of the ordinance or figure that out with fire. I'm gonna leave it at that. I'm in favor of changing the map to include this because I don't think we're doing anything too drastic making that recommendation to city council.

Chairwomen Anderson: My opinion is, if we move it on the way the code is right now, the code will never get changed. It will just kind of be like 'oh we allow this kind of thing in an inner block'. But it's not really inner block. I think it will just make a lot of confusion and it will send a message to city council that it doesn't really need to be changed because we kind of are making do with the wording as it is.

Rodney Martin: So, we're actually going to add things piece by piece over the years. And that's the confusion? Piece by piece to the yellow or the blue maps, you're worried about that being done one by one, or what?

Chairwomen Anderson: No, I'm worried about more inconsistency with lots wanting to be added to the inner block cottage that do not have inner block open space for developments. But the whole wording in the inner block cottage thing is totally oriented around unused land in the interior of the existing blocks. And that's not what this is. Although I think that it should be developed, I think that I can't pass it until the wording is different. I would just like this on record for city council, that I would love to see flag lots allowed in our city.

Harold Dudley: I second that.

Chairwomen Anderson: I looked online today, and I can read you 23 cities in Utah, surrounding us, that allow flag lots, and I'm just going to read them for city council. Cedar Hills, Draper, Lehi, Orem, PG, Provo, Hurricane, Murray, SLC, Harriman, West Valley City, Logan, Mill Creek, Enterprise, Eagle Mountain, Saratoga, Sandy, Lindon, Bountiful, Santaquin, Enoch, Layton,

Travis Van Ekelburg: Draper.

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Rodney Martin: Draper.

Chairwomen Anderson: I said Draper.

Bruce Frandsen: Hey, I agree. I agree with that.

Chairwomen Anderson: I think that we need to allow more alternative housing opportunities. And just like this, we need to allow flag lots. There are so many, just those blue spaces on the map show how many housing units could be developed if we allowed flag lots, and I just think it needs to happen ASAP. Yeah, Travis?

Travis Van Ekelenburg: I would just like to mention, keep in mind we are going to be redoing the code. We are going to be redoing the general plan. In speaking about this particular application, we did talk about redoing that map as well, you know, if we end up being stuck with that type of code for whatever reason. So, these are things that are all potentials. As far as developing code for flag lots, obviously it exists a lot of cities use it. But we don't currently have it. So, our problem is we're stuck with what we have for our current code. And that's what we have to base our decisions on. And, frankly, every day, I have to tell people well, it's a great idea, but our code doesn't allow it. So, you know we're in that situation quite a bit as planners. And I know it puts the Planning Commission in tough situations because things make sense but the code doesn't allow it when we have an older code like this. So that's kind of what we're up against. I just wanted to make that comment.

Chairwomen Anderson: So, a full rewrite is out several months, but how possible is it to make I mean, I know this is more small changes, but how possible is it to make changes that we request to the code in the meantime, so that applications like this can go through?

Travis Van Ekelenburg: You can request certain things be staff initiated, you know, and we can take a look at them. And you know, run it through the chain of command and see how it plays out. Like I said, we're interested in more housing, we're interested in better development and more options for American Fork as American Fork is growing and becoming a larger city. That's why we're doing the rewrites and those things, because we know American Fork isn't that fork in the road in a lot of ways.

Chairwomen Anderson: So, would it be possible in a reasonable timeframe for say these applicants to have things like that changed in the code?

Travis Van Ekelenburg: Probably not, because I think it would be a general plan amendment and a code change. So, there will be several elements that we have to go through, and it's quite a process, I think, and I'm not sure how the City Council feels about it. But definitely, I can convey that information for sure. And I could possibly get back to you on that.

Chairwomen Anderson: Yeah, that would be great, thank you.

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Bruce Frandsen: Well, I was just along your train of thought too, I think. I think if we recommend approval with some added verbiage that we also direct staff to ensure that in the next major code rewrite, the inner block section of code to include infill,

Rodney Martin: And flag lots.

Bruce Frandsen: And flag lots be included in the next major rewrite.

Harold Dudley: I think that's fair.

Bruce Frandsen: Something like that, then that way we don't forget about it. That way. We're not just passing it on to the council and saying, hey, we'll deal with these each and every time they come along. We're saying hey, recommend approval with direction to cover this in new code.

Harold Dudley: That's basically what I was gonna say the same. I appreciate your thoughts. And I don't disagree with you on the code. And I do feel like somewhat that's what we're doing today is we're making one small step in amending the map. This is all we're doing. And so I don't know that we're going against the code. Now what I do worry about is we amend this, and I know our development services director had indicated you do this, I am concerned that we approve this that it still there's some hurdles that may need to take place. I know the applicant want some more time and I want to give that; I really don't think that we're stretching, and I appreciate Bruce's comments. If we make that as a reason for the motion and not a condition because the applicants can't meet them, but a recommendation to staff, I think that speeds up everybody's process as opposed to having... I know if I was in their situation, If I could get my mother-in-law to live next to me, I would too, and that goes against what people say about Mother-in-laws, but I would have it as well.

Chairwomen Anderson: If the applicant would like to step forward just for any final clarifications quickly,

Martin Yablonosky: So once again, thank you for the discussion. And I would just say that as we went through the concept plan meeting, we became aware of the financial commitment that we would be putting into American Fork, you know, to improve the front of the property in terms of the sidewalk. To do what Mat said is actually to have a turnaround right in front of our current home. And so I would just say that we believe that we can meet all of the R1-9000 requirements to do this. And we feel it would be nothing but good things for the city of American Fork. And so once again thank you for considering this.

Travis Van Ekelburg: Chair, can I make a quick comment about that? So, the R1-9000 zoning designation is what they're under, but they would have a choice if they're on the map to develop under the inner block cottage section of code or R1- 9000.

Harold Dudley: Right, and that would leave them some options.

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Martin Yablonosky: Yeah, kind of going back to that, I was thinking that we still had to have 90 foot of frontage for the subdivided or for the second lot, and maybe we don't. But anyway, there's maybe some more I need to learn.

Travis Van Ekelenburg: Yeah, and we could talk about that if you'd like. Come on in and we can talk about it.

Martin Yablonosky: Thank you very much.

Chairwomen Anderson: So, my understanding is that they are currently in the R1-9000, and it's possible to develop in the R1-9000.

Martin Yablonosky: Except it requires a flag lot, and because of that, we can't. So, that's why we're trying to amend over. It does allow flag lots in the overlay?

Travis Van Ekelenburg: Right, that's correct.

Chairwomen Anderson: This is difficult for me because all of it makes sense. If I was the Queen of the world, obviously this is like a perfect thing to do, so yes, do it, you know? But we would have to be putting you in a position where you want to build with the flag lot, but you're not able to. And so, you're still a little stuck. And you're in a zone that doesn't quite fit your purposes. So, this is very tricky for me.

Travis Van Ekelenburg: Keep in mind tonight, that you're motions and your voting would need to be unanimous for stuff to move forward.

Harold Dudley: But if I could just ask for clarification and to have on the record. If a vote is to deny, they can appeal directly to the city council. Correct?

Travis Van Ekelenburg: Correct.

Harold Dudley: So a vote to deny with the council meeting minutes and other things also move him along in the process?

Travis Van Ekelenburg: In a way, Yes.

Chairwomen Anderson: And that may be the best thing for us to do, because that points out to city council that this doesn't make sense, and we need flag lots. And you know the code obviously is not including all the areas that need infill. I don't know how many families you meet with that want to do this but aren't able to.

Travis Van Ekelenburg: We have conversations, but we don't get a lot of applications for the inner block cottage development.

Chairwomen Anderson: Right.

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Bruce Frandsen: So, if we vote, let's say it was two, two, and that gets denied. I guess they still have the ability to appeal to the city council?

Harold Dudley: On a no action?

Chairwomen Anderson: If it is two-two, no. We have to vote unanimously.

Harold Dudley: We have to have some action.

Rodney Martin: So, it would have to come back to us.

Bruce Frandsen: So would it still go to the council then?

Travis Van Ekelenburg: It has to be unanimous.

Chairwomen Anderson: To leave this body, it has to be unanimous.

Bruce Frandsen: So it has to be a denial.

Rodney Martin: Or approval.

Bruce Frandsen: Or approval, it just can't be a split vote. Gotcha, Okay, Thank you.

Travis Van Ekelenburg: But one of the pitfalls I mentioned for tabling would be all this information getting conveyed in the way that you feel tonight to the other commissioners, that'd be tough. They'd have to go back and listen to it and do that type of thing. But, but again, it's up to the planning commission.

Chairwomen Anderson: I would be in favor of denying because of what Harrold said, that it brings it on to city council, the applicants are not stuck in this body, and City Council is aware of the issues that need to be addressed and also as a planning commissioner, I'm voting for the code, which is what I think is our obligation.

Harold Dudley: I'm prepared for motion.

Chairwomen Anderson: Anyone else?

Rodney Martin: Yeah, just for Mr. Yablonosky. You're in a process that you're going to help push American Fork to do what we've been needing to do. So, you know, keep the faith. Something can happen and you're going to be one of the people that helps make it happen.

Martin Yablonosky: What would be the timeline for that?

Rodney Martin: We don't know.

Chairwomen Anderson: Well, in the next two weeks, you'll go to city council.

Rodney Martin: You'll need to appeal this, and then it goes to city council.

Chairwomen Anderson: They won't need to appeal, it will just move straight through.

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Harold Dudley: Well we need to make a vote first.

Rodney Martin: We will have to vote first, but it's going to be a process, and you're not going to be breaking ground anytime soon.

Chairwomen Anderson: I do want you to know that I want this to go through. I want you to be able to develop in the front of your lot. I think that's good for the city and good for everyone to be able to do what you're trying to do. So, I hope that this process opens doors that make that possible.

Travis Van Ekelburg: Chair, I just wanted to mention that I do not think we did the public hearing portion for this item.

Chairwomen Anderson: Thank you, we will open the public hearing.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley: Madam Chair based on our discussions and based upon a recommendation to staff that during a rewrite, a major rewrite of our ordinance that inner block cottages infill and flag locks be looked at intensely, to assist in the development and increased density quite frankly, of our city to provide single family homes for people to move into based upon that recommendation to staff. I move that we 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.

Bruce Frandsen seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | NAY |
| Harold Dudley | AYE |
| Rodney Martin | AYE |

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Bruce Frandsen**AYE****The motion failed**

Chairwomen Anderson: Sorry, I do want it to go through. I do want this to be developed. I just can't do it with our current code. I think we need to make sure it gets changed.

Rodney Martin: So is that it for the discussion?

Chairwomen Anderson: No, we can take another motion.

Rodney Martin: Because all this proposing to do, is be included in the inner block content and cottage overlay right now. You're not dealing with code.

Harold Dudley: Correct.

Rodney Martin: This is this all we're doing is just including it in that overlay. The next thing would be to see if they're in code, and to get the line lots approved.

Travis Van Ekelburg: Yeah, this is a general plan amendment only.

Chairwomen Anderson: I guess so and staff just implied that there are not a lot of applicants coming forward with lots that want to be included in the inner block cottage but can't because they have a front lot that is open, so...

Travis Van Ekelburg: So, I've only been here just a couple of years, So there's that. But I would like to mention that the conversations that I have had with citizens is they want to do these kinds of developments. But since the city doesn't currently have anything for flag lot development, most of the questions are geared toward that which then initiates what we do have, which is the inner block cottage section.

Chairwomen Anderson: My concern was with precedents and confusion with applicants following up. But if most of the applicants are interested in flag lots, then that may not apply so much.

Travis Van Ekelburg: We call it flag lot, but it's the inner block section of code. It does address the flag lot issue in there, and just like I said before, it speaks about irregular shape lots and lots with access issues, etc.

Chairwomen Anderson: So, I do think that the wording of this inner block cottage is unfortunate, because it continually says interior. In the intent of the code it continually says interior, but it's my opinion that the underlying intent of this section of code is to allow for infill. I think the

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wording of interior is almost incidental and unfortunate. But it's specific in that way because I don't think the overall intent of this code is only for interior.

Harold Dudley: Madam Chair, if I look at the lot just to the North, I think that shows that the mapping doesn't meet necessarily the text. And so if you would feel inclined, I'd call for a re-vote, maybe.

Chairwomen Anderson: Well, we do need to have another motion.

Harold Dudley: We can't do a re-vote on our current motion?

Rodney Martin: No, we have to do a new motion.

Travis Van Ekelburg: That motion died.

Rodney Martin: So seeing the property proposes to be included in our inner-block cottage overlay, and that they have significant other hurdles that they'll need to satisfy. I propose that we 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. And Further Instruct staff and city council to review our flag lot ordinance and then bring that ordinance into line with our neighboring cities.

Bruce Frandsen: I have a question. Christine, I kind of got the impression you may have got some additional information that may have changed the vote on the first motion. Was my assuming correct or not? And if so, is it possible for someone else to restate a very similar motion and have a vote again?

Rodney Martin: That's what I thought I did.

Bruce Frandsen: Well, yeah, I guess that's true. Can I add to his motion?

Travis Van Ekelburg: No, that's his motion.

Chairwomen Anderson: What happens to a motion that hasn't been seconded?

Travis Van Ekelburg: It dies.

Bruce Frandsen: No, I was just gonna say we may need a little more specificity saying it has to be included in the upcoming major rewrite.

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Rodney Martin: Okay, so instructing staff to include this as a priority measure in the rewrite with the city council, including flag lots specifically about flag lots, to be included as a priority in the rewrite and or code text amendments, prior to the rewriting if needed, and changing the wording on Interior in the Inner block cottage section.

Harold Dudley seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion Passed

Harold Dudley: Thank you so much. Who was our founding father that said about democracy? Something about it is messy, but we get it right in the end.

Carman Yablonosky: I wasn't expecting such a thoughtful and considerate process. So, thank you very much.

Chairwomen Anderson: Thank you, that's a hard one. It's such a weird period of time, because we're stuck with an old code. I feel like I was saying the underlying content is not necessarily in line with the verbiage.

Harold Dudley: Right.

Rodney Martin: Right. The original intent of that was to take those ultra deep lots that were meant for gardens and everything, and there's several examples off of 300 or 500, where they bought a couple of homes and then did a cul-de-sac using that interior land.

Chairwomen Anderson: I just hope that the new code comes quickly enough so that we're not in hot water from other applicants coming in and you know, misusing what we just did.

Harold Dudley: Fingers crossed. You need to have some parameters around. But I will admit I've had a paradigm shift even from two years ago Christine. I'm sorry, but I think it's important that

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we have this discussion. You brought up like, how do you basically do a single family when you could have double family home. Right?

Chairwomen Anderson: Right.

Harold Dudley: And that was a few years ago and I was opposed to that, as you'll recall. And you know, the world is changing. Everything's changing. So I'm very much in favor of attempting to get still single family the ability for single family or even remember that the accessory dwelling so that our children or grandchildren can have an option. If they want to live in one of these apartment complexes, then Great!

Travis Van Ekelenburg: We actually do have that already.

Harold Dudley: Yeah, it's there but there still need to be more options.

Travis Van Ekelenburg: That's one of the things that we're working hard at is the housing issue.

Rodney Martin: And trying to meet the state's mandates and requirements.

Chairwomen Anderson: I think that will be an interesting part of the code. When we start discussing how that rewrite looks and how, you know, zoning changes.

Travis Van Ekelenburg: And the good part of it in my opinion is that you all have been experienced with the old code, and you see many things that need to be repaired by modifying or taken out, etc. And so, your input is going to be super valid as we go through this process.

Harold Dudley: I do worry also, with rewrite that you're so focused on the future that many of parcels become non-conforming, because they don't meet the current code. So I think we need to look at how a non-conforming use can still expand because it wasn't meant to be non conforming.

Travis Van Ekelenburg: The state doesn't allow non-conforming uses to be modified in any way.

Harold Dudley: We have to address that I think. We're gonna have some non-conforming, unintended non-conforming uses that I hate to burden somebody from something that seems right. I don't know, I went to school to be a planner, and I'm glad I got out of it because it's damn hard.

Chairwomen Anderson: It's really hard. Okay, thank you. It will be interesting to discuss all of it as it comes down the line.

RESOLUTION NO.

A RESOLUTION AMENDING THE GENERAL PLAN OF AMERICAN FORK CITY.

WHEREAS, Section 10-9a-401 Utah Code, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-401 Utah Code requires that the plan provides for transportation and recreational opportunities, and

WHEREAS, the Planning Commission has advertised and held a public hearing on the proposed amendment, duly considered the comments received at the hearing, and acted to recommend approval to the City Council, all in accordance with Utah State law; and

WHEREAS, the City Council has received the recommendation from the Planning Commission and duly considered the comments received at the hearing, all in accordance with Utah State law.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That the amendments to the American Fork City General Plan as shown in Exhibit A are hereby adopted.

SECTION 2. It is the express intent of the City Council that, to the extent possible, said plan shall be followed, complied with, and otherwise adhered to.

SECTION 3. The Planning Commission and City Staff are hereby directed to implement such ordinances and policies as are created under the plan and deemed essential for its implementation.

SECTION 4. This Resolution shall take effect upon its passage, as provided by law.

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2024.

ATTEST:

Brad Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: General Plan Amendment (Yablonovsky General Plan Amendment)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a Commercial Site Plan, known as GA Larson Storage Yard, located at approximately 51 West 1100 South. The Commercial Site Plan will be on approximately 4.03 acres and will be in the Planned Industrial (PI-1) Zone.

SUMMARY RECOMMENDATION

Planning Commission recommended approval at the May, 8, 2024 meeting.

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.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to adopt the ordinance approving the Commercial Site Plan, located at approximately 51 West 1100 South, in the PI-1 Zone.

SUPPORTING DOCUMENTS

05.28.24 - GA Larson Storage Yard (DOCX)

GA Larson Storage Yard - Commercial Site Plan - Staff Report (PDF)

COMMENTS (2024.05.02) PRJ-AH3N SIGNED 4.23.24 (PDF)
(2024.04.18) UT24031-LPIR-SET (PDF)
Commercial Site Plan - GA Larson Storage Yard - UNAPPROVED MINUTES 05.08.2024
(PDF)

ORDINANCE NO. _____**AN ORDINANCE APPROVING A SITE PLAN FOR GA LARSON STORAGE YARD LOCATED AT APPROXIMATELY 51 WEST 1100 SOUTH IN THE PLANNED INDUSTRIAL (PI-1) ZONE.**

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

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I**DEVELOPMENT APPROVED – ZONE MAP AMENDED**

- A. The site plan for GA Larson Storage Yard, located at approximately 51 West 1100 South, American Fork, Utah, as set forth in Attachment A, is hereby approved.
- B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.
- C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II**ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE**

- A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.
- C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 28TH DAY OF MAY 2023.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder



Planning Commission Staff Report
Meeting Date: May 8, 2024

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 |

Attachment: GA Larson Storage Yard - Commercial Site Plan - Staff Report (GA Larson Storage Yard - Commercial Site Plan)



| | |
|------------------|---|
| 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 |
|------------------|---|

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.



Planning Commission Staff Report
Meeting Date: May 8, 2024

- 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.



Planning Commission Staff Report
Meeting Date: May 8, 2024

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.....

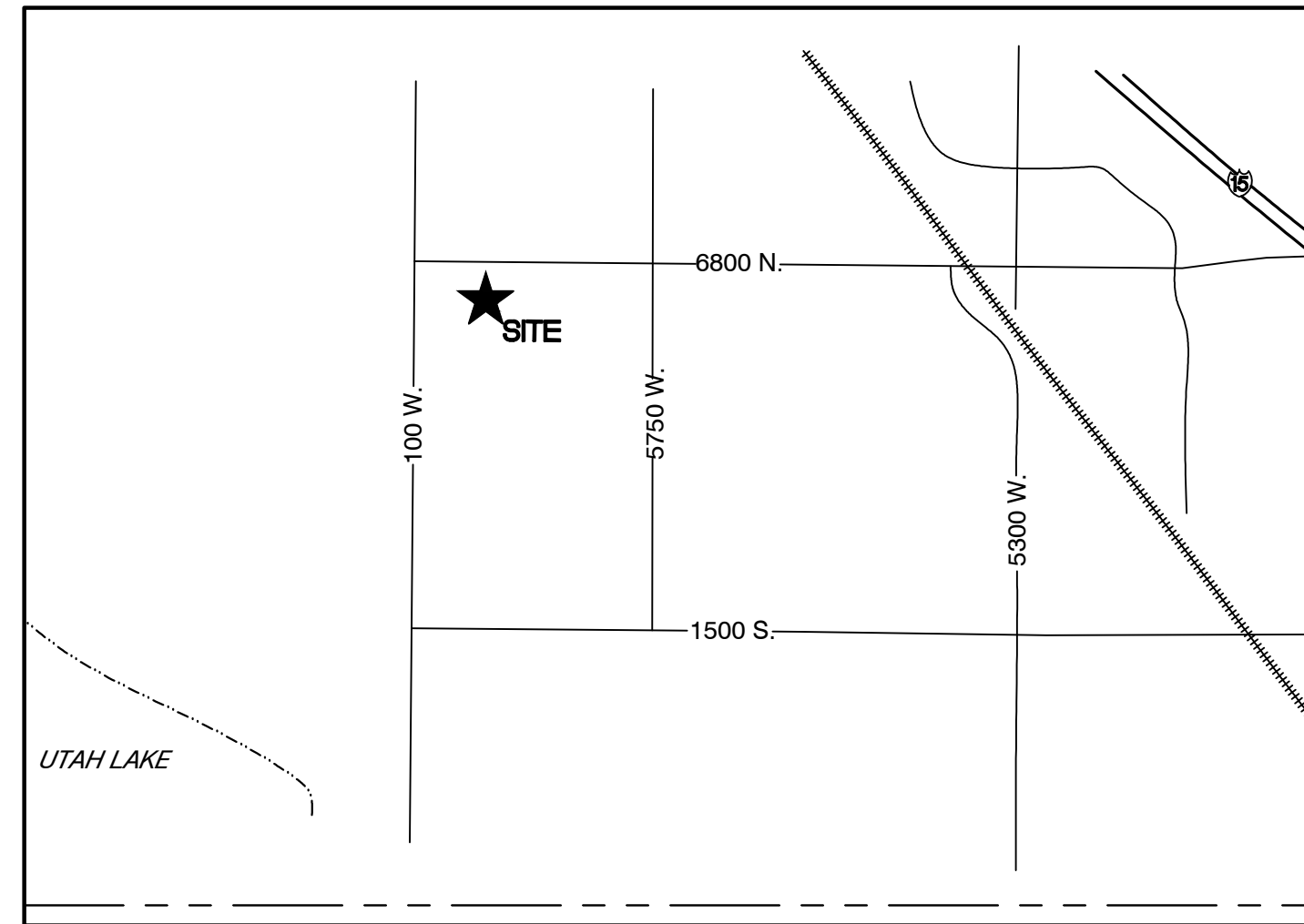
Attachment: GA Larson Storage Yard - Commercial Site Plan - Staff Report (GA Larson Storage Yard - Commercial Site Plan)

DEER PARK LOT 3 - NORTH STORAGE YARD

51 WEST 1100 SOUTH
AMERICAN FORK, UTAH 84003

FEBRUARY 26, 2024
REVISED APRIL 5, 2024
REVISED APRIL 23, 2024

| LEGEND | |
|------------|---|
| --- | PROPERTY LINE |
| --- | EASEMENT LINE |
| -4240.0--- | PROPOSED GRADE CONTOURS |
| -4240.0--- | EXISTING GRADE CONTOURS |
| ===== | EXISTING CURB |
| ===== | PROPOSED CURB AND GUTTER |
| ===== | PROPOSED CURB WALL |
| ===== | REVERSE PAN CURB & GUTTER |
| ---SS--- | EXISTING SEWER |
| ---SS--- | PROPOSED SEWER |
| ---W--- | EXISTING WATER |
| ---W--- | PROPOSED WATER |
| ---F--- | EXISTING FIRE LINE |
| ---F--- | PROPOSED FIRE LINE |
| ---SD--- | EXISTING STORM DRAIN |
| ---SD--- | PROPOSED STORM DRAIN |
| ---RD--- | PROPOSED ROOF DRAIN |
| ---G--- | EXISTING GAS |
| ---G--- | PROPOSED GAS |
| ---OHP--- | EXISTING OVERHEAD POWER |
| ---UGP--- | EXISTING UNDERGROUND POWER |
| ---UGP--- | PROPOSED UNDERGROUND POWER |
| ---T--- | EXISTING TELEPHONE LINE |
| ---T--- | PROPOSED TELEPHONE LINE |
| ---FO--- | EXISTING FIBER OPTIC LINE |
| ---FO--- | PROPOSED FIBER OPTIC LINE |
| [Pattern] | PROPOSED CONCRETE |
| [Pattern] | PROPOSED ASPHALT |
| [Pattern] | PROPOSED LANDSCAPING |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | PROPOSED FIRE HYDRANT |
| [Symbol] | EXISTING STREET LIGHT |
| [Symbol] | PROPOSED STREET LIGHT |
| [Symbol] | PROPOSED PARKING LOT LIGHT |
| [Symbol] | EXISTING WATER METER |
| [Symbol] | EXISTING WATER VALVE |
| [Symbol] | EXISTING GATE VALVE |
| [Symbol] | EXISTING OVERHEAD POWER POLE |
| TBC | TOP BACK CONCRETE |
| FF | FINISHED FLOOR |
| HW | HIGH WATER |
| TOG | TOP OF GRATE |
| TOL | TOP OF LID |
| IE | INVERT ELEVATION |
| EX | EXISTING |
| NG | NATURAL GROUND |
| TA | TOP OF ASPHALT |
| TC | TOP OF CONCRETE |
| EC | EDGE OF CONCRETE |
| EA | EDGE OF ASPHALT |
| TOW | TOP OF WALL |
| TG | TOP OF GRAVEL |
| TL | TOP OF LANDSCAPING |
| TS | TOP OF SIDEWALK |
| PROP | PROPOSED |
| [Symbol] | TBC CALLOUT UNLESS OTHERWISE DESIGNATED |



VICINITY MAP
NOT TO SCALE

| PROJECT CONTACT INFORMATION: | | |
|------------------------------|---------------|----------------|
| AF CITY CULINARY WATER | JAY BREMS | (801) 763 3060 |
| AF PRESSURIZED IRRIGATION | JAY BREMS | (801) 763 3060 |
| AF SANITARY SEWER | ASHTON HARDY | (801) 763 3060 |
| AF STORM DRAIN SEWER | ASHTON HARDY | (801) 763 3060 |
| AF FIRE MARSHALL | MAT SACCO | (801) 763 3040 |
| AF CITY INSPECTOR | DEE HOWARD | (801) 763 3060 |
| AF FIBER | KYLE PETERSEN | (801) 400 2933 |
| AF FLOOD IRRIGATION COMPANY | ERNIE JOHN | (801) 471 6576 |
| TIMPANOGOS SSD | DAVID BARLOW | (801) 756 5231 |
| ROCKY MOUNTAIN POWER | TERIA WALKER | (801) 756 1310 |
| COMCAST | ELYSIA VALDEZ | (801) 401 3017 |
| CENTURY LINK | RYAN ALLRED | (385) 223 0084 |
| DOMINION ENERGY | TRENT JOHNSON | (801) 853 6548 |

| American Fork City Development Review Committee | |
|--|-------------|
| Planning and Zoning Reviewed copperman 04/29/2024 | No comments |
| Fire Department Reviewed M. Sacco 04/29/2024 | |
| Engineering Division Reviewed rburkhill 05/01/2024 | |
| Communications Reviewed MHunsaker 05/1/2024 | |

Reminder: Provide a Shared-Use Access Agreement for the entrance from the eastern lot to be recorded with the county. This will be a condition at Planning Commission.

| SHEET INDEX | |
|-------------|-------------------------------|
| CV | COVER SHEET |
| GN | GENERAL NOTES |
| C0.1 | EXISTING CONDITIONS/DEMO PLAN |
| C1.0 | SITE PLAN |
| C2.0 | DRAINAGE OVERVIEW PLAN |
| C2.1 | GRADING & DRAINAGE PLAN |
| C3.0 | DETAIL SHEET |
| C3.1 | FENCING DETAIL SHEET |
| C4.0 | EROSION CONTROL PLAN (SWPPP) |
| C4.1 | EROSION CONTROL DETAIL SHEET |

Next Step
Approved with Conditions
Proceed to Planning Commission on 05/08/2024

- PROJECT CONSTRUCTION NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
 - IF SOFT SOILS ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TO MITIGATE.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
 - ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
 - CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
 - CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
 - CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
 - INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
 - INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. SEE AMERICAN FORK CITY STANDARD PLAN NO. 15.22
 - ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
 - ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
 - FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
 - ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
 - THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
 - THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
PER MAP NO. 49049C0307F EFFECTIVE DATE: JULY 19, 2020 PANEL 307 OF 1450.
100 YEAR FLOOD ELEVATION = 4498.00

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

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

CIVIL ENGINEER:

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

| | | | |
|------------------|-----|----|------|
| REVISED | NO | BY | DATE |
| DESIGNER | SDT | | |
| PROJECT ENGINEER | SDT | | |

CIR 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
COVER SHEET

Attachment: COMMENTS (2024.05.02) PRJ-AH3N SIGNED 4.23.24 (GA Larson Storage Yard - Commercial Site Plan)

SHEET NO. CV

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

Packet Pg. 62

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 construction 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 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 channeled 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.

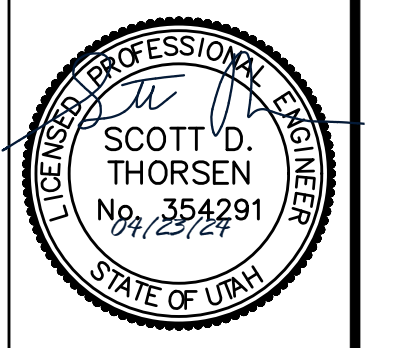
USE OF FIRE HYDRANTS

- 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.

| ROW | DATE | BY | DATE |
|-----|----------|----|------|
| 1 | 04/05/24 | | |
| 2 | 04/23/24 | | |

CIVIL ENGINEERING + SURVEYING
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-949-6296
 DESIGNER: SDT
 PROJECT ENGINEER: SDT

DEER PARK LOT 3 - NORTH STORAGE YARD
 51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
 GENERAL NOTES



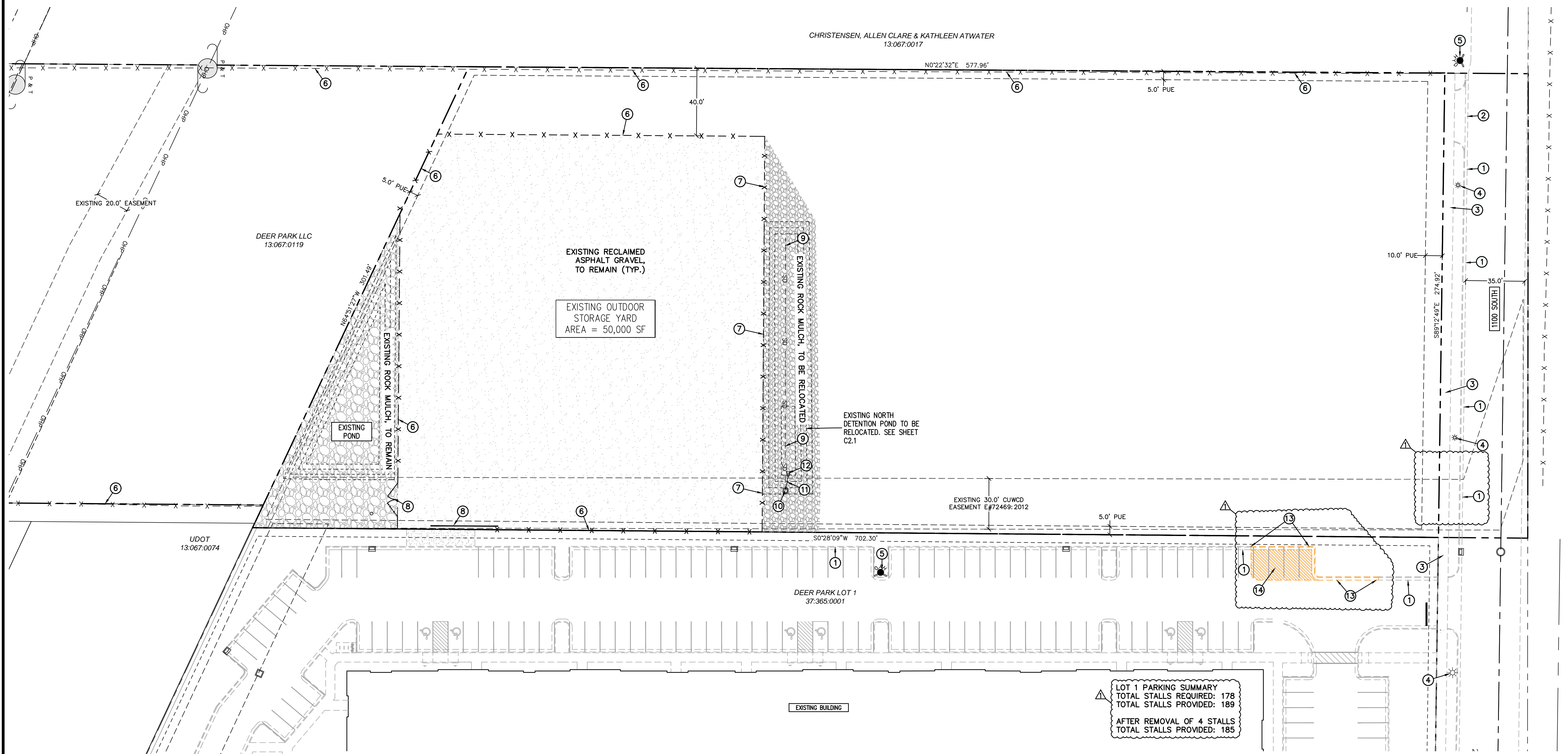
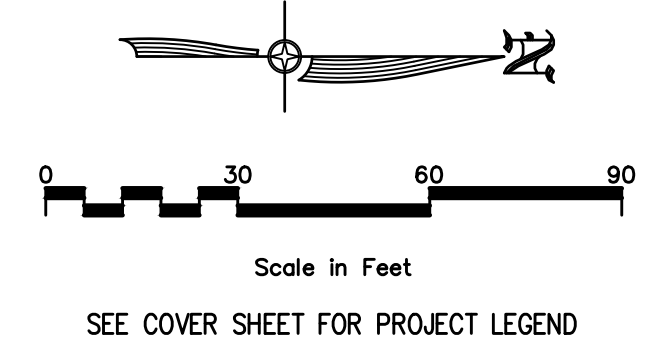
| | |
|-------------|----------|
| SHEET NO. | GN |
| PROJECT ID: | E21-035 |
| DATE: | 04/03/24 |
| FILE NAME: | PRJ-AH3 |
| SCALE: | |



Attachment: COMMENTS (2024.05.02) PRJ-AH3N SIGNED 4.23.24 (GA Larson Storage Yard - Commercial Site Plan)

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.

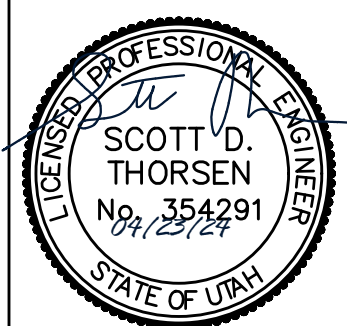
LOT 1 PARKING SUMMARY
 TOTAL STALLS REQUIRED: 178
 TOTAL STALLS PROVIDED: 189
 AFTER REMOVAL OF 4 STALLS
 TOTAL STALLS PROVIDED: 185

| NO | REVISIONS | BY | DATE |
|----|--------------|----|----------|
| 1 | LOT COMMENTS | | 04/05/24 |
| 2 | LOT COMMENTS | | 04/23/24 |

DESIGNER: SDT
 PROJECT ENGINEER: SDT

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



Benchmark Info

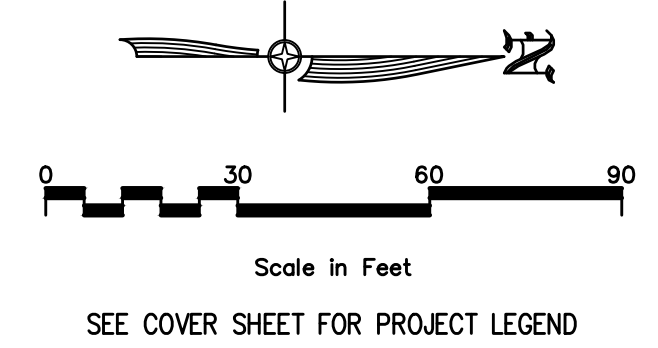
The Benchmark for the project is the South Quarter Corner of Section 26, T.5.S. R.1.E., SLB&M
Elevation= 4503.89'
Datum is NAVD 88 derived from UTAH TURNGPS System



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

PAVEMENT LEGEND

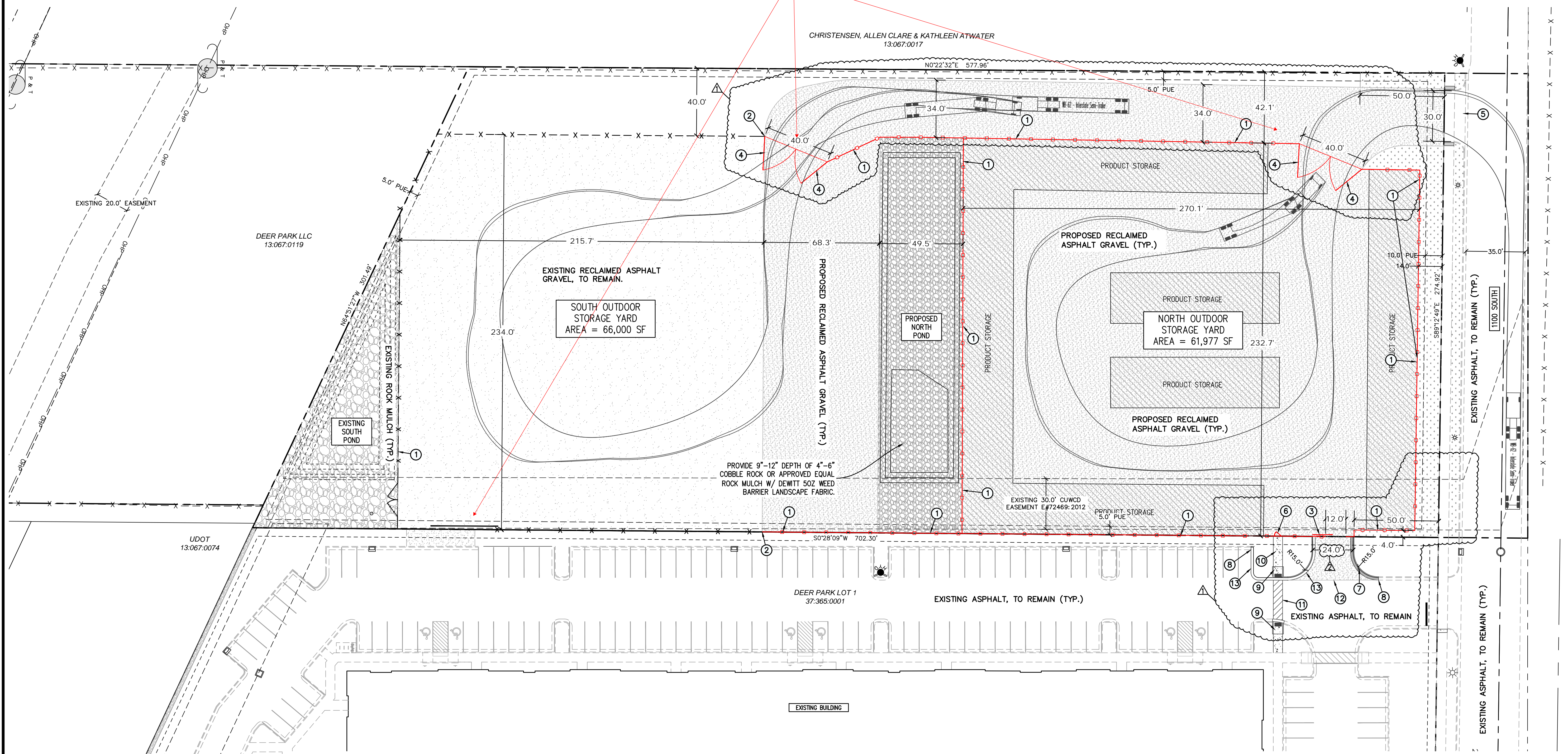
- PROPOSED RECLAIMED ASPHALT GRAVEL 92,435 SF
- EXISTING RECLAIMED ASPHALT GRAVEL 50,000 SF



RECLAIMED ASPHALT GRAVEL

N.T.S.

Provide accesses to all gates with mounted Knoxbox locking key boxes



SITE PLAN NOTES:

- INSTALL 8' TALL VIEW OBSTRUCTING CHAINLINK FENCE W/BARBWIRE. SEE DETAIL ON SHEET C4.2.
- CONNECT PROPOSED FENCE TO EXISTING.
- INSTALL 12' WIDE CHAINLINK MANUAL SLIDE GATE W/BARBWIRE AND SLATS. GATES TO MATCH FENCING SEE DETAIL SHEET C4.2.
- INSTALL TWO 20' WIDE CHAINLINK MANUAL PIVOT GATES W/BARBWIRE AND SLATS. GATES TO MATCH FENCING SEE DETAIL SHEET C4.2.
- EXISTING 30' WIDE DRIVE APPROACH, TO REMAIN.
- INSTALL 8' TALL CHAINLINK PERSONNEL GATE W/BARBWIRE AND SLATS. GATE TO MATCH FENCING.

- INSTALL 24" REVERSE PAN CURB & GUTTER. SEE DETAIL ON SHEET C3.0.
- SAWCUT AND PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED CURB & GUTTER.
- INSTALL PEDESTRIAN RAMP PER ADA STANDARDS. SEE DETAIL ON SHEET C3.0.
- INSTALL 6' WIDE CONCRETE SIDEWALK. SEE DETAIL ON SHEET C3.0.
- INSTALL PAINTED PEDESTRIAN CROSSWALK.
- SAWCUT AND PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT.
- INSTALL 24" CATCH CURB & GUTTER. SEE DETAIL ON SHEET C3.0.

LOT 3 AREAS:

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

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

| NO | DATE | BY | REVISIONS |
|----|----------|----|-----------|
| 1 | 04/05/24 | | |
| 2 | 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

SITE PLAN

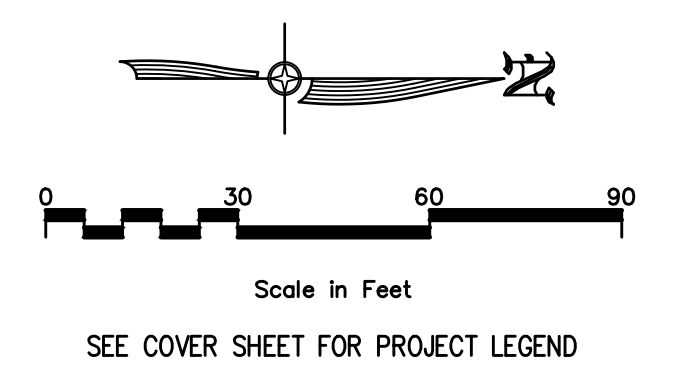
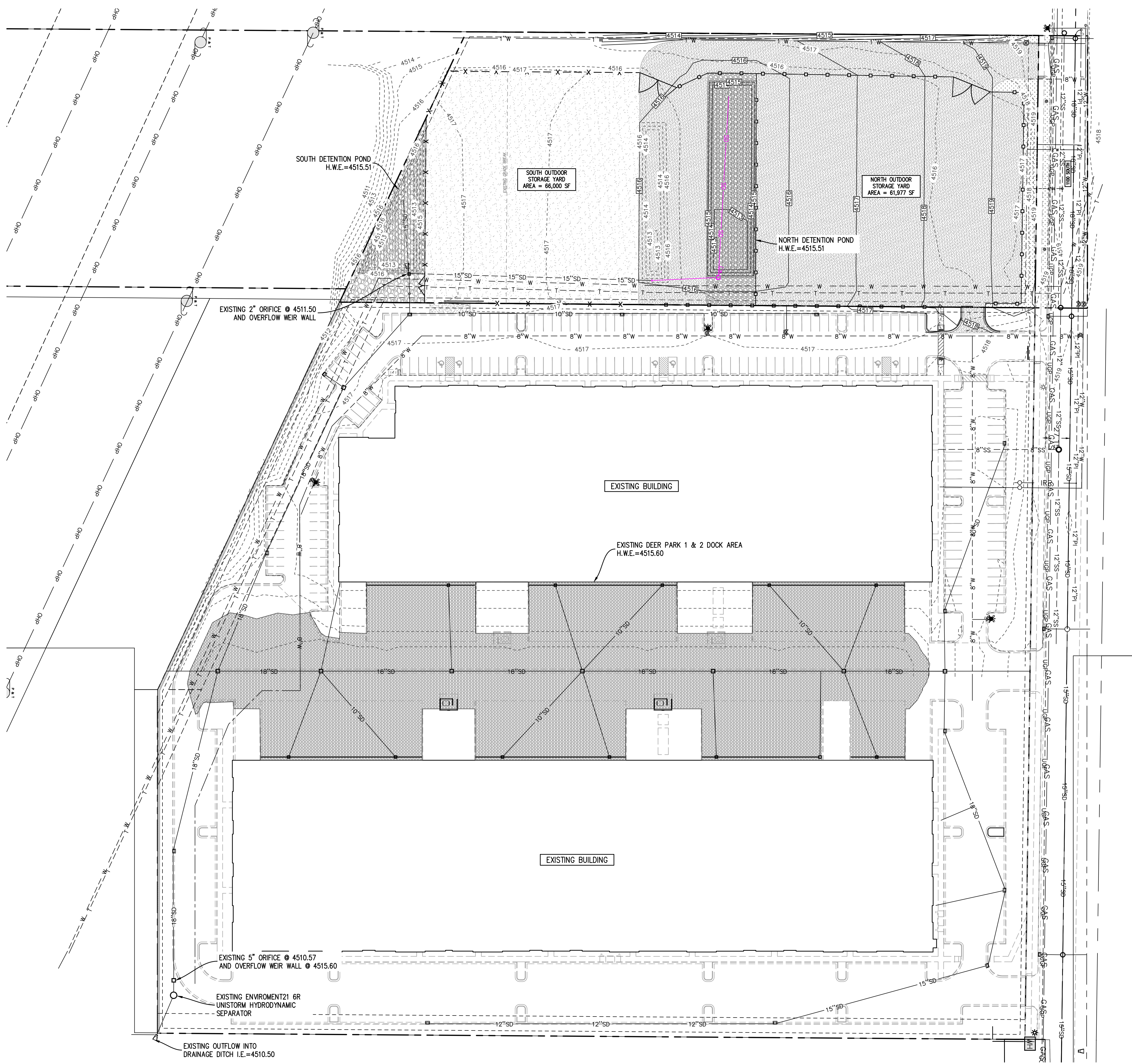
Attachment: COMMENTS (2024.05.02) PRJ-AHSN SIGNED 4.23.24 (GA Larson Storage Yard - Commercial Site Plan)

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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 | REVISIONS | BY | DATE |
|----|--------------|----|------|
| 1 | QTY COMMENTS | | |
| 2 | QTY COMMENTS | | |

CIVIL ENGINEERING + SURVEYING
GIR
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah · 801-949-6296
 DESIGNER: SDT
 PROJECT ENGINEER: SDT

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

Attachment: COMMENTS (2024.05.02) PRJ-AH3N SIGNED 4.23.24 (GA Larson Storage Yard - Commercial Site Plan)

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



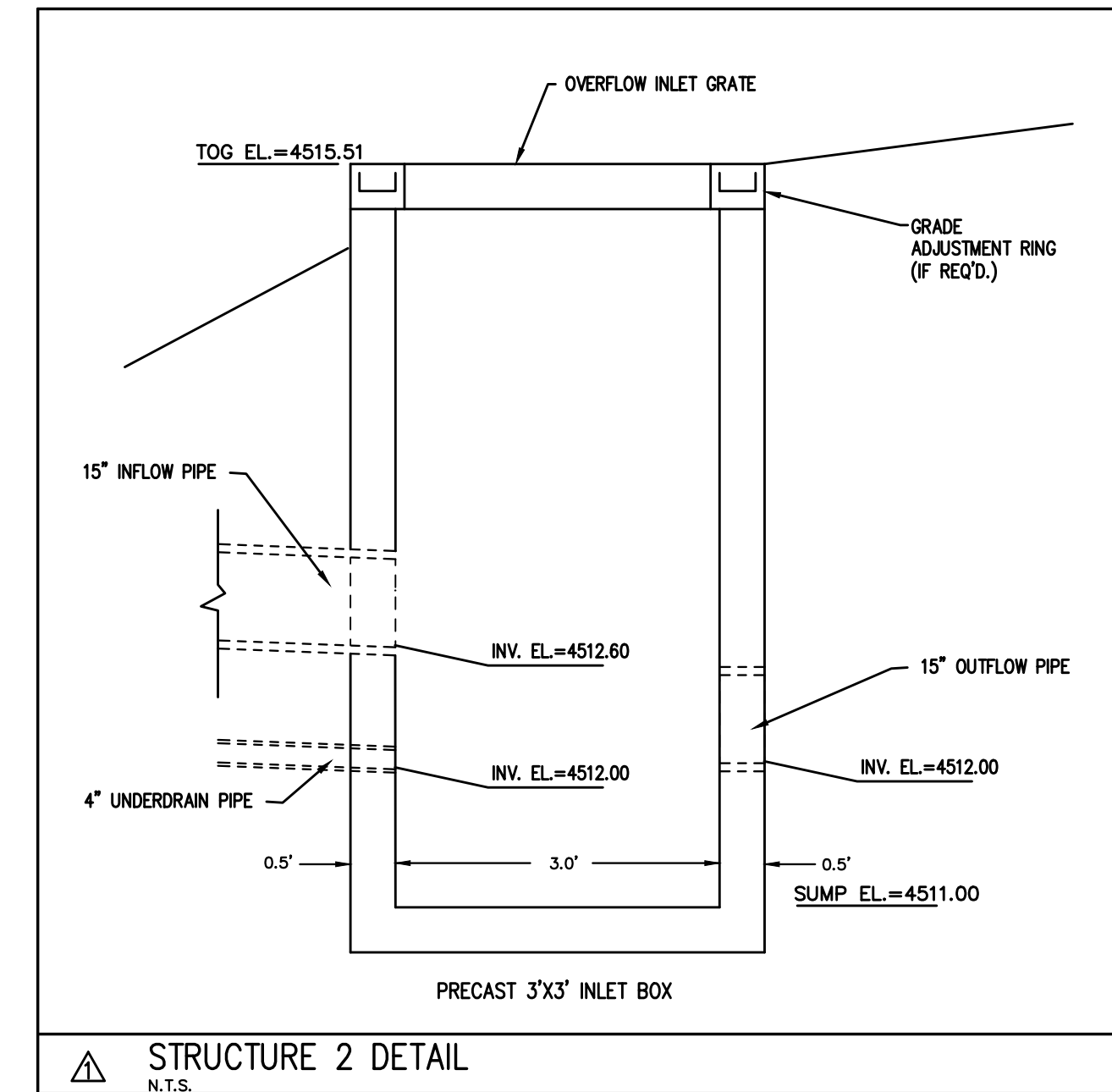
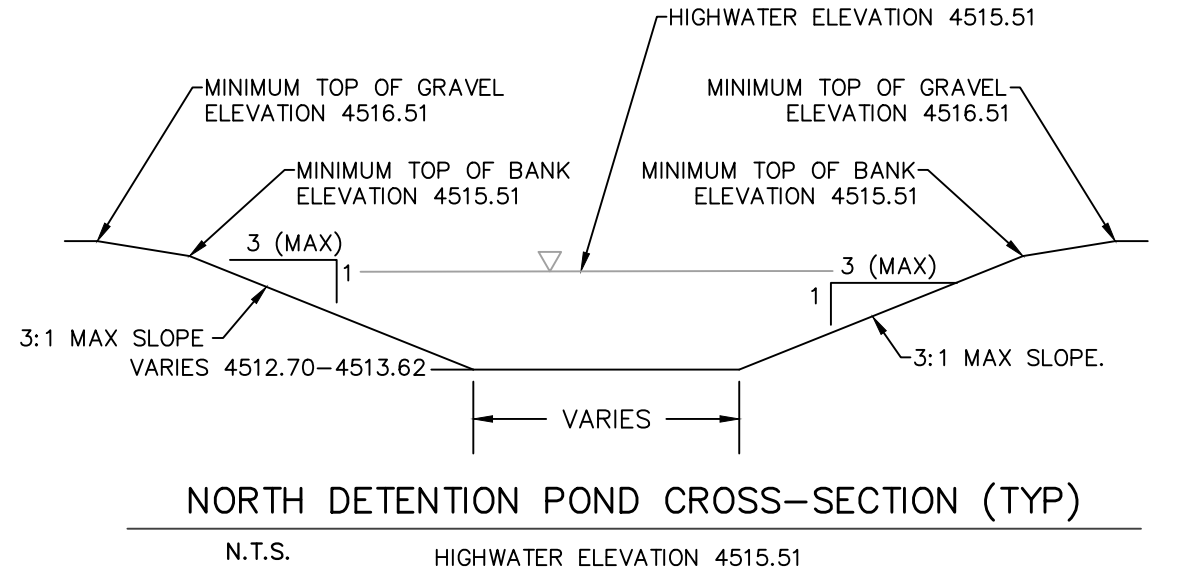
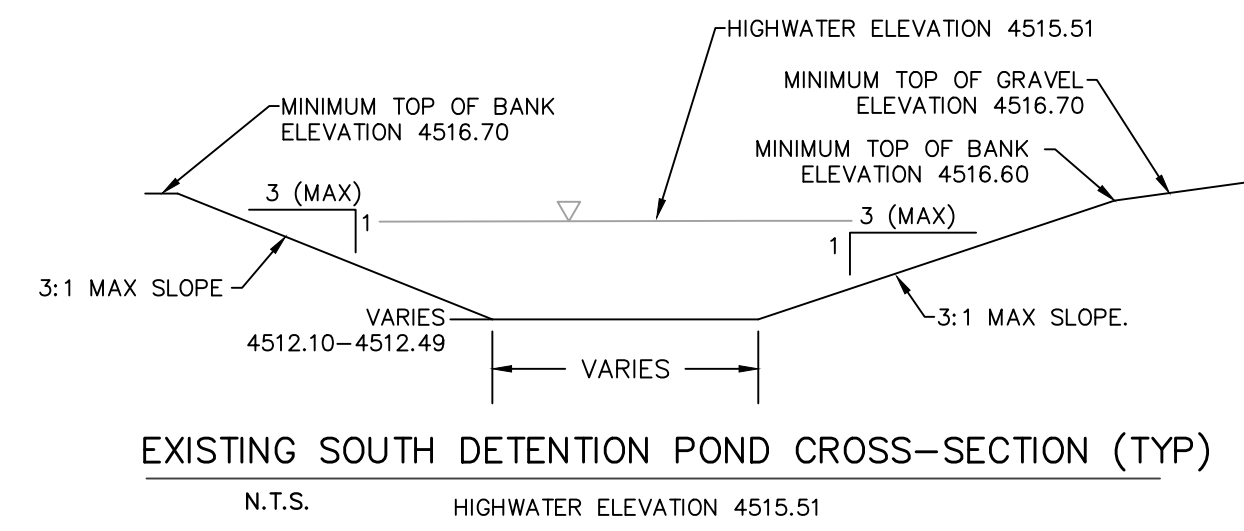
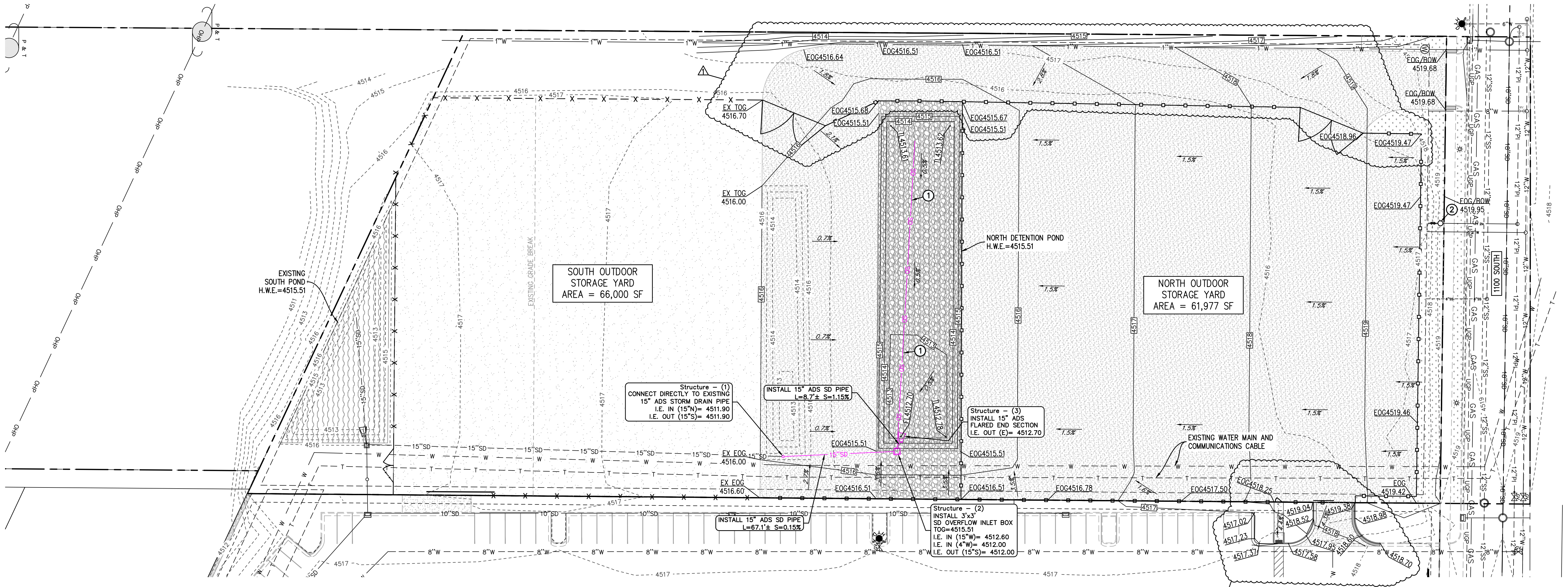
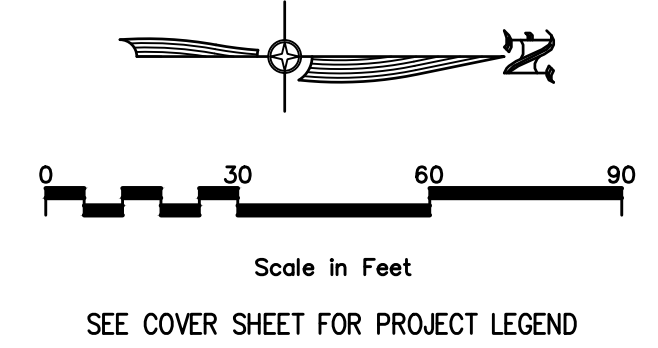
- GRADING & DRAINAGE PLAN NOTE:**
- ① PROPOSED 4" PERFORATED ADS UNDERDRAIN PIPE.
 - ② PROPOSED 1" PI METER PER 15.5D. SEE DETAIL ON SHEET C3.0. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTOR.

SHEET LEGEND



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



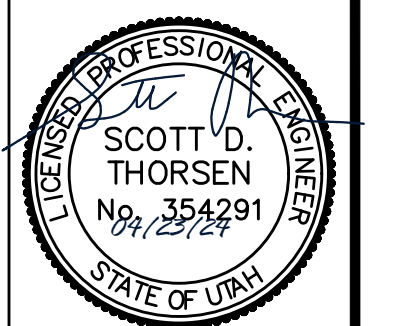
| ROW | DATE | BY | DATE |
|-----|----------|----|------|
| 1 | 04/05/24 | | |
| 2 | 04/23/24 | | |

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| NO | | | |

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
 GRADING & DRAINAGE PLAN

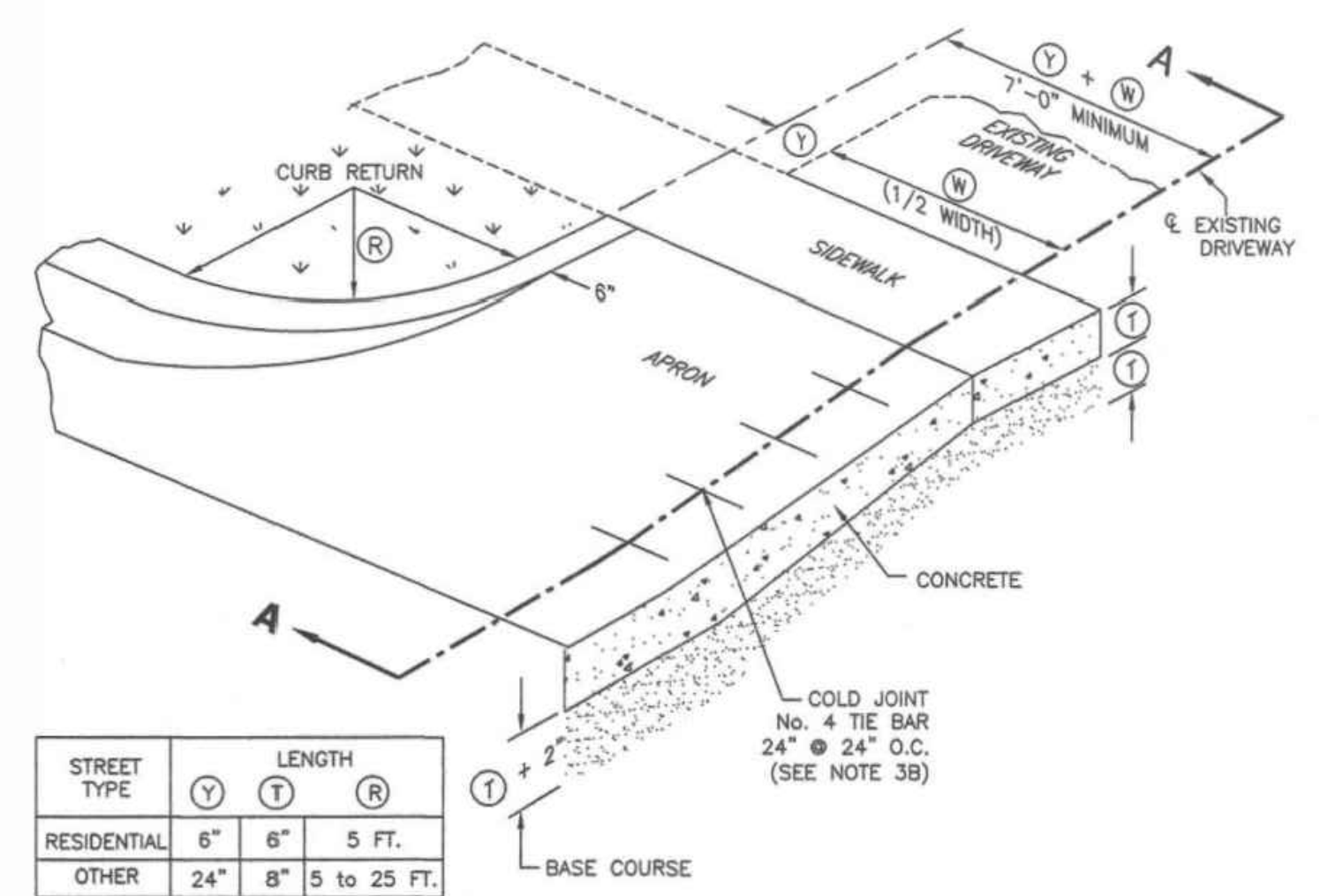


SHEET NO. C2.1

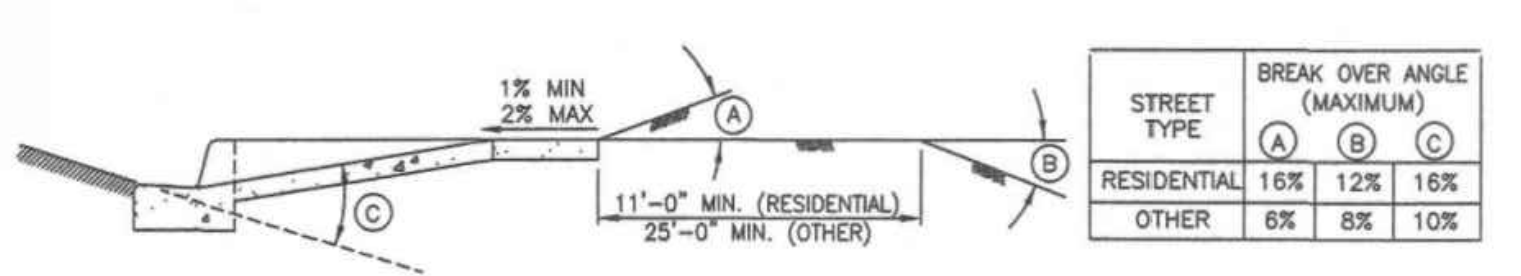
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| PROJECT ID: | DATE: |
| E21-035 | 04/03/24 |
| FILE NAME: | SCALE: |
| PRJ-AH3 | 1"=30' |



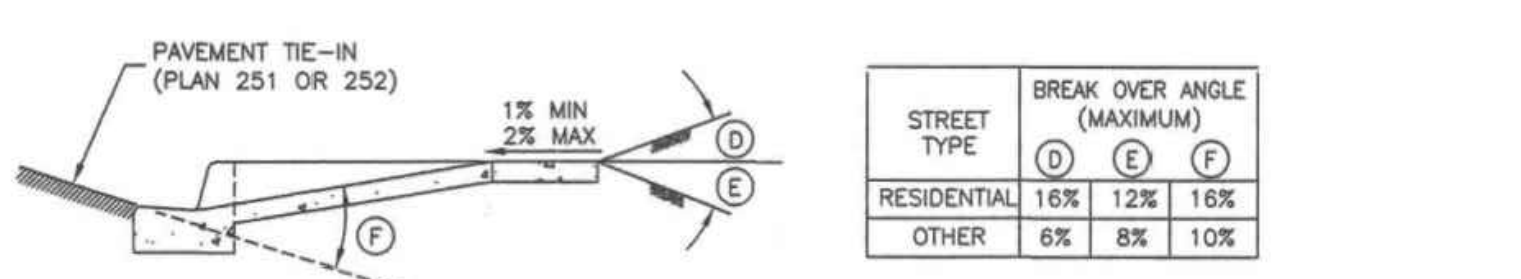
Attachment: COMMENTS (2024.05.02) PRJ-AH3N SIGNED 4.23.24 (GA Larson Storage Yard - Commercial Site Plan)



OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

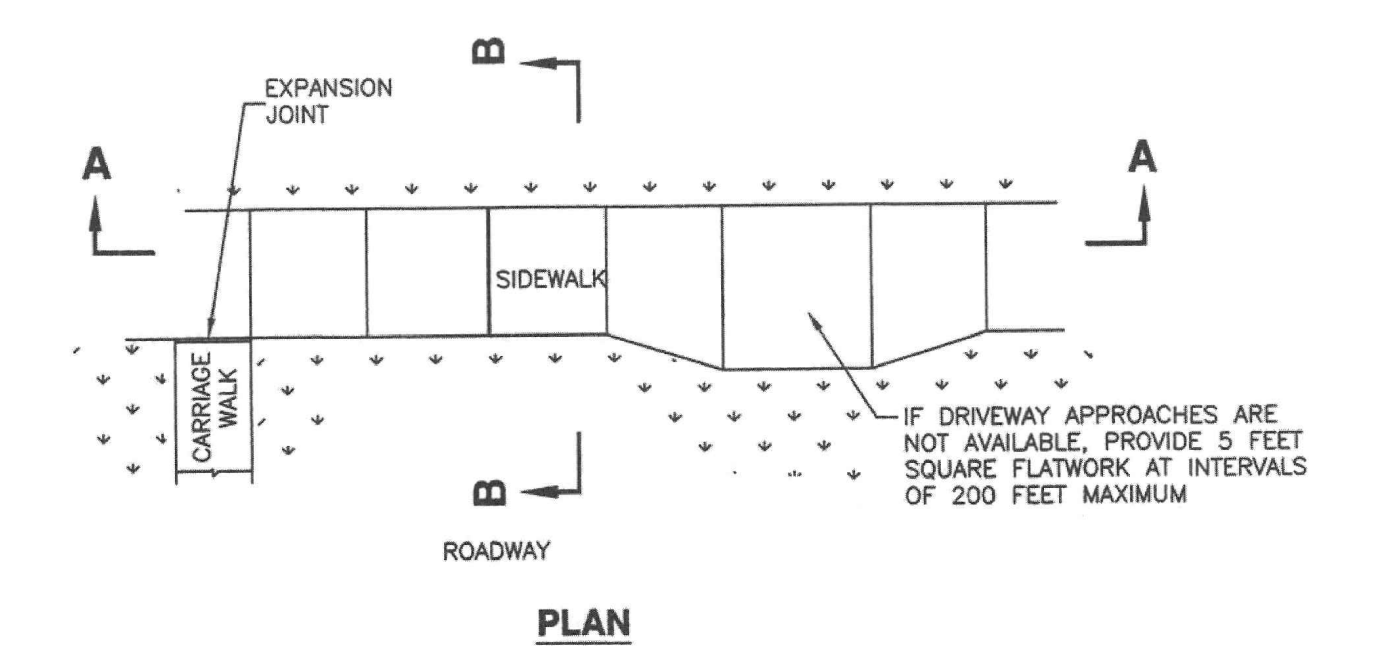


SECTION A-A - TYPICAL DRIVEWAY APPROACH

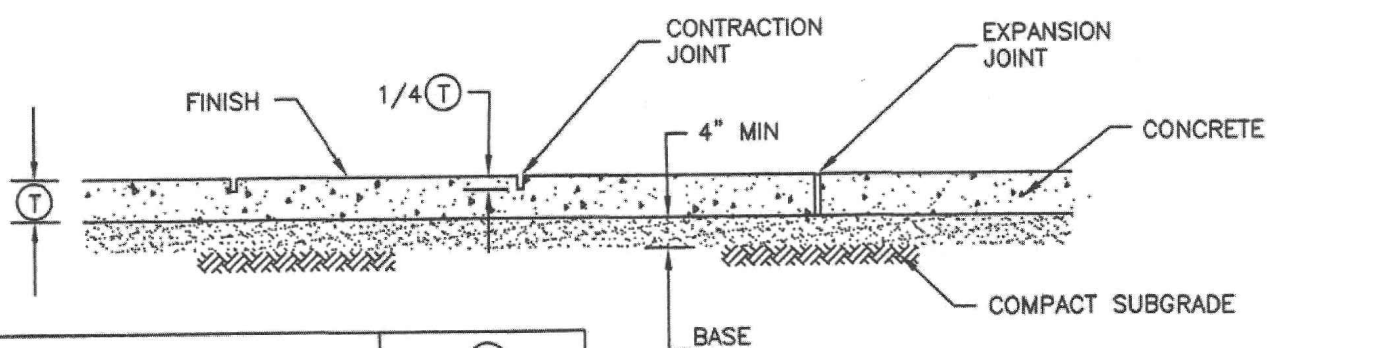


Open driveway approach

Plan 225
December 2009



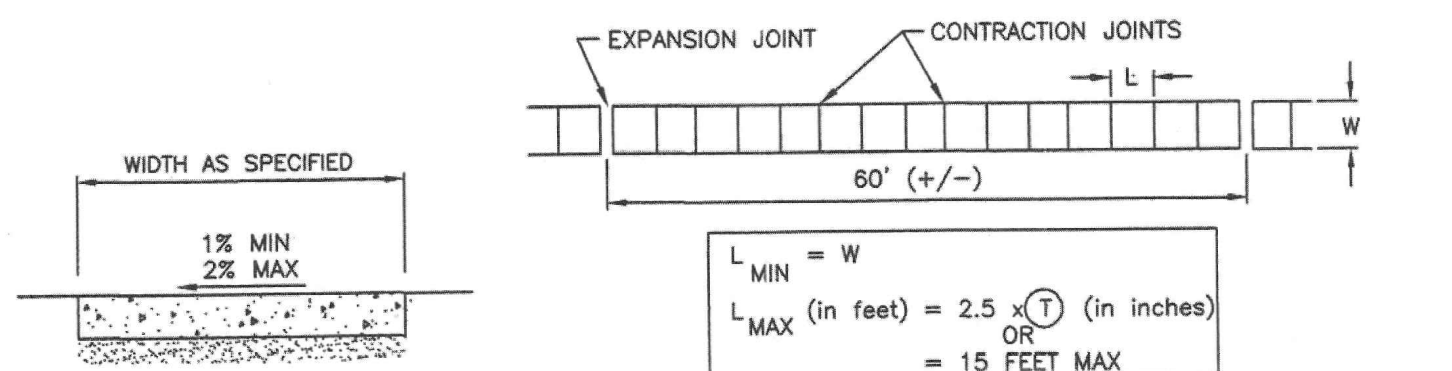
PLAN



SECTION A-A

| STREET TYPE | T |
|-------------------------------|--------------------------|
| RESIDENTIAL (WITH PARK STRIP) | 4" |
| RESIDENTIAL (NO PARK STRIP) | 6" |
| REPLACING EXISTING SIDEWALK | MATCH EXISTING (4" MIN.) |

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



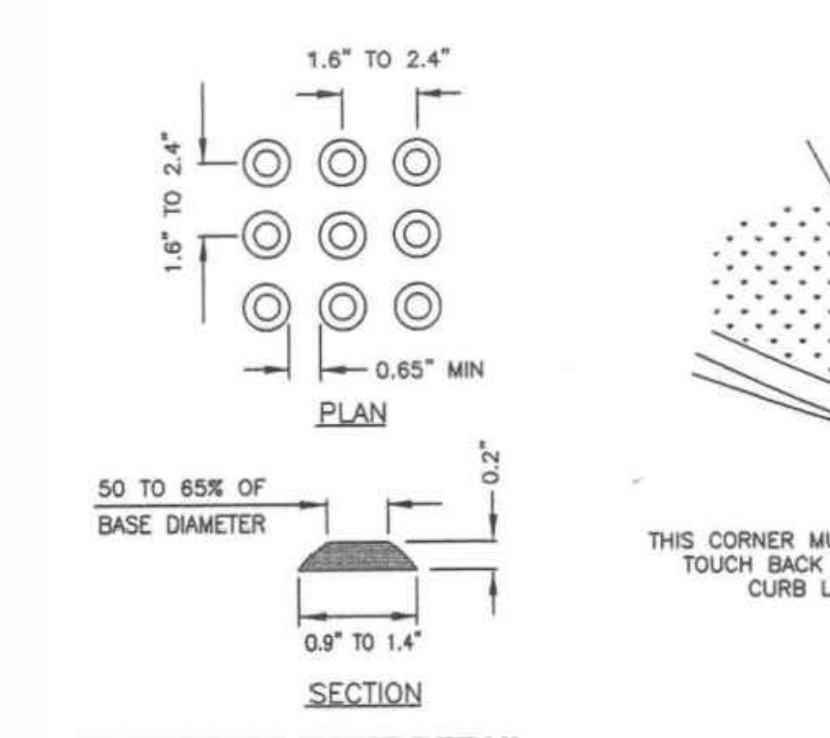
SECTION B-B

SIDEWALK JOINT DETAIL

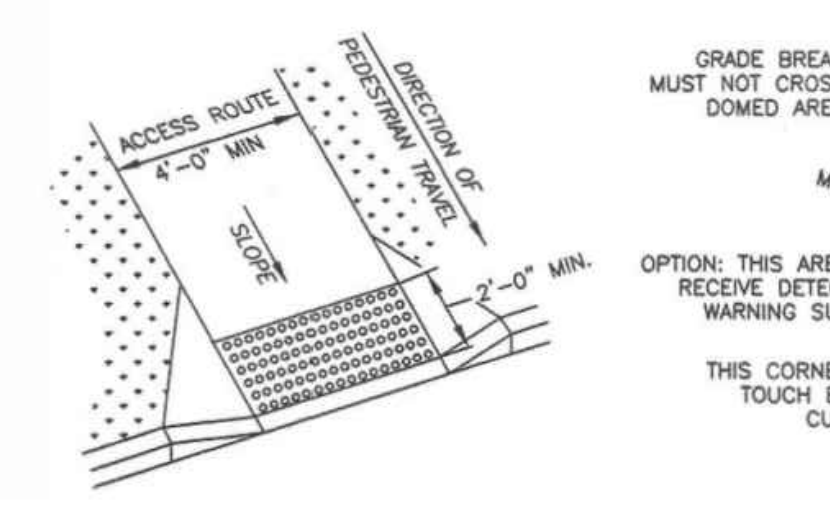


Sidewalk

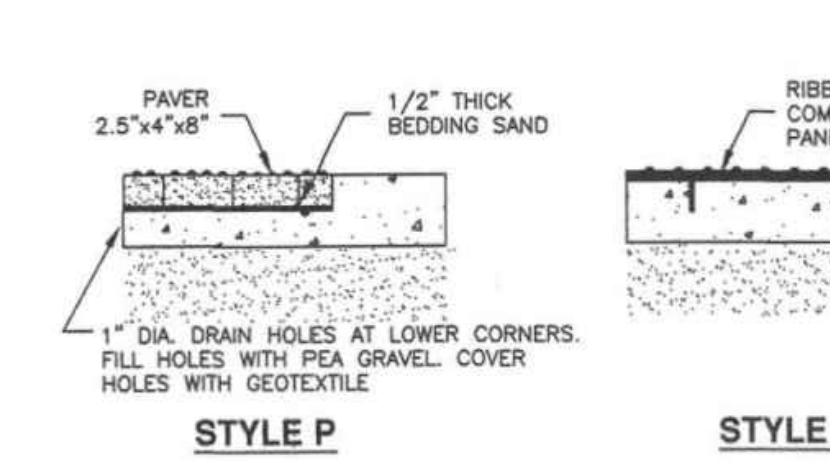
Plan 231
March 2009



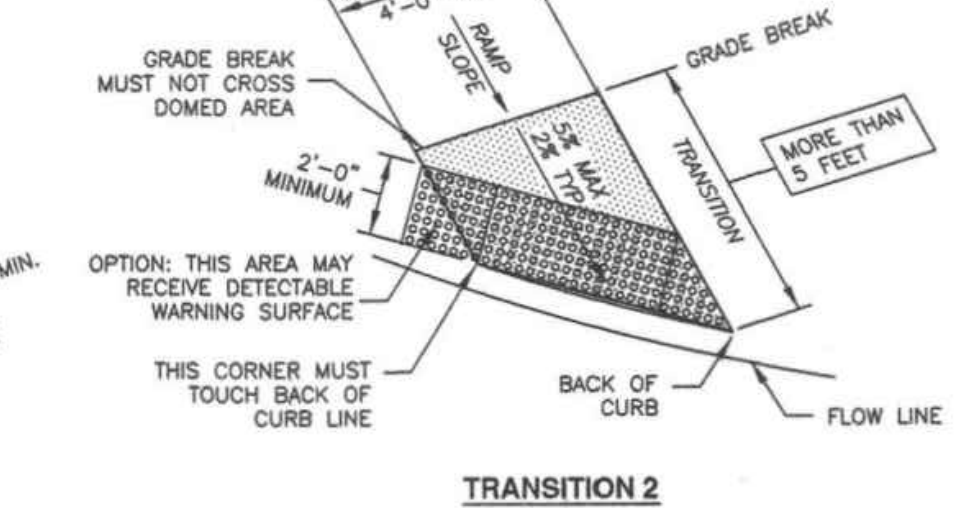
TRUNCATED DOME DETAIL



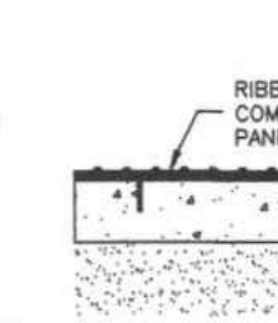
PERPENDICULAR ASSEMBLY



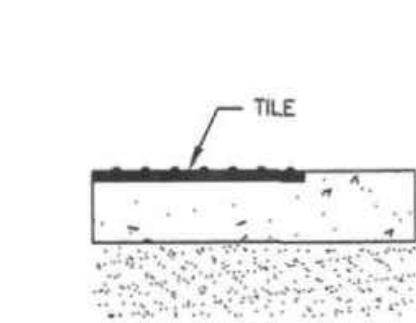
STYLE P



NON-PERPENDICULAR ASSEMBLY



STYLE R

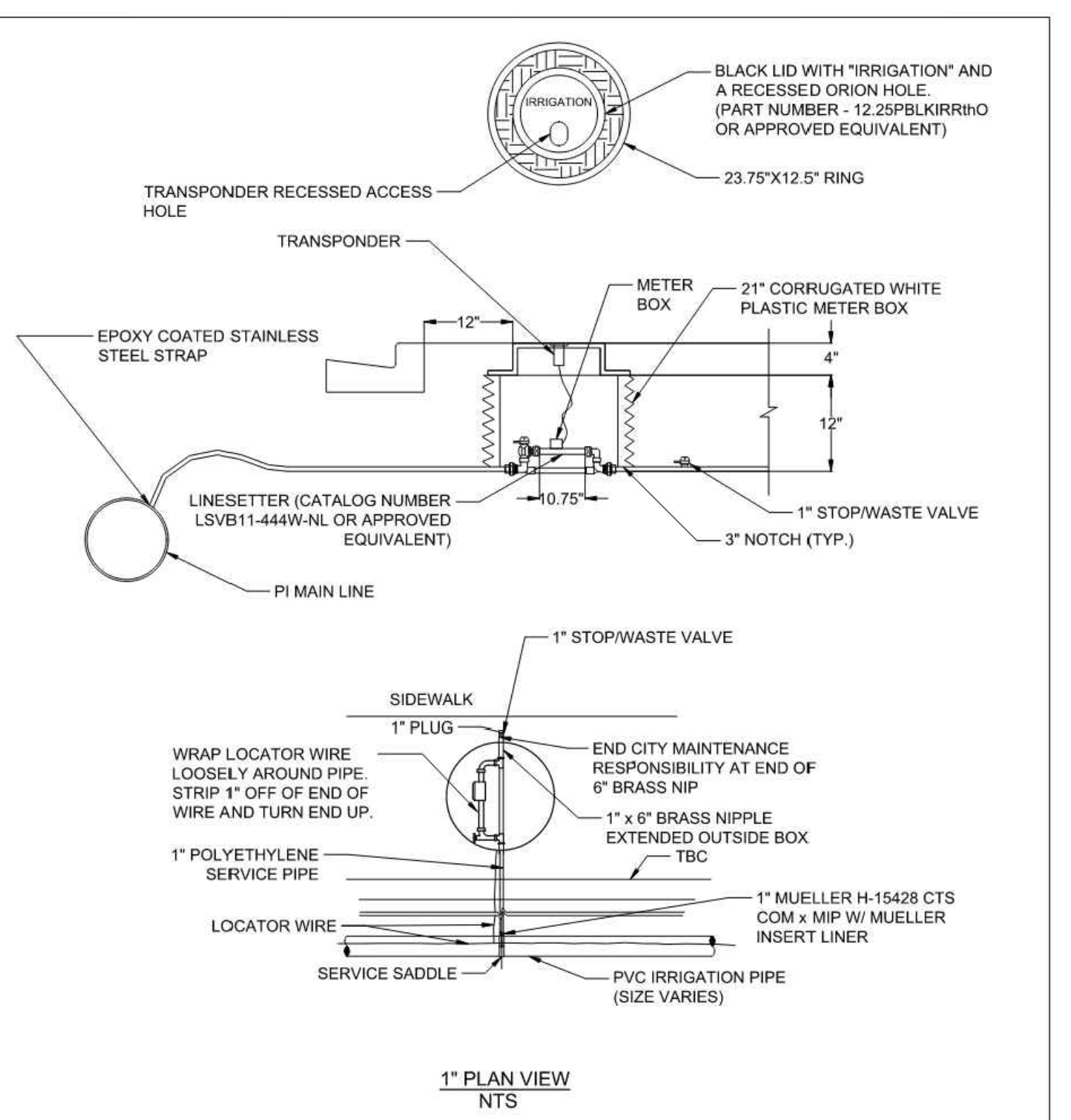


STYLE T



Detectable warning surface

Plan 238
July 2011



1" PLAN VIEW
NTS

- NOTES:
- CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
 - STOPWASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
 - REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

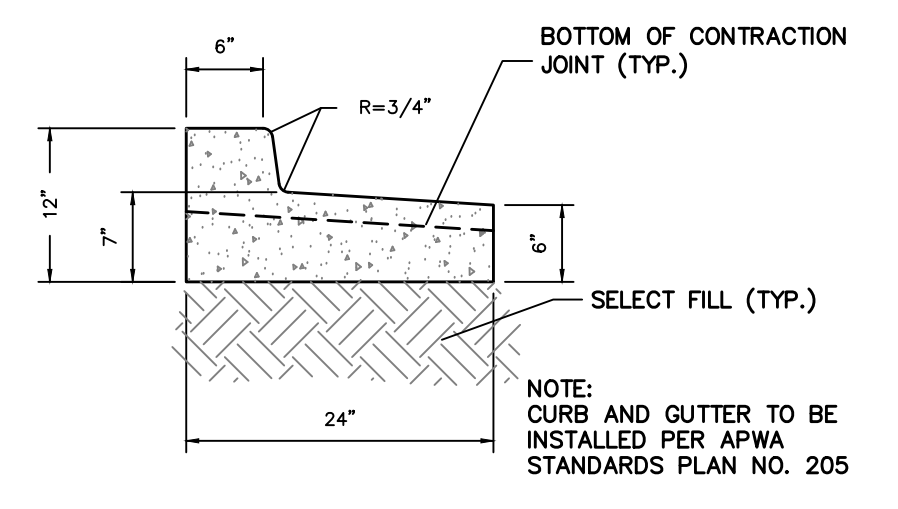
DRAWN: MVU
 REVISION: [None]
 DATE: MAY 2019
 SCALE: VARIES



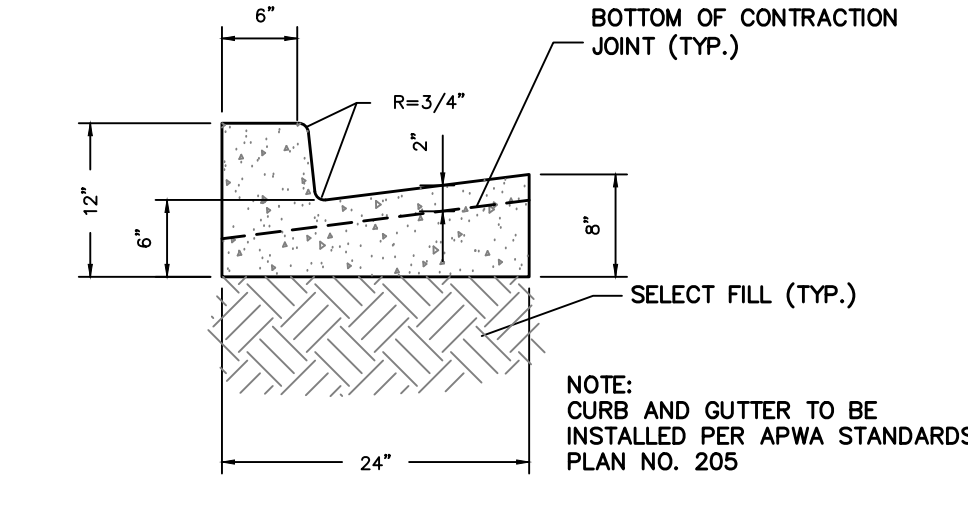
AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-9030

STANDARD DETAIL FOR
 1" PI METER PLACEMENT

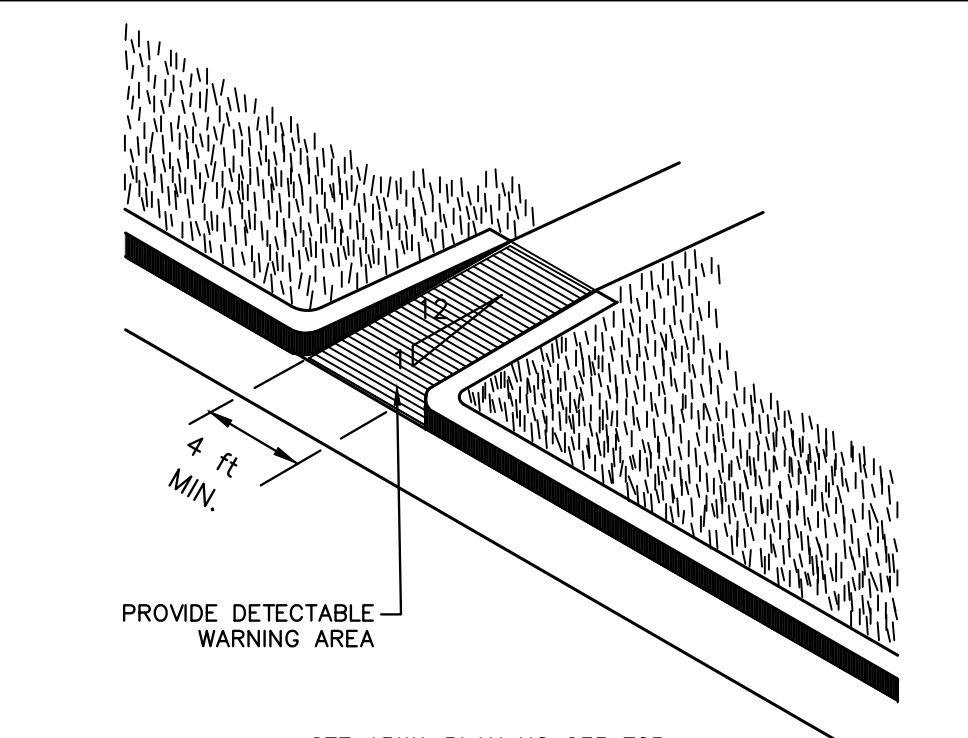
DRAWING NO.
 15.5D



24" REVERSE PAN CURB & GUTTER
N.T.S.



24" CATCH CURB & GUTTER
N.T.S.



SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

PEDESTRIAN RAMP
N.T.S.

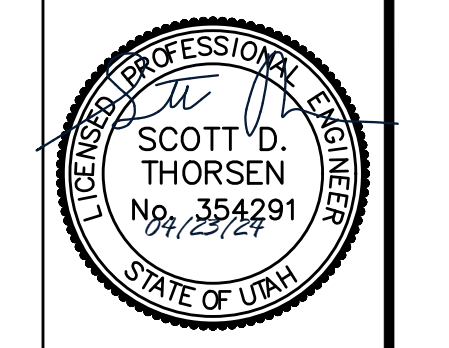
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| 2 | 04/23/24 | | | |

CIVIL ENGINEERING + SURVEYING

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

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

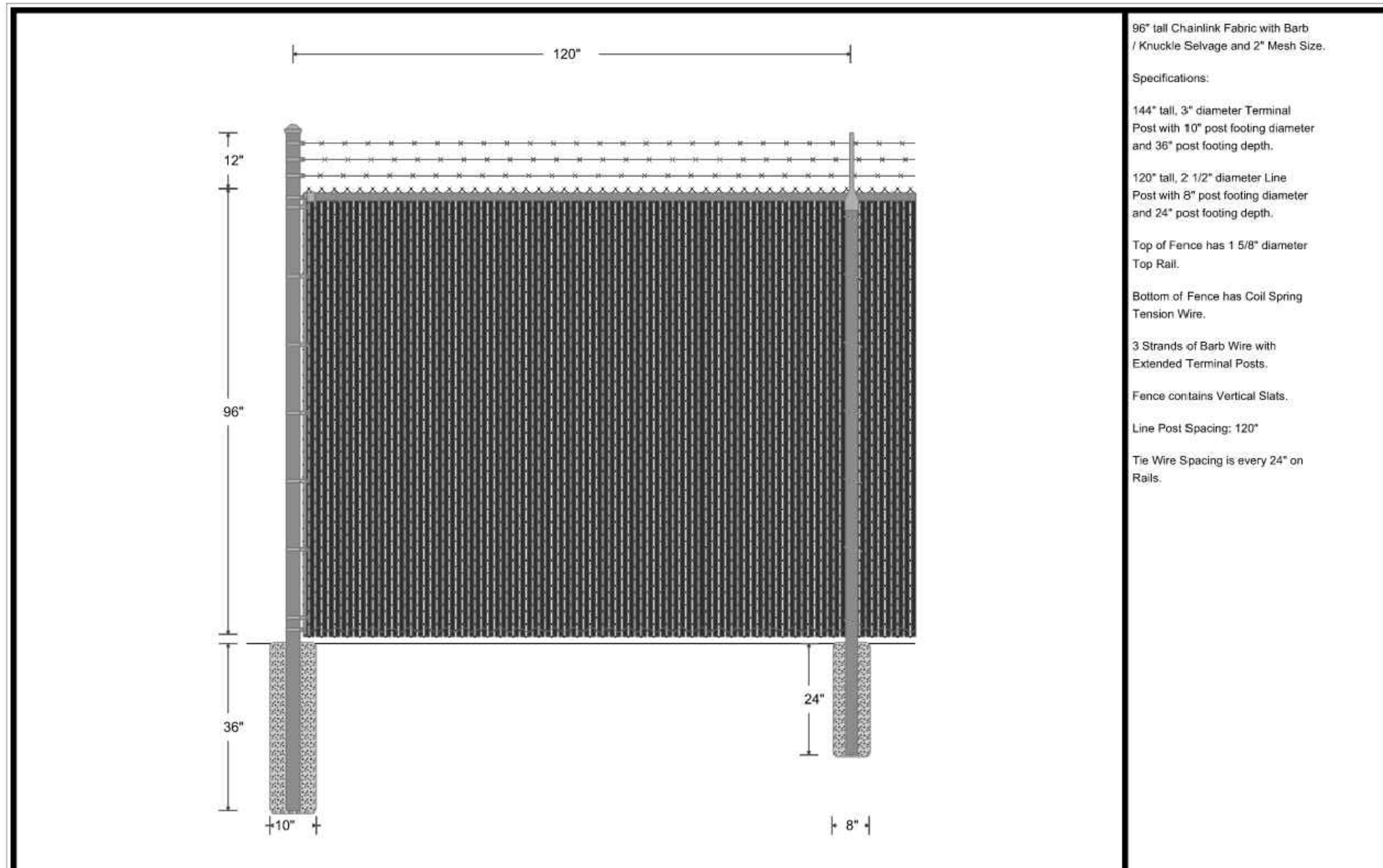
DETAIL SHEET



SHEET NO. C3.0

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





96" tall Chainlink Fabric with Barb / Knuckle Selvage and 2" Mesh Size.

Specifications:

144" tall, 3" diameter Terminal Post with 10" post footing diameter and 36" post footing depth.

120" tall, 2 1/2" diameter Line Post with 8" post footing diameter and 24" post footing depth.

Top of Fence has 1 5/8" diameter Top Rail.

Bottom of Fence has Coil Spring Tension Wire.

3 Strands of Barb Wire with Extended Terminal Posts.

Fence contains Vertical Slats.

Line Post Spacing: 120"

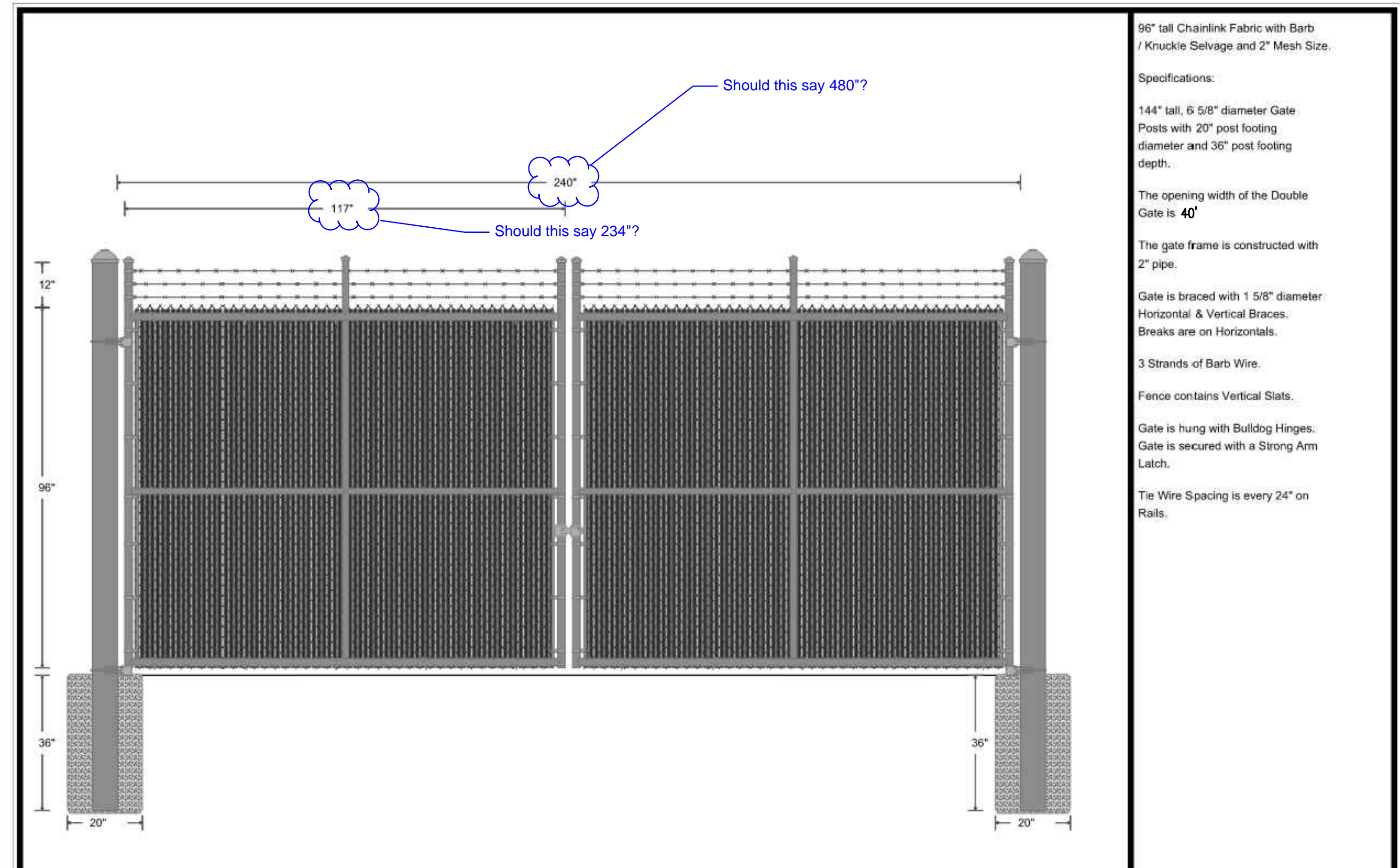
Tie Wire Spacing is every 24" on Rails.

Merchants Metals
the first name in fence solutions

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

96" Chainlink Line of Fence w/Barbwire

Drawn: 10/23/2023
File:



96" tall Chainlink Fabric with Barb / Knuckle Selvage and 2" Mesh Size.

Specifications:

144" tall, 6 5/8" diameter Gate Posts with 20" post footing diameter and 36" post footing depth.

The opening width of the Double Gate is 40"

The gate frame is constructed with 2" pipe.

Gate is braced with 1 5/8" diameter Horizontal & Vertical Braces. Breaks are on Horizontals.

3 Strands of Barb Wire.

Fence contains Vertical Slats.

Gate is hung with Bulldog Hinges. Gate is secured with a Strong Arm Latch.

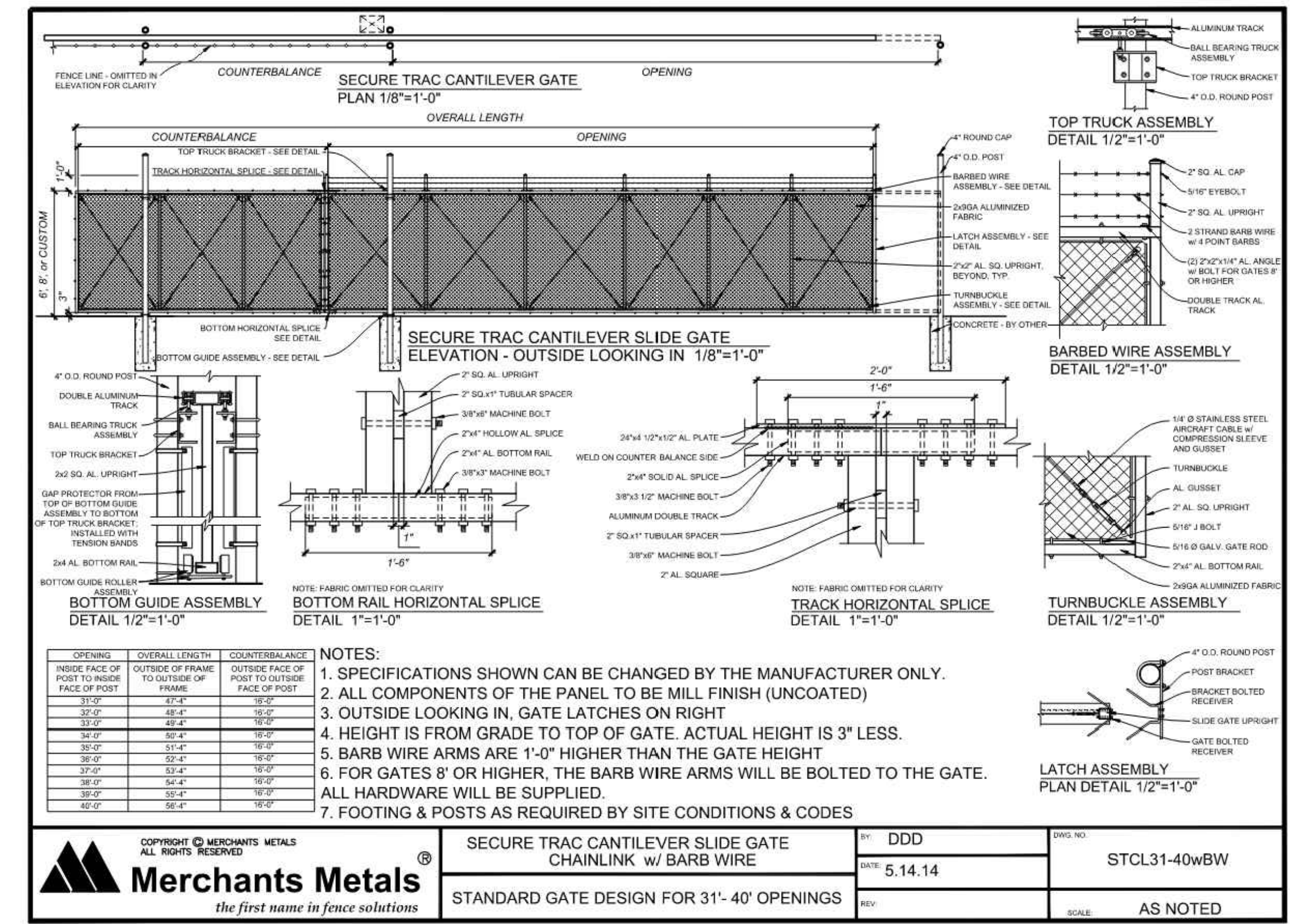
Tie Wire Spacing is every 24" on Rails.

Merchants Metals
the first name in fence solutions

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.

Merchants Metals
the first name in fence solutions

SECURE TRAC CANTILEVER SLIDE GATE
CHAINLINK w/ BARB WIRE

STCL31-40wBW

DATE: 5.14.14

SCALE: AS NOTED



What is this here for?

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

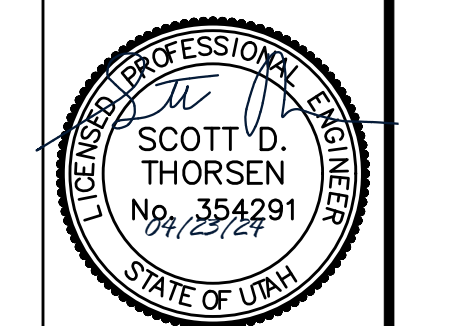
DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

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South Jordan, Utah - 801-949-6296

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

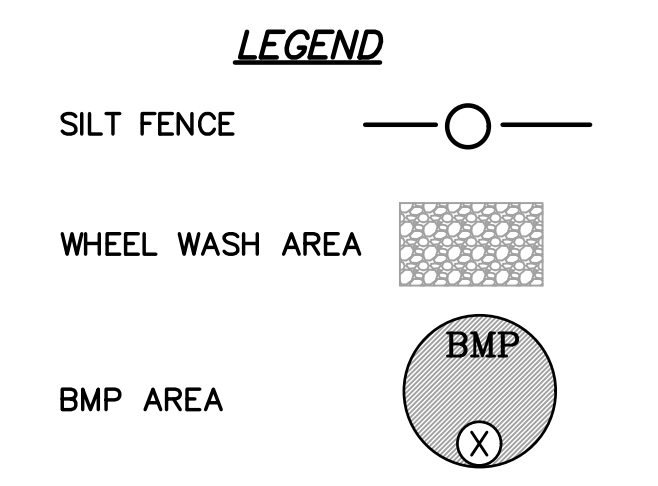
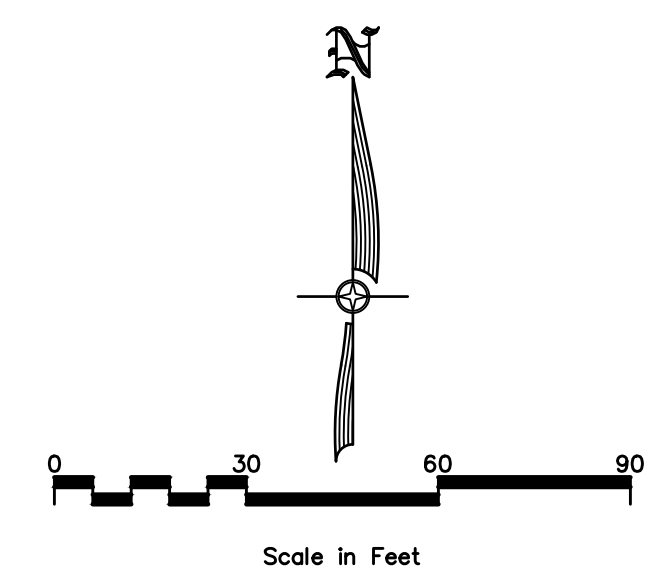
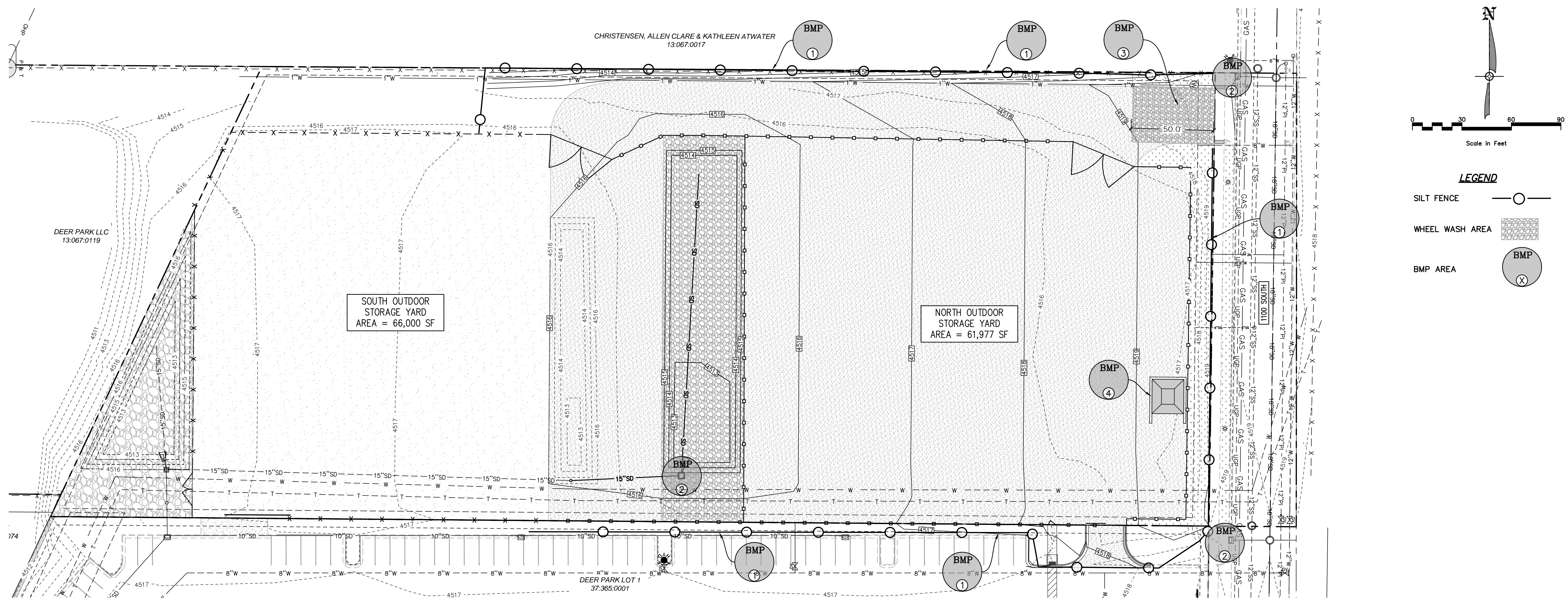
FENCING DETAIL SHEET



SHEET NO. C3.1

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





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

CIVIL ENGINEERING + SURVEYING

GIR

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

DURING CONSTRUCTION

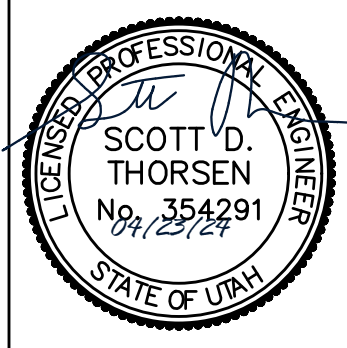
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED 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.



SHEET NO. C4.0

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



Silt fence

- 1. 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. Perimeter 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.
- 2. PRODUCTS
 - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, 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. Burlap. 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.
- 3. 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 usable 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

Inlet protection - fence or straw bale

- 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.

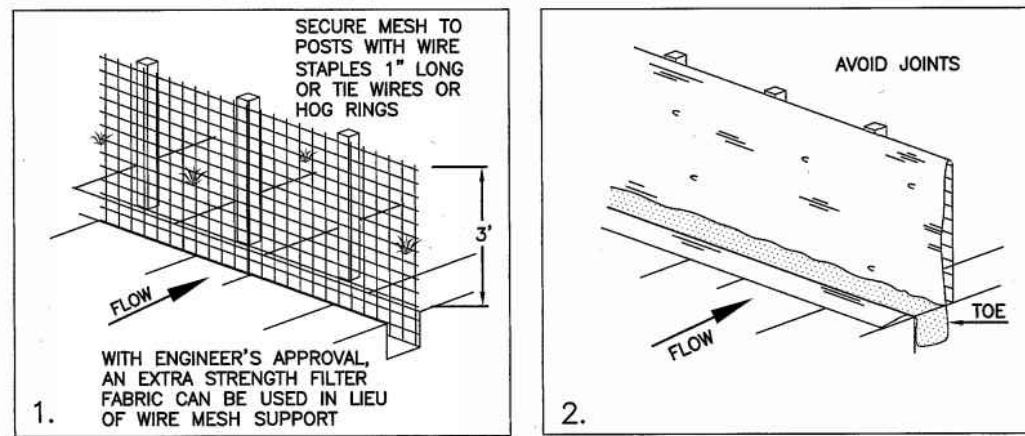
14

Stabilized roadway entrance

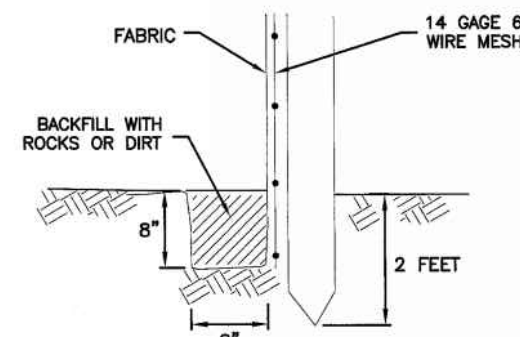
- 1. GENERAL
 - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application. At any site where vehicles and equipment enter the public right of way.
- 2. PRODUCT (Not used)
- 3. EXECUTION
 - A. Clear and grub area and grade 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.



INSTALLATION SEQUENCE



TOE DETAIL

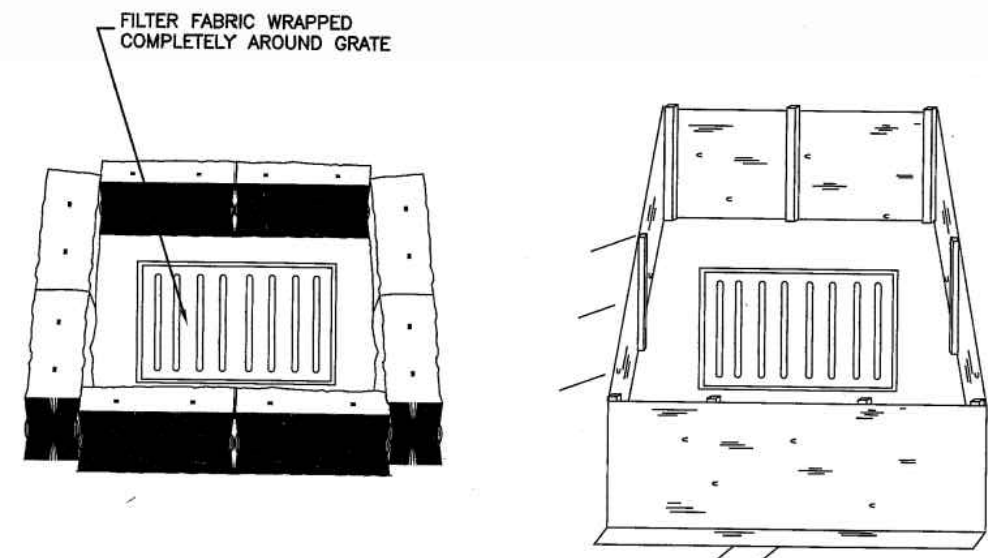
Silt fence

7

Plan 122

February 2006

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

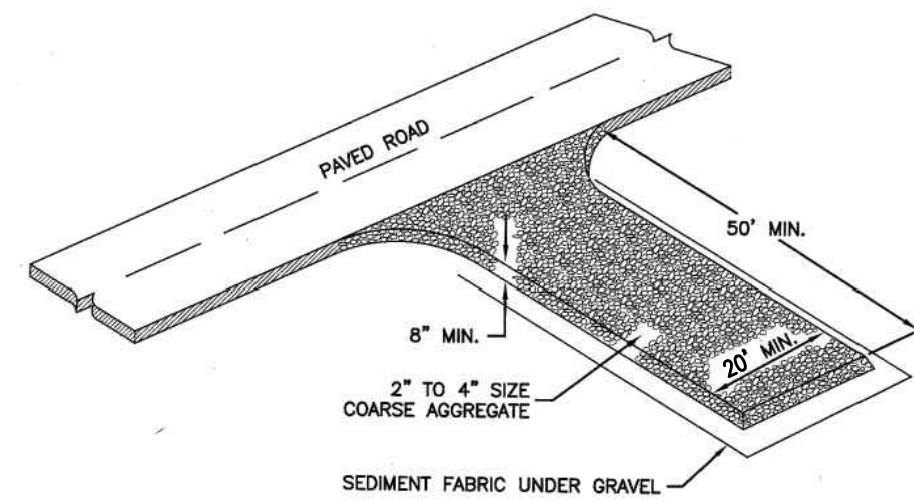
15

Plan 124

Sheet 3 of 3

February 2006

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

19

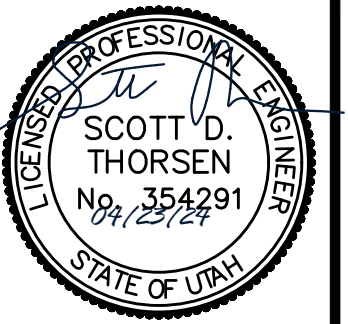
Plan 126

February 2006

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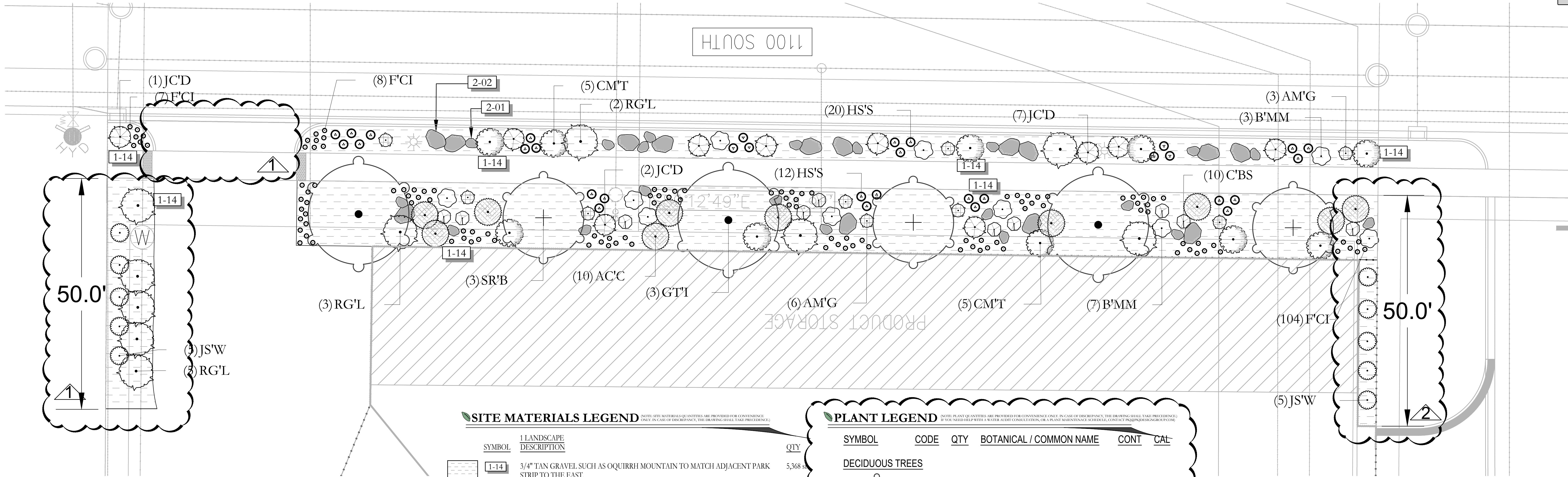
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DEER PARK LOT 3 - NORTH STORAGE YARD
 51 WEST 1100 SOUTH, AMERICAN FORK, UTAH
 EROSION CONTROL DETAIL SHEET



| | |
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| SHEET NO. | C4.1 |
| PROJECT ID | E21-035 |
| DATE | 04/03/24 |
| FILE NAME | PRJ-AH3 |
| SCALE | |



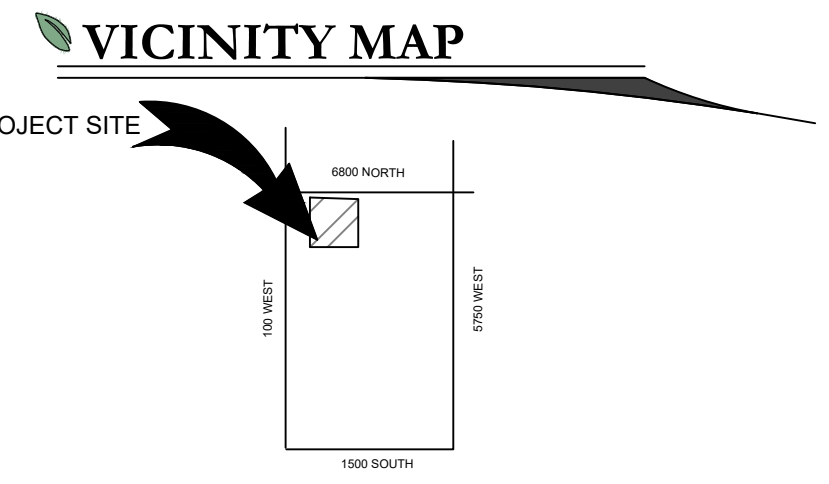


SITE MATERIALS LEGEND

| SYMBOL | LANDSCAPE DESCRIPTION | QTY |
|--------|--|---------|
| | 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 s |
| SYMBOL | 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 'Suncole' Sunburst® Honey Locust | B & B | 2"Cal |
| | SR'B | 3 | Syringa reticulata 'Balance' Snowdance Tree Lilac | B & B | 2"Cal |
| DECIDUOUS SHRUBS | | | | | |
| | AMG | 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 Splatz' 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 | |
| | 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 'Sapphire' Blue Oat Grass | 1 gal | |



American Fork City
Development Review Committee

Planning and Zoning Reviewed
copperman 04/16/2024

No comments

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
|------------|----------------|------------------|---------------------|-------------------------------------|-------------------------------|---------------|--------------|
|------------|----------------|------------------|---------------------|-------------------------------------|-------------------------------|---------------|--------------|

| NO. | REVISION | DATE |
|-----|----------|------------|
| 1 | 01 | 04/03/2024 |
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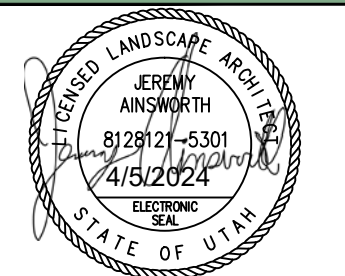
811 BLUE STAKES OF UTAH
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www.bluestakes.org

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

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10718 S. BECKSTEAD LANE, STE. 102
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www.pkjdesigngroup.com



| | |
|------------|----------|
| PM: | JTA |
| DRAWN: | ALR |
| CHECKED: | JMA |
| PLOT DATE: | 4/5/2024 |

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

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:

- SITE CONDITIONS
- GUARANTEES
- MAINTENANCE
- SOIL AMENDMENTS
- FINE GRADING
- LANDSCAPE EDGING
- FURNISH AND INSTALLING PLANT
- TURF PLANTING
- 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, ERONEOUS 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-GUYNIG 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 PLANTS 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 EXCAVATION 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, WHICHEVER 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 HIDDING 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 HYDROSEEDING. 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 ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 4-6" DIAMETER TREE RING COVERED WITH COLOLATE 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

2.1 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 GROUNDCOVERS.

D. WEED BARRIER: DEWITT'S 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT/COMPANY.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:

- PH: 5.5-7.5
- EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER
- SAR (SODIUM ABSORPTION RATION): < 3.0
- % OM (PERCENT ORGANIC MATTER): > 1%
- 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:

- WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
- PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
- REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- ONLY POTABLE WATER FOR MIXING.

I. 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 SURFACED. 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 REPT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.

SO SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN MARCH BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAW AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL. 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEED.COM 435-709-8003.

O FERTILIZATION: HYDROSEEDING SHALL CONSIST OF SEED, TAGKIFIER, WOOD FIBER MULCH AND APPLICATION IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TAGKIFIER PER ACRE.

O IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAILY 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.

O 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 BIENNUELY AND ANNUALLY AT 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 CAUSE FOR WEEDS TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. PROCEEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.

O PROGNANCS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNANCS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TAGKIFIER (50-100 LBS/ACRE).

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

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. IF YOU NEED HELP WITH WATER ADJUST CONSULTATIONS OR PLANT AVAILABILITY, PLEASE CONTACT THE ARCHITECT AT 801-949-6296.

1 LANDSCAPE DESCRIPTION

SYMBOL **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.

2 HARDSCAPE DESCRIPTION

SYMBOL **QTY**

2-01 BOULDERS-DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.

2-02 BOULDERS-DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.

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

L. 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 COURSER 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 INFERIOR CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN 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 1/2 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 TO 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. HAPPY 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 MOW STRIP. 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

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. IF YOU NEED HELP WITH WATER ADJUST CONSULTATIONS OR PLANT AVAILABILITY, PLEASE CONTACT THE ARCHITECT AT 801-949-6296.

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|-------------------------|-------------|------------|--|-------------|--------|
| DECIDUOUS TREES | | | | | |
| | GTT | 3 | Gleditsia triacanthos inermis 'Suncoke' Sunburst® Honey Locust | B & B | 2" Cal |
| | SR'B | 3 | Syringa reticulata 'Balneae' 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 | Buddleia x 'Magenta Munchkin' Magenta Munchkin Humdingers® Butterfly Bush | 5 gal | |
| | CMT | 10 | Caragana microphylla 'Tidy' Tidy Littleleaf Peashrub | 5 gal | |
| | CBS | 10 | Caryopteris x clandonensis 'Blauer Splatz' Sapphire Surf™ Bluebeard | 5 gal | |
| | RGL | 10 | Rhus aromatica 'Gro-Low' Gro-Low Sumac | 5 gal | |
| EVERGREEN SHRUBS | | | | | |
| | ACC | 10 | Arctostaphylos x coloradensis '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 | |
| | H'SS | 32 | Helleotrichon sempervirens 'Sapphire' 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 | 2,459 SQ. FT. | 2,460 SQ. FT. |
| TOTAL STREET FRONTAGE AREA: 5,278 SQ. FT. | | |
| STREET FRONTAGE SPECIES DIVERSITY: | REQUIRED: | PROVIDED: |
| TREES: TOTAL NUMBER OF TREES: 6 | NO MORE THAN 50% | 50%, 3 |
| 3 SUNBURST HONEYLOCUST | NO MORE THAN 50% | 50%, 3 |
| 3 SNOWDANCE TREE LILAC | | |
| SHRUBS: TOTAL NUMBER OF SHRUBS: 79 | | |
| 10 WOODWARD JUNIPER | NO MORE THAN 15% | 13%, 10 |
| 9 GROUND HUG CHOKEBERRY | NO MORE THAN 15% | 11%, 9 |
| 10 MAGENTA MUNCHKIN BUTTERFLY BUSH | NO MORE THAN 15% | 13%, 10 |
| 10 TIDY LITTLELEAF PEASHRUB | NO MORE THAN 15% | 13%, 10 |
| 10 SAPPHIRE BLUEBEARD | NO MORE THAN 15% | 13%, 10 |
| 10 GRO-LOW SUMAC | NO MORE THAN 15% | 13%, 10 |
| 10 CHIEFTAIN MANZANITA | NO MORE THAN 15% | 13%, 10 |
| 10 DAUBS FROSTED JUNIPER | NO MORE THAN 15% | 13%, 10 |
| STREET FRONTAGE TURF: | REQUIRED: | PROVIDED: |
| LAWN SHALL NOT EXCEED | | |
| 20% OF TOTAL LANDSCAPED AREA | 0 SQ. FT. | 0 SQ. FT. |
| NO TURF PERMITTED IN AREAS LESS THAN 8' WIDE | | |
| SIDE YARD LANDSCAPING: | REQUIRED: | PROVIDED: |
| LANDSCAPING 50 FT. BACK FROM LOT LINE | YES | YES |
| PARK STRIP: | | |
| NO TREES 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 | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
|------------|-----------------|------------------|---------------------|-------------------------------------|-------------------------------|---------------|--|
| 4/5/2024 | UT24031 | | | | | | P.M.: JTA DRAWN: ALR CHECKED: JMA PLOT DATE: 4/5/2024 |
| NO. | REVISION | DATE | | | | | |
| 1 | 01 | 04/03/2024 | | | | | |
| 2 | 02 | 04/05/2024 | | | | | |
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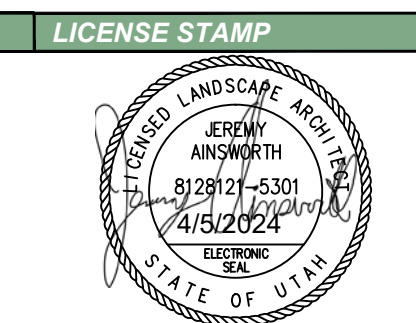
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DEER CREEK 3 NORTH STORAGE YARD 51 W. 100 S. AMERICAN FORK, UTAH

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

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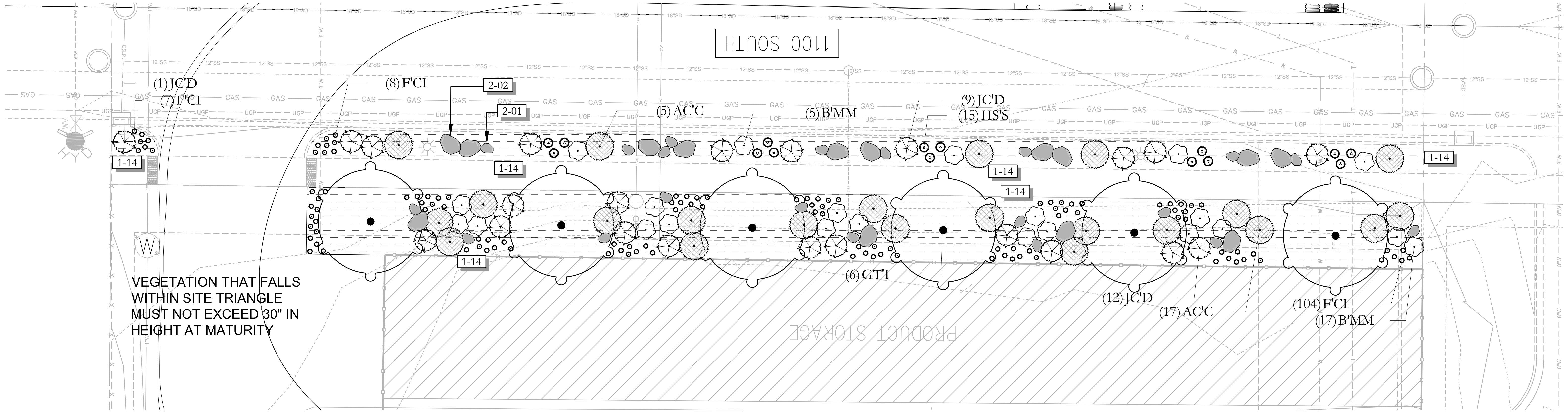


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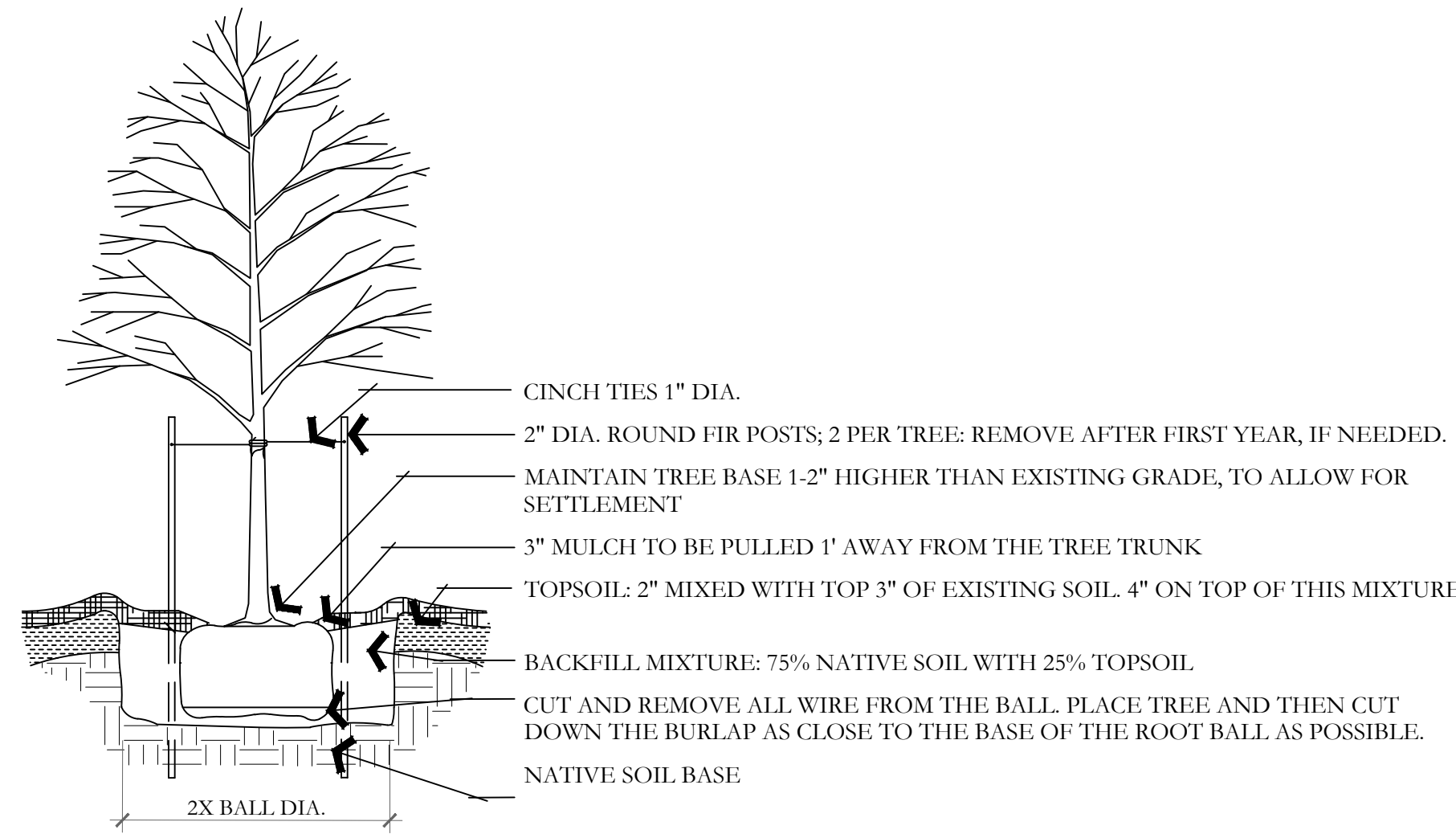
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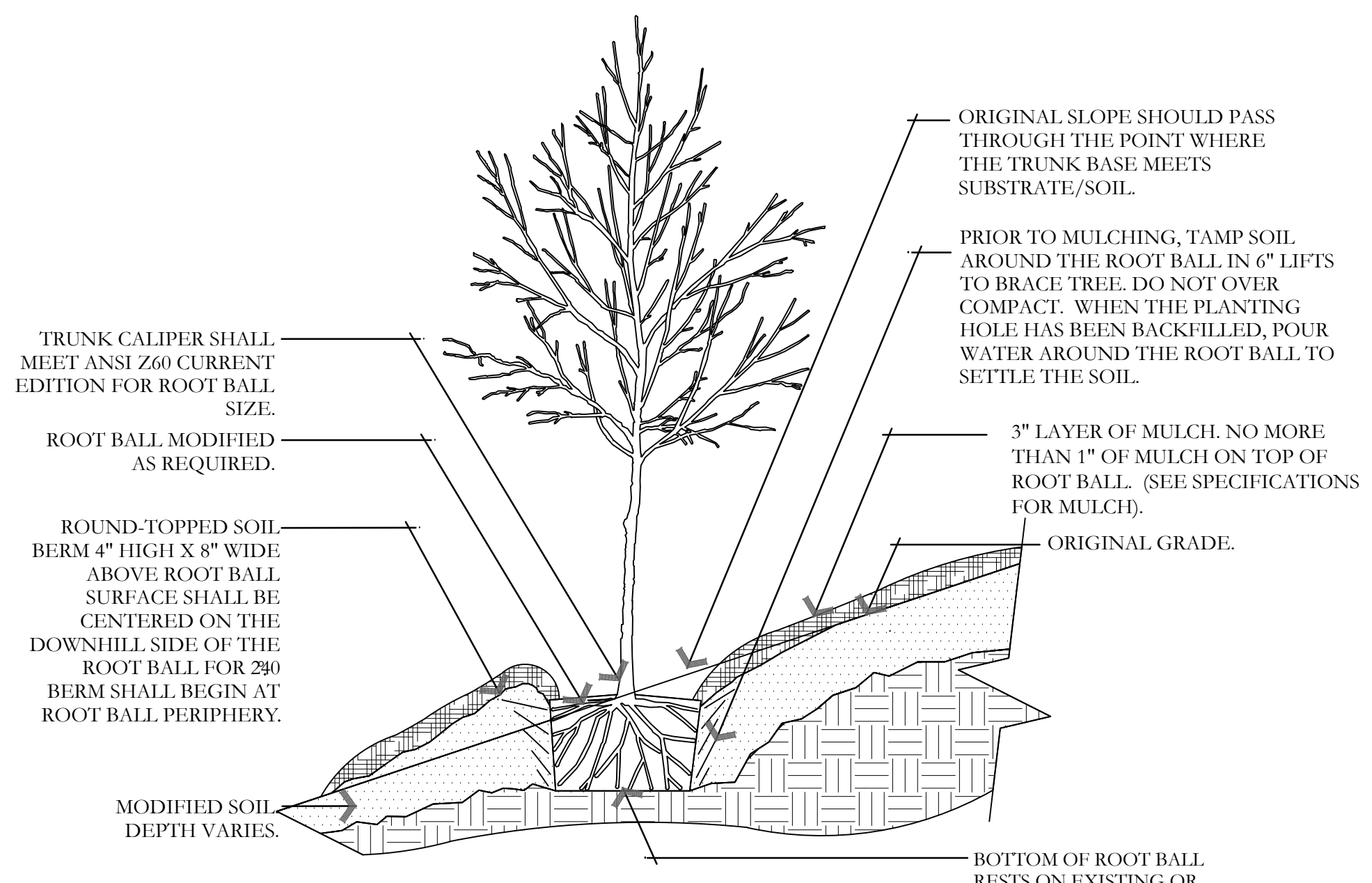


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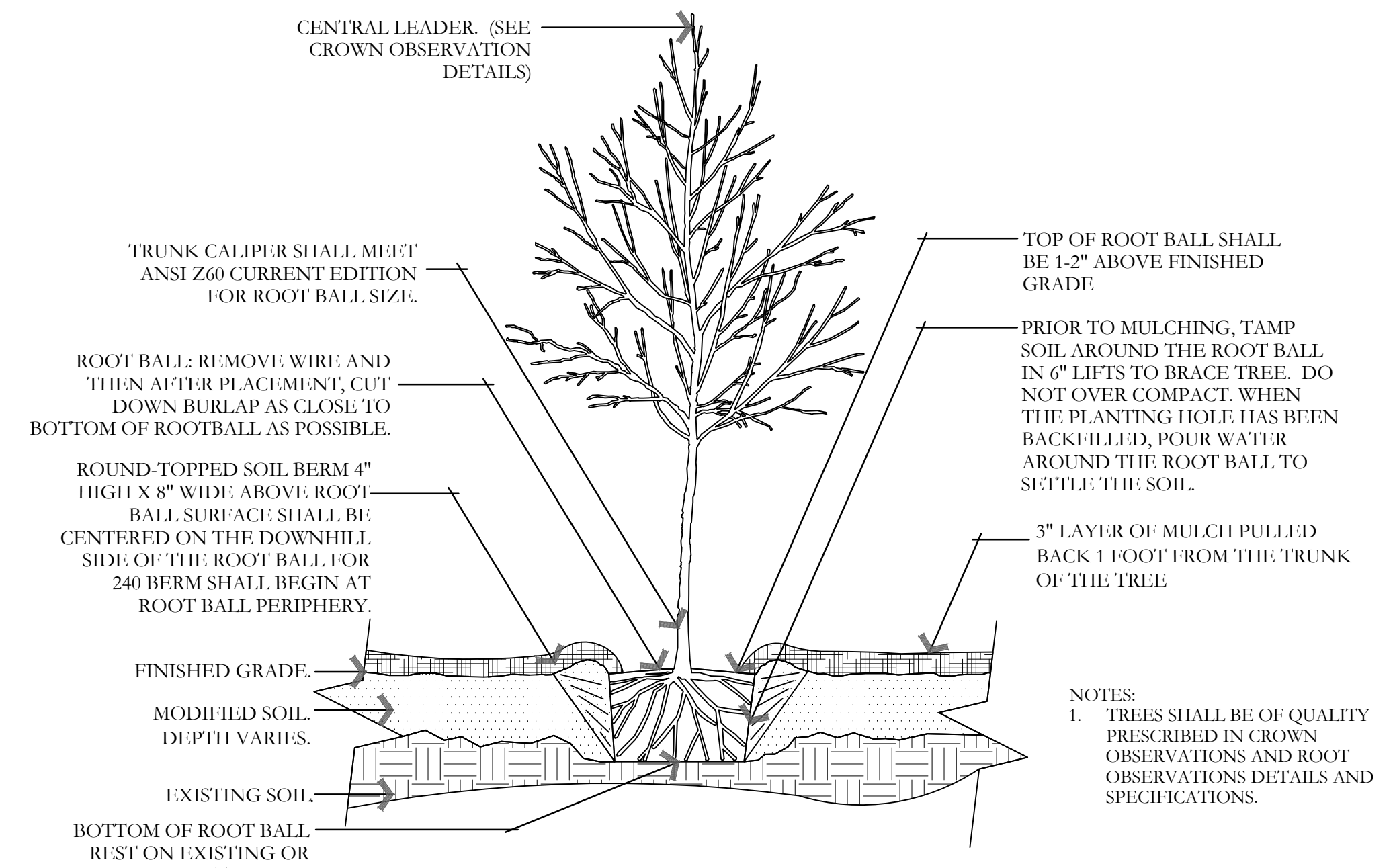
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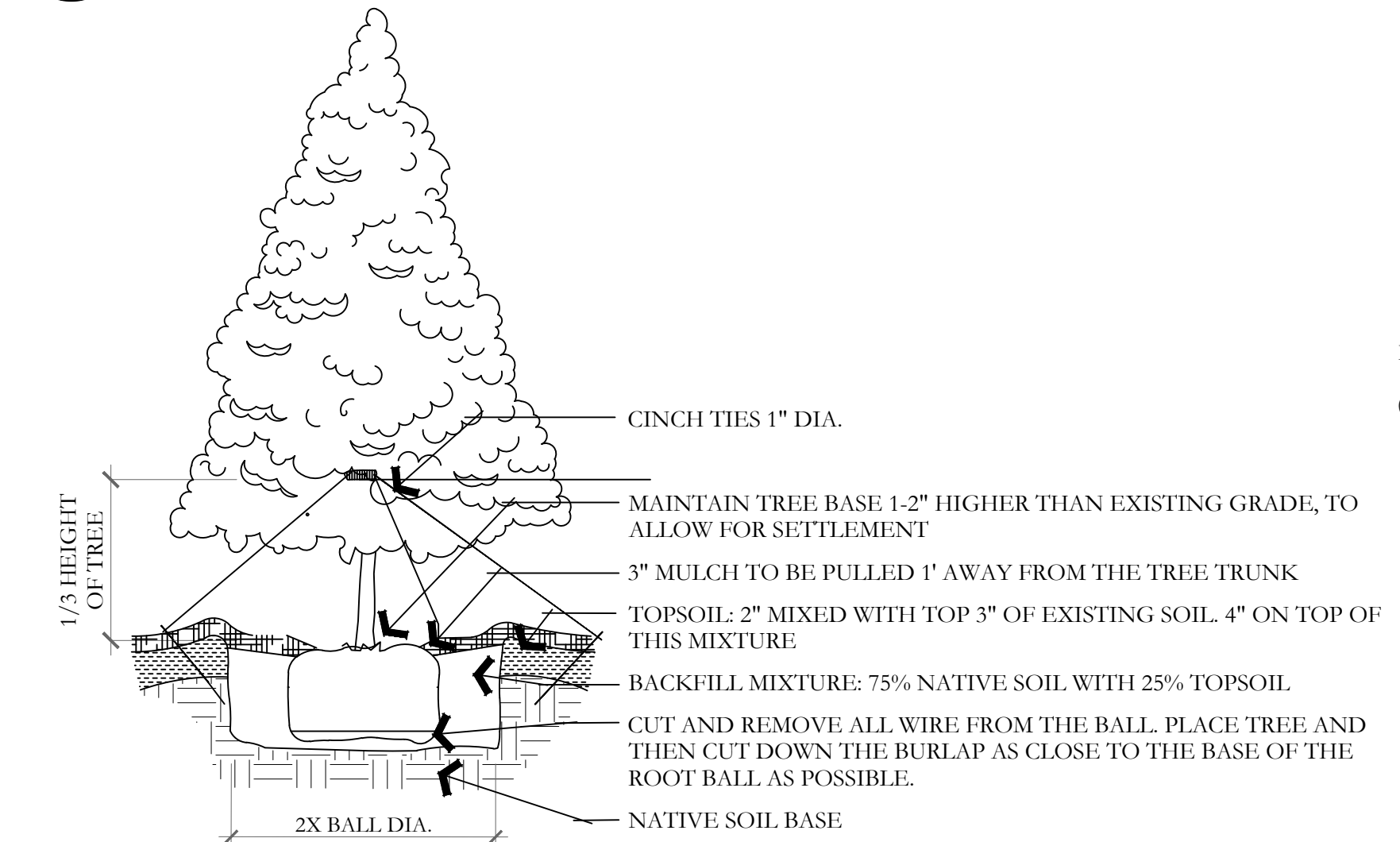
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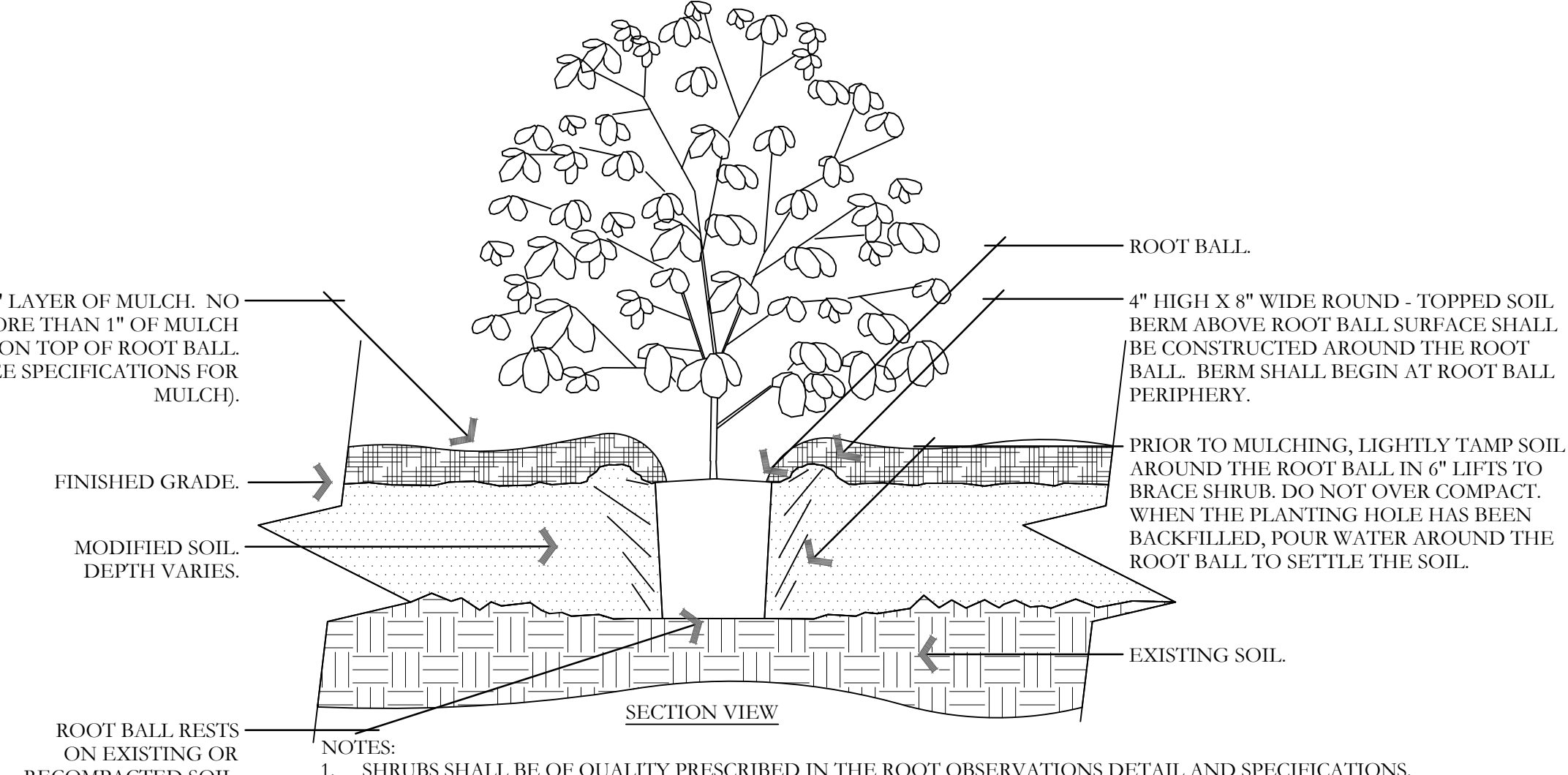
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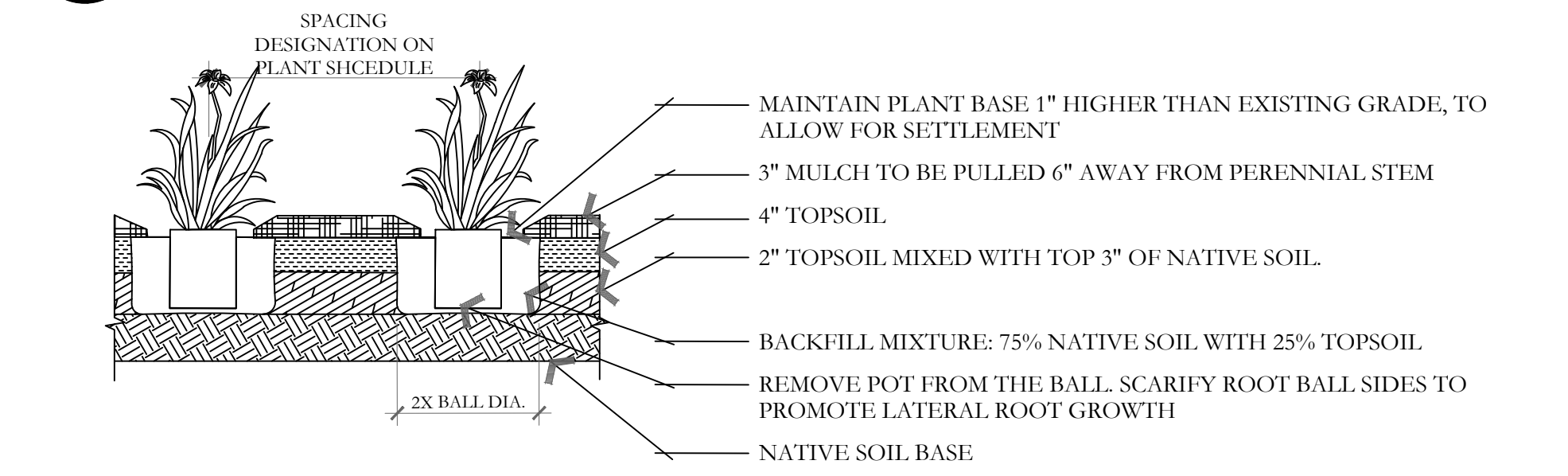
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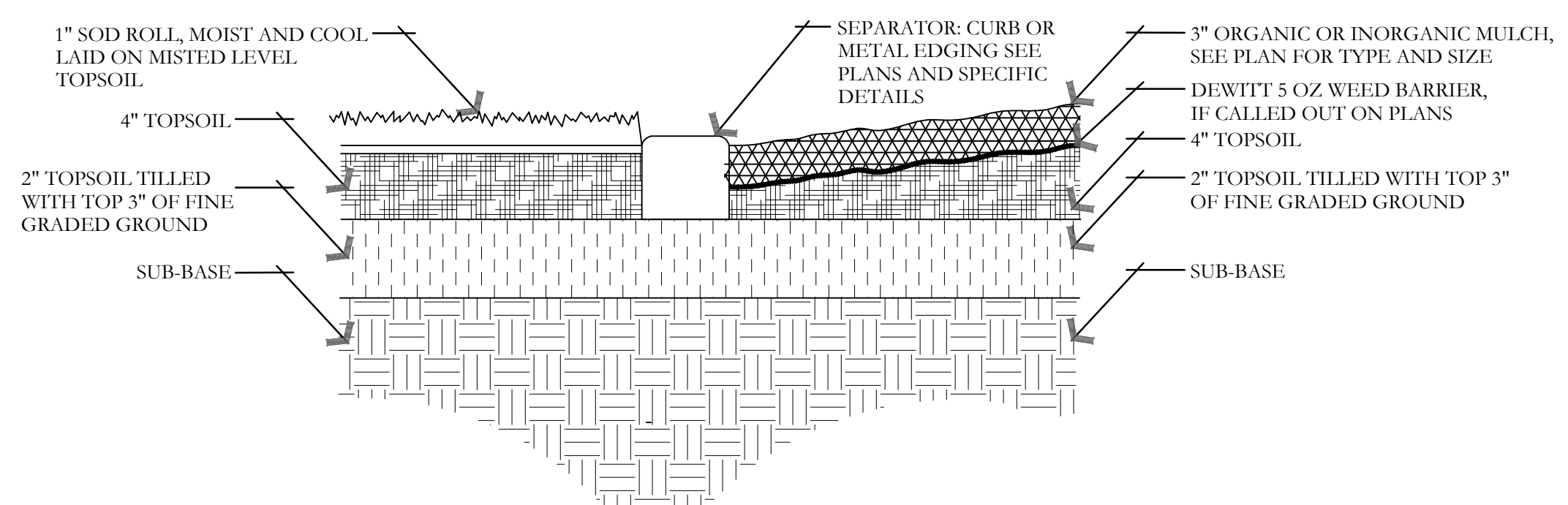
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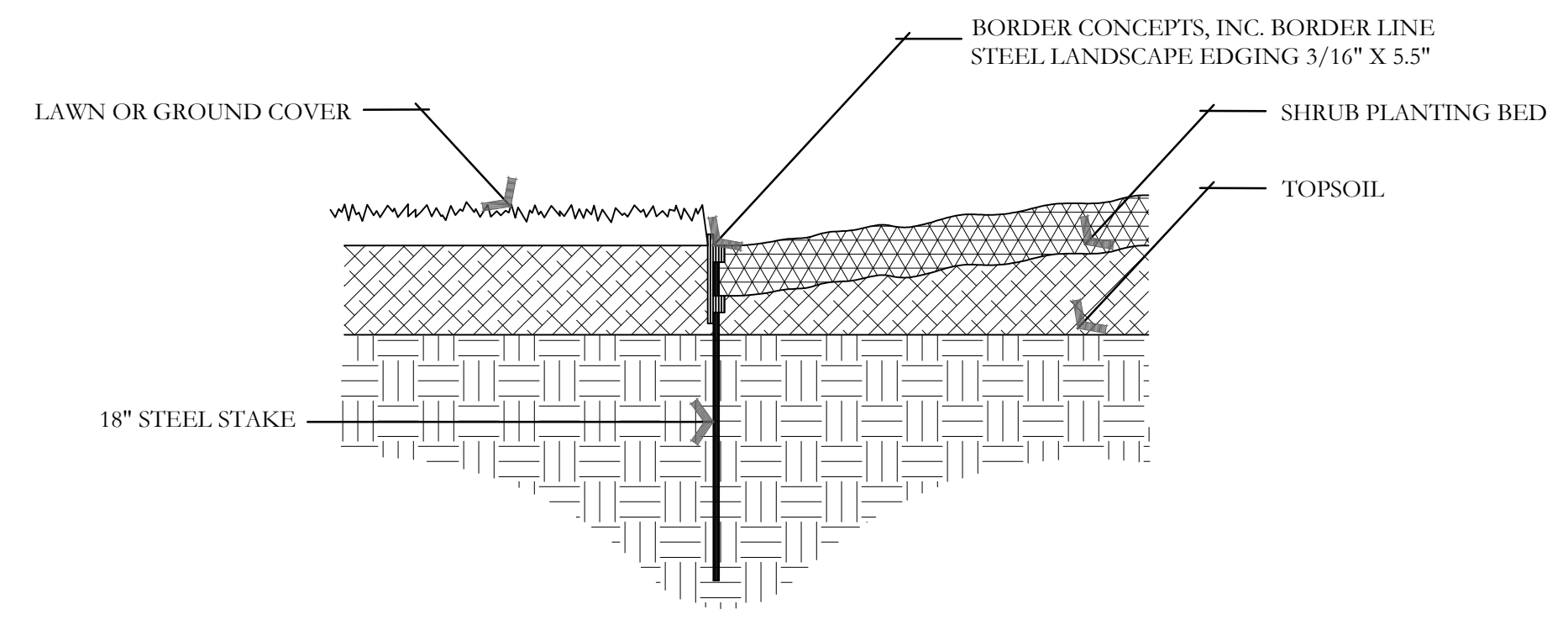
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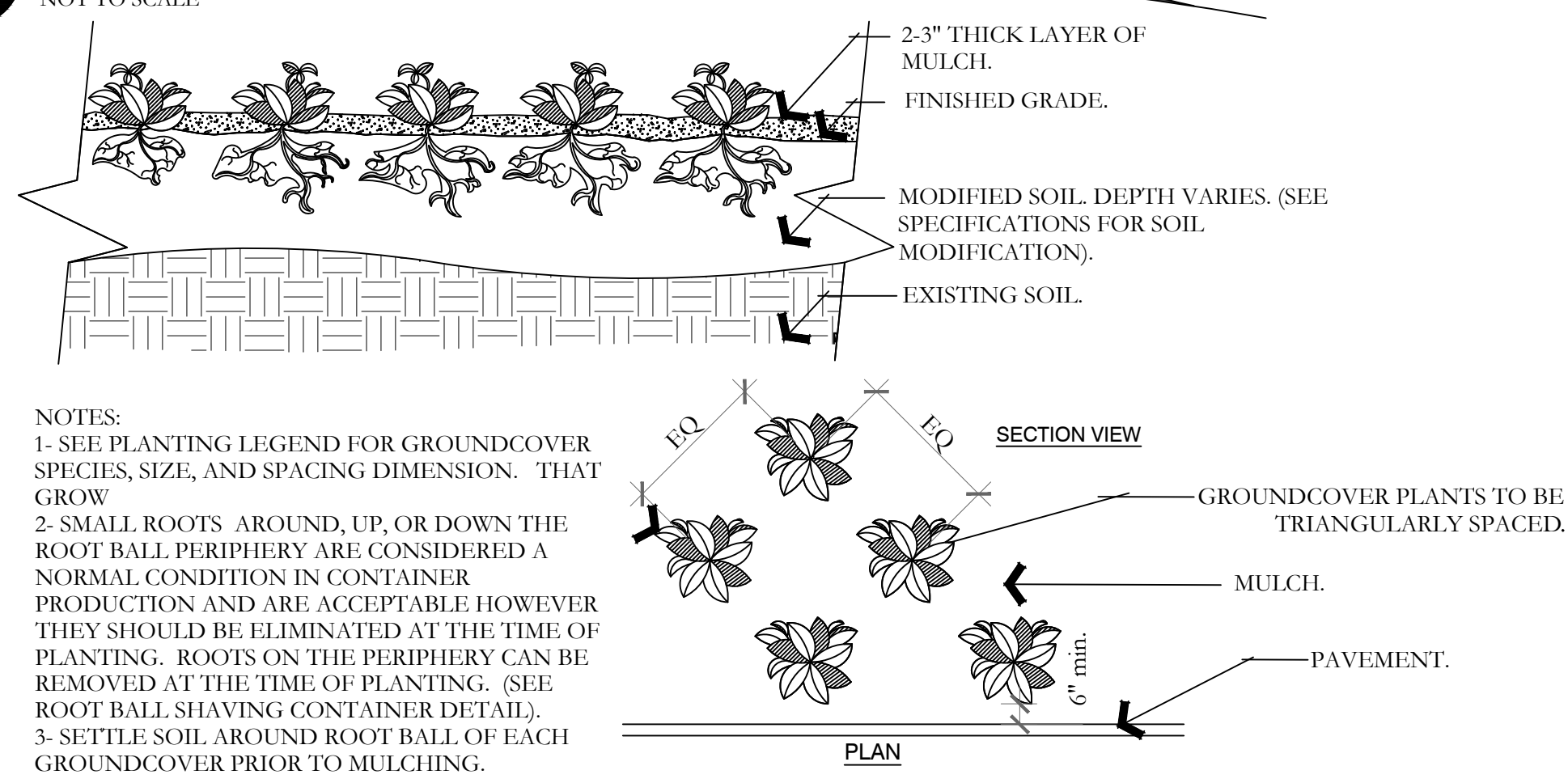
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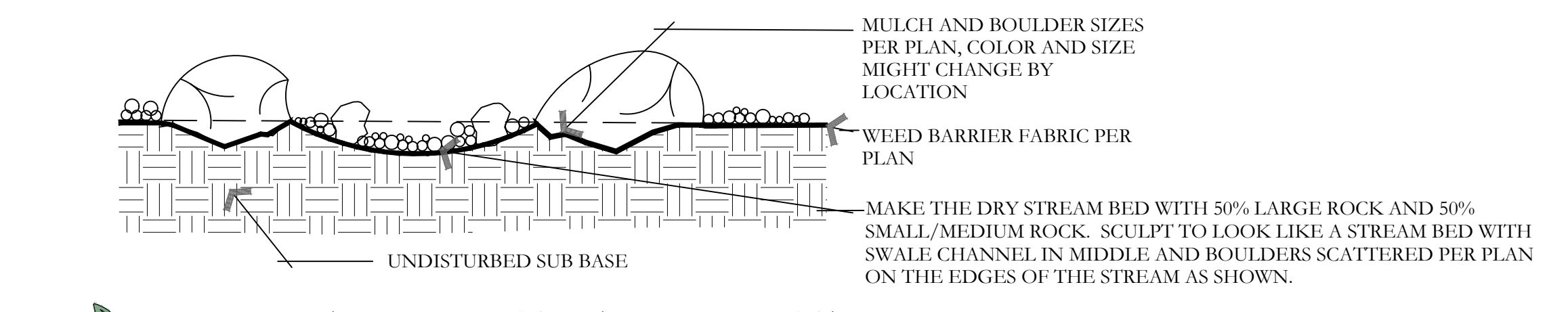
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G METAL EDGING DETAIL
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H PERENNIAL/GROUNDCOVER PLANTING
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J BOULDER AND DRY STREAM BED DETAIL
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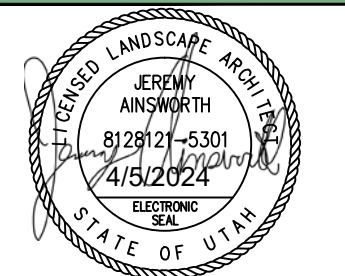
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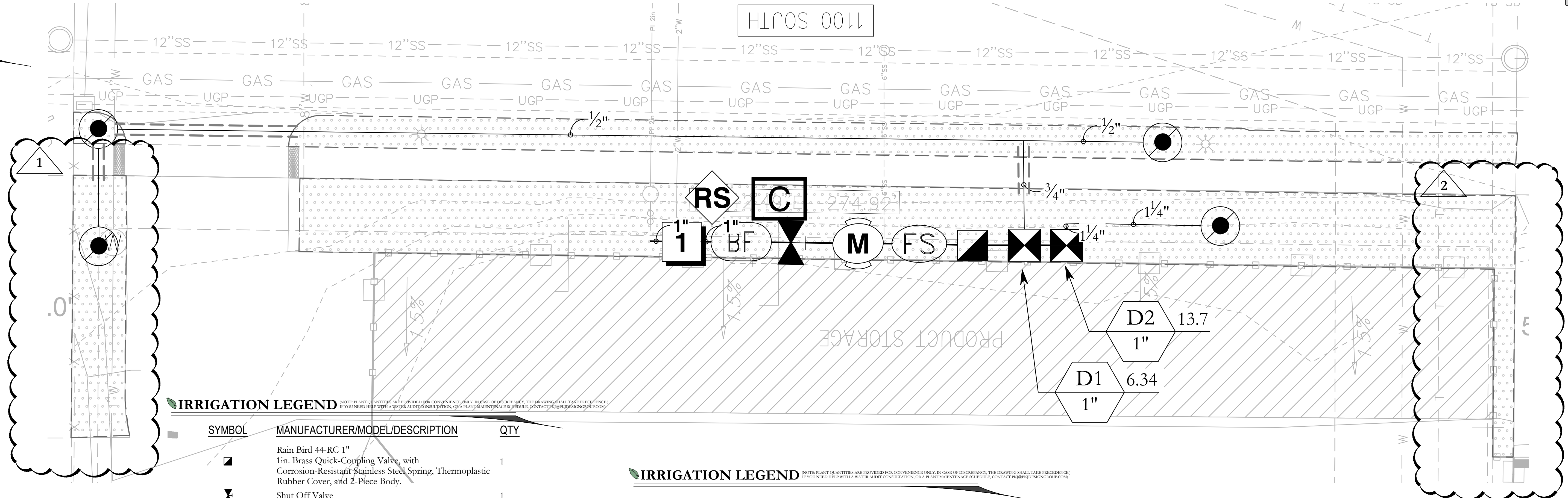
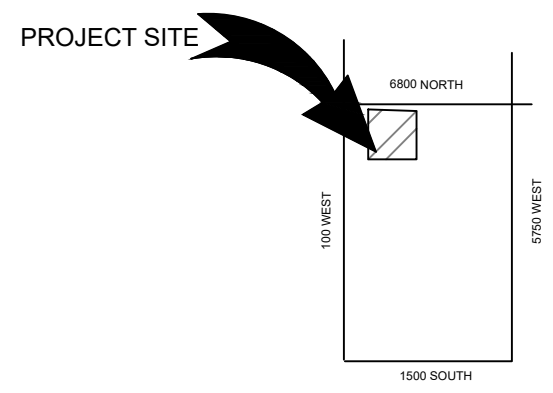


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LANDSCAPE DETAILS
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LP-501

VICINITY MAP

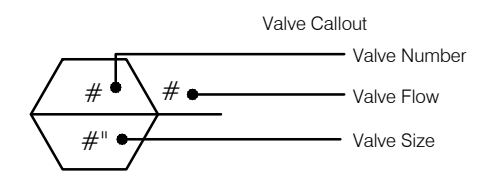


IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|--|-----------|
| ■ | Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body. | 1 |
| X | Shut Off Valve | 1 |
| M | Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator. | 1 |
| BF | Zurn 475 2-1/2" Reduced Pressure Backflow Preventer. | 1 |
| C | Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. | 1 |
| RS | Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter. | 1 |
| FS | Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box. | 1 |
| XX | Water Meter 1" | 1 |
| --- | Irrigation Lateral Line: PVC Schedule 40 1/2" | 225.21 f. |
| --- | Irrigation Lateral Line: PVC Schedule 40 3/4" | 19.9 l.f. |
| --- | Irrigation Lateral Line: PVC Schedule 40 1 1/4" | 33.7 l.f. |
| --- | Irrigation Mainline: PVC Schedule 40 | 6.0 l.f. |
| --- | Irrigation Mainline: PVC Schedule 40 1" | 73.4 l.f. |
| --- | Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 50.3 l.f. |

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|--|------------|
| ■ | Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm | 2 |
| ● | Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation. | 4 |
| ■ | Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes: PC-05 emitters (1 assigned to each flat plant) PC-05 emitters (1 assigned to each 4" pot plant) PC-05 emitters (1 assigned to each 1 gal plant) PC-05 emitters (1 assigned to each 2 gal plant) PC-05 emitters (2 assigned to each 3 gal plant) PC-05 emitters (2 assigned to each 5 gal plant) PC-05 emitters (3 assigned to each 15 gal plant) PC-05 emitters (3 assigned to each 20 gal. plant) PC-05 emitters (3 assigned to each B & B plant) PC-05 emitters (3 assigned to each B & B, 1.25" Cal plant) PC-05 emitters (3 assigned to each B & B, 2" Cal plant) PC-05 emitters (3 assigned to each B & B, 4-6' plant) PC-05 emitters (3 assigned to each B & B, 5'-6' plant) PC-05 emitters (3 assigned to each B & B, 6' plant) PC-05 emitters (3 assigned to each B & B, 7'-9' plant) PC-05 emitters (3 assigned to each B & B, 8'-10' plant) PC-05 emitters (4 assigned to each B & B, Multi-trunked plant) PC-05 emitters (1 assigned to each Bulb plant) PC-05 emitters (1 assigned to each Plug plant) | 5,209 s.f. |



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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: Purchasing 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, sleeving 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 sleeving 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 hardscapes, 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: Cullinary 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 prescdd 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 excluded 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.Contract 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.Contractors is bondable for the work to be performed.
- iv.Reference 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 Contract.
- 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 designating 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.

2. 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.

3. 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.

4. OWNERS 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.

5. MAINTENANCE

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

- a. Two quick coupler keys with their 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.

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock end 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 not place quick coupler valves further than 200 feet apart, to allow for 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 1/2" 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. 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 parker grade. 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.Dilling 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 back 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 backfill operation to eliminate any settling.

3.3 SLEEVING

- A.Sleeve all piping and wiring that pass under paving or hardscapes 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 within 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 hardscapes 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 worked using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All joints 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.

3.6 CONTROLLERS

- A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC 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.

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 hardscapes.
- C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints into 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. Tests 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 hardscapes 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 final inspection.
- E.Contractor shall leave Project at least a "broom clean" condition.

END OF SECTION

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DEG 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.
- 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 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

| | | |
|-----|--------|---------|
| I | 3/4" | 8 GPM |
| II | 1" | 12 GPM |
| III | 1-1/2" | 30 GPM |
| IV | 2" | 53 GPM |
| V | 2-1/2" | 75 GPM |
| VI | 3" | 110 GPM |
| VII | 4" | 180 GPM |

WATERING SCHEDULE

| 90 Day Establishment Period Irrigation Schedule | | | | | | | | | | | |
|---|-----------|---------|-----------|---------|--------|---------|-----------|----------|--------|----------|---|
| Midweek Water Use Zones | TYPE | IR HEAD | AMT. HDZ | SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
| 15 Water Use | USP | MF | 2 RCH | | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | Participate in a water check to determine precipitation rate of sprinkler system. |
| North to Low Water Use | SPRINKLER | USP | 2 GA. IRR | 2 HOURS | | | | | | | |
| Low Water Use | SPRINKLER | USP | 1 GA. IRR | 2 HOURS | | | | | | | |

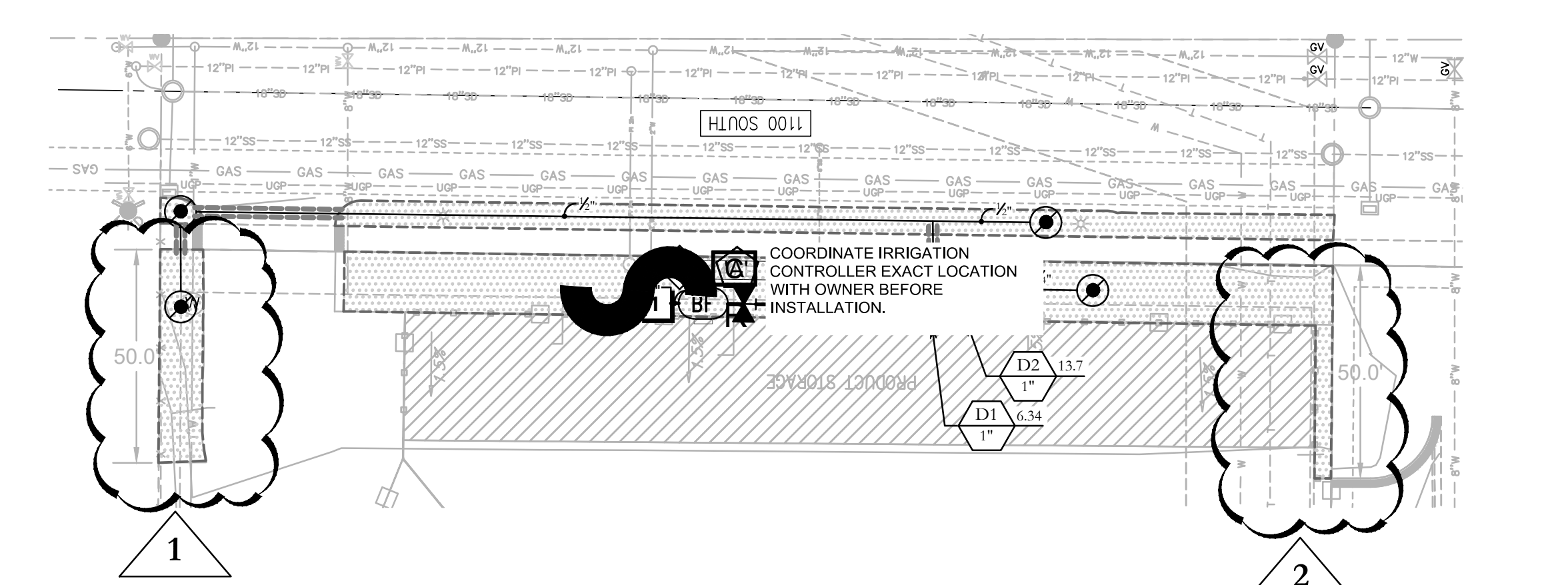
Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

| Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month) | | | | | | | | | | | |
|---|-----------|---------|-----------|---------|--------|---------|-----------|----------|--------|----------|---|
| Midweek Water Use Zones | TYPE | IR HEAD | AMT. HDZ | SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
| 15 Water Use | USP | MF | 2 RCH | | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | Participate in a water check to determine precipitation rate of sprinkler system. |
| North to Low Water Use | SPRINKLER | USP | 2 GA. IRR | 2 HOURS | | | | | | | |
| Low Water Use | SPRINKLER | USP | 1 GA. IRR | 2 HOURS | | | | | | | |

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions. Reference Utah DNR weekly watering guide: <https://conservation.utah.gov/weekly-lawn-watering-guide/>

| Regular Irrigation Schedule: Begin Fall Watering September 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month) | | | | | | | | | | | |
|---|-----------|---------|-----------|---------|--------|---------|-----------|----------|--------|----------|---|
| Midweek Water Use Zones | TYPE | IR HEAD | AMT. HDZ | SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
| 15 Water Use | USP | MF | 2 RCH | | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | 15 MIN | Participate in a water check to determine precipitation rate of sprinkler system. |
| North to Low Water Use | SPRINKLER | USP | 2 GA. IRR | 2 HOURS | | | | | | | |
| Low Water Use | SPRINKLER | USP | 1 GA. IRR | 2 HOURS | | | | | | | |

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.



1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

| 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

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PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization

GRAPHIC SCALE: 1" = 30'

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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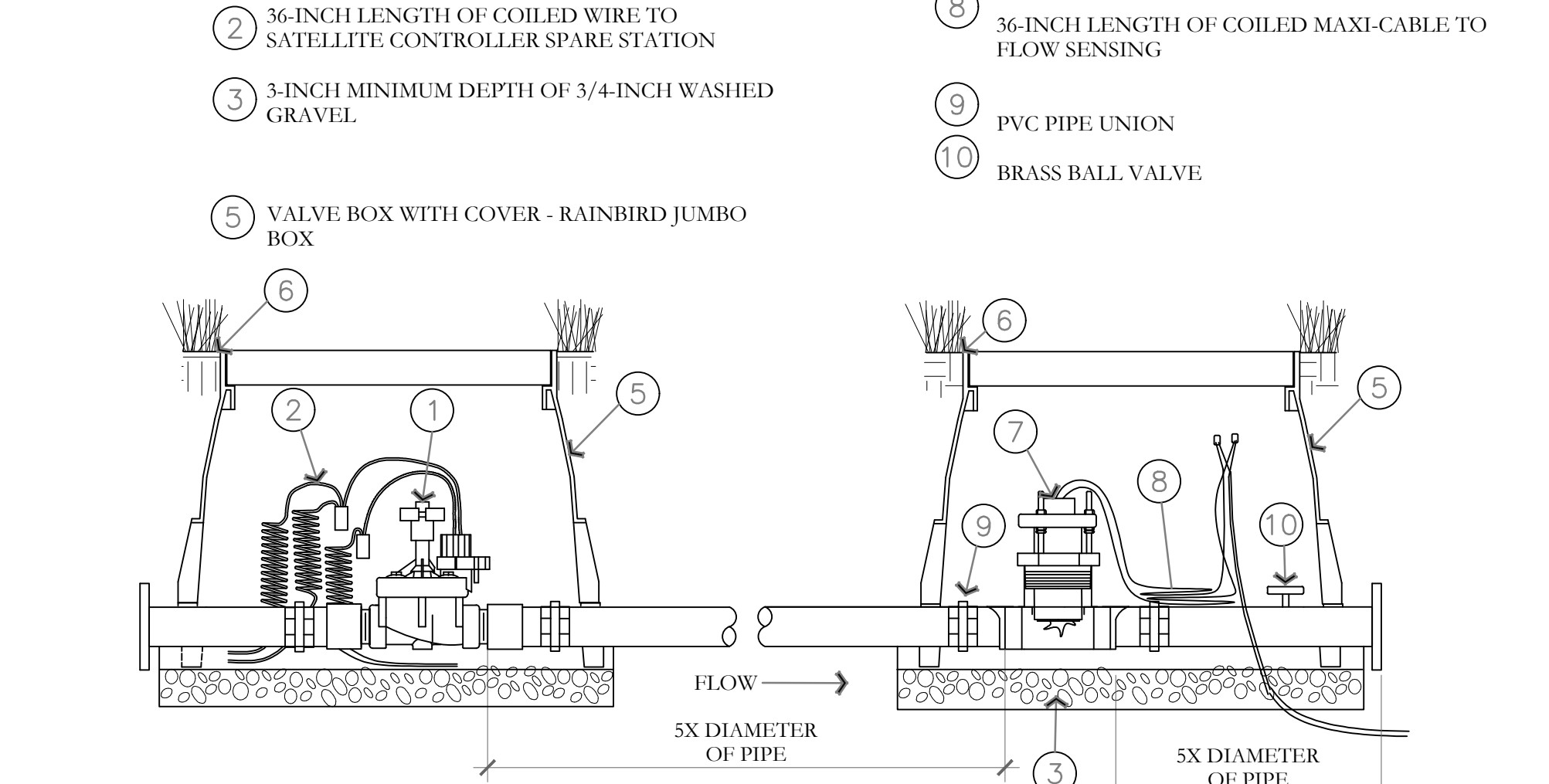
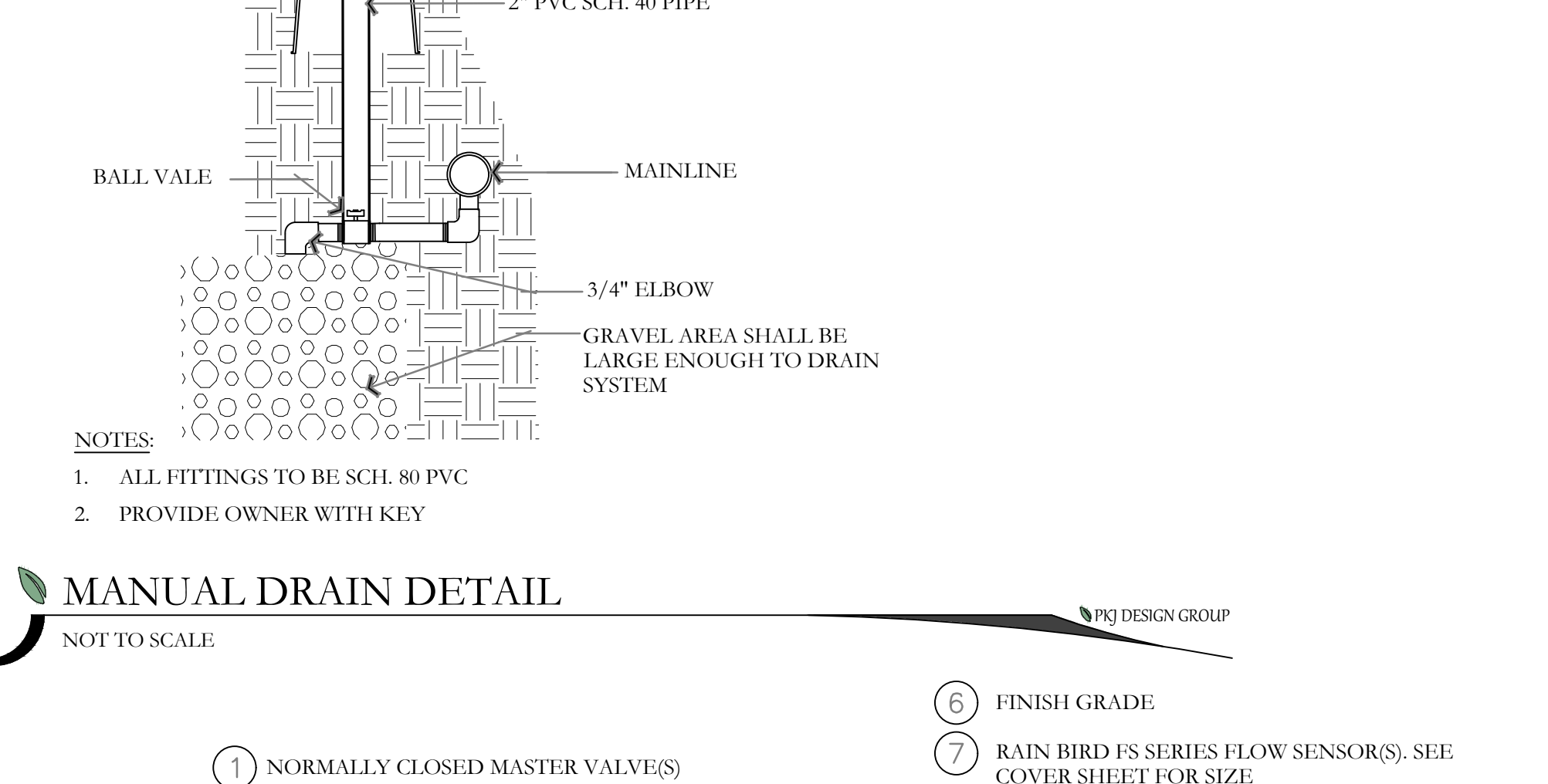
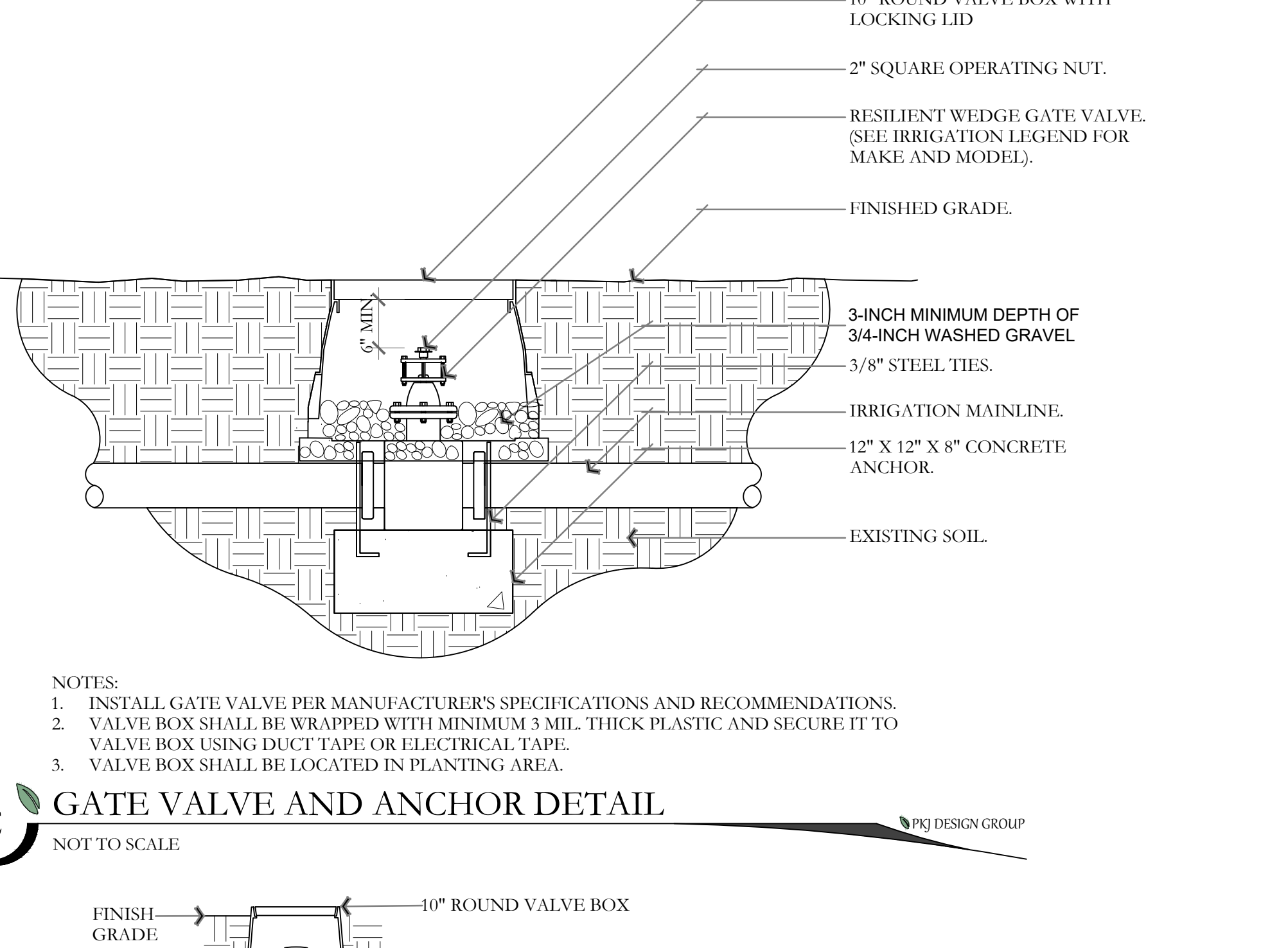
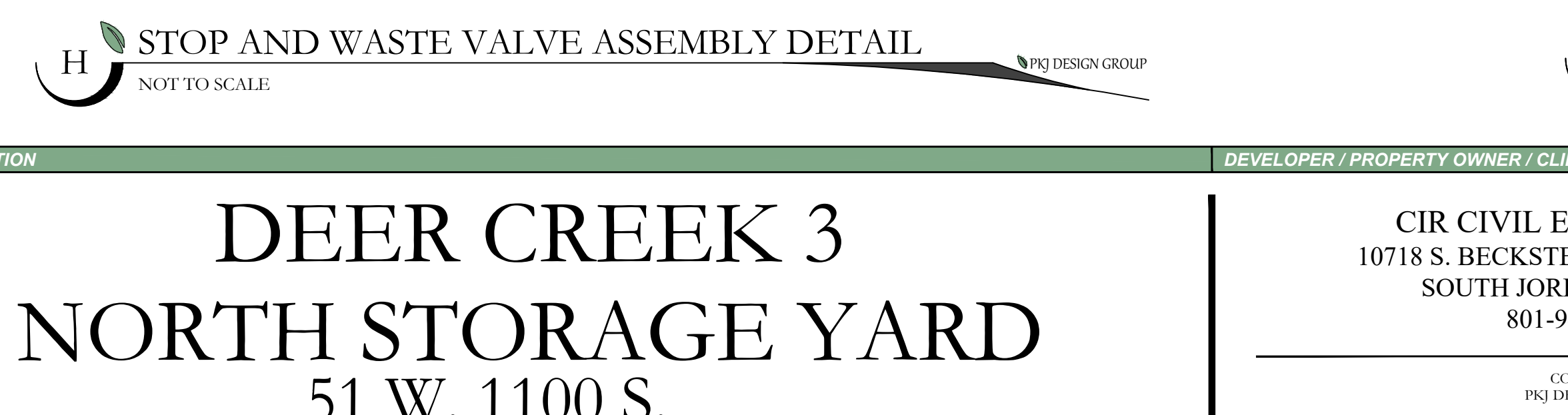
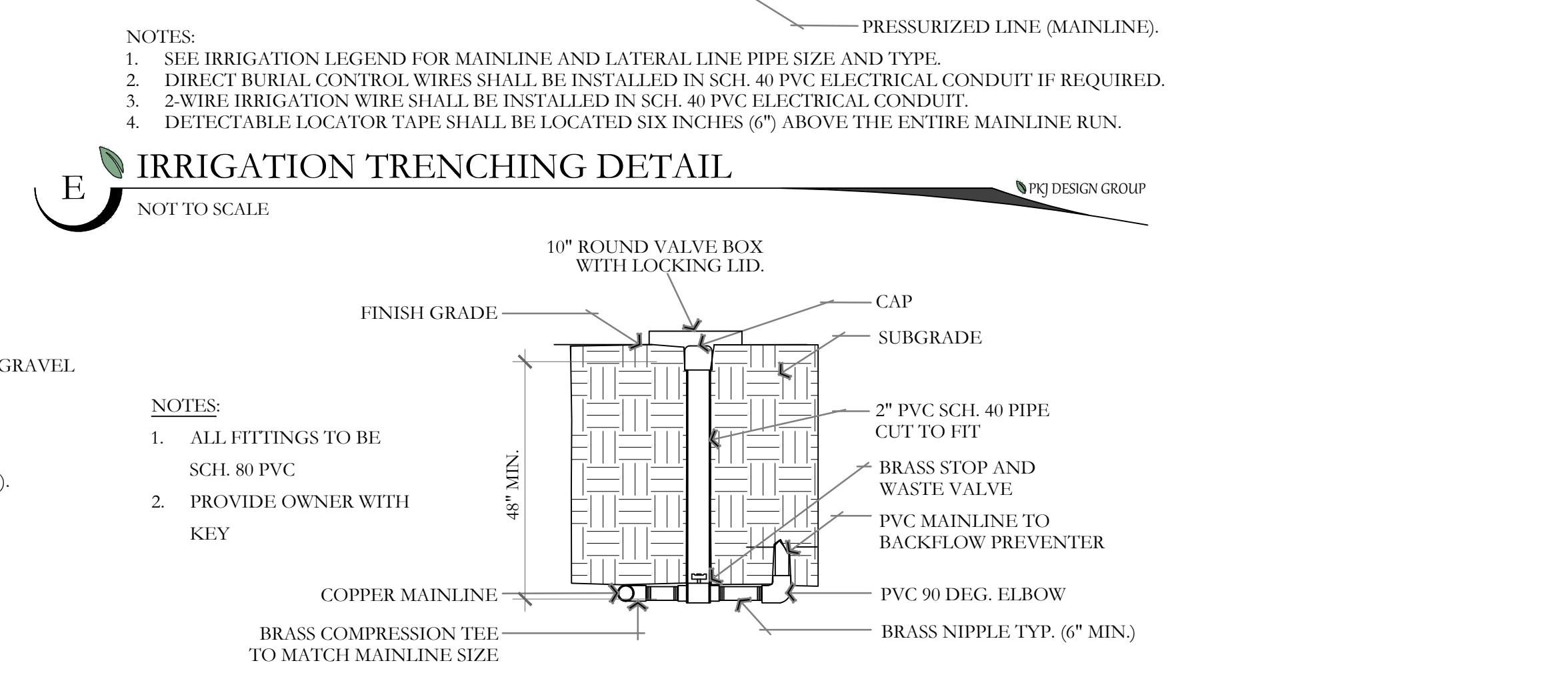
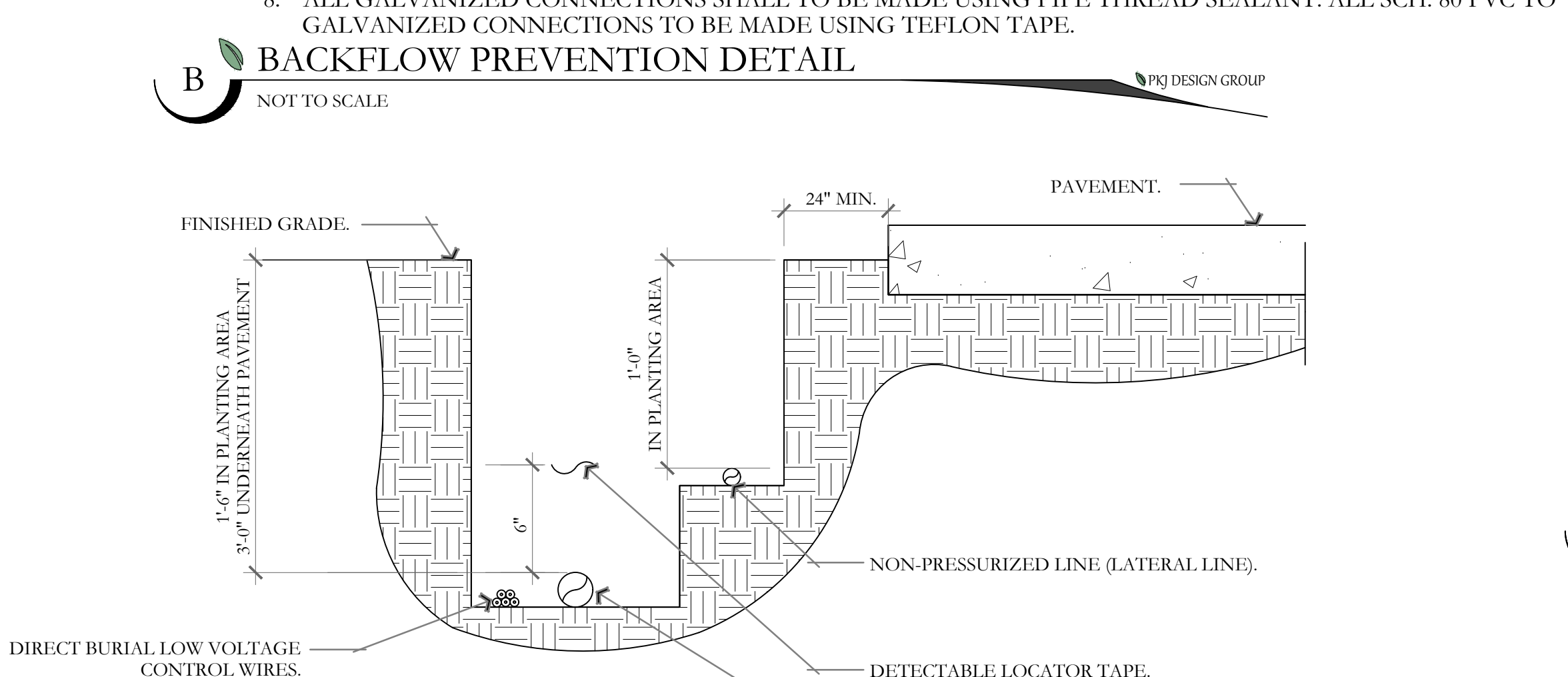
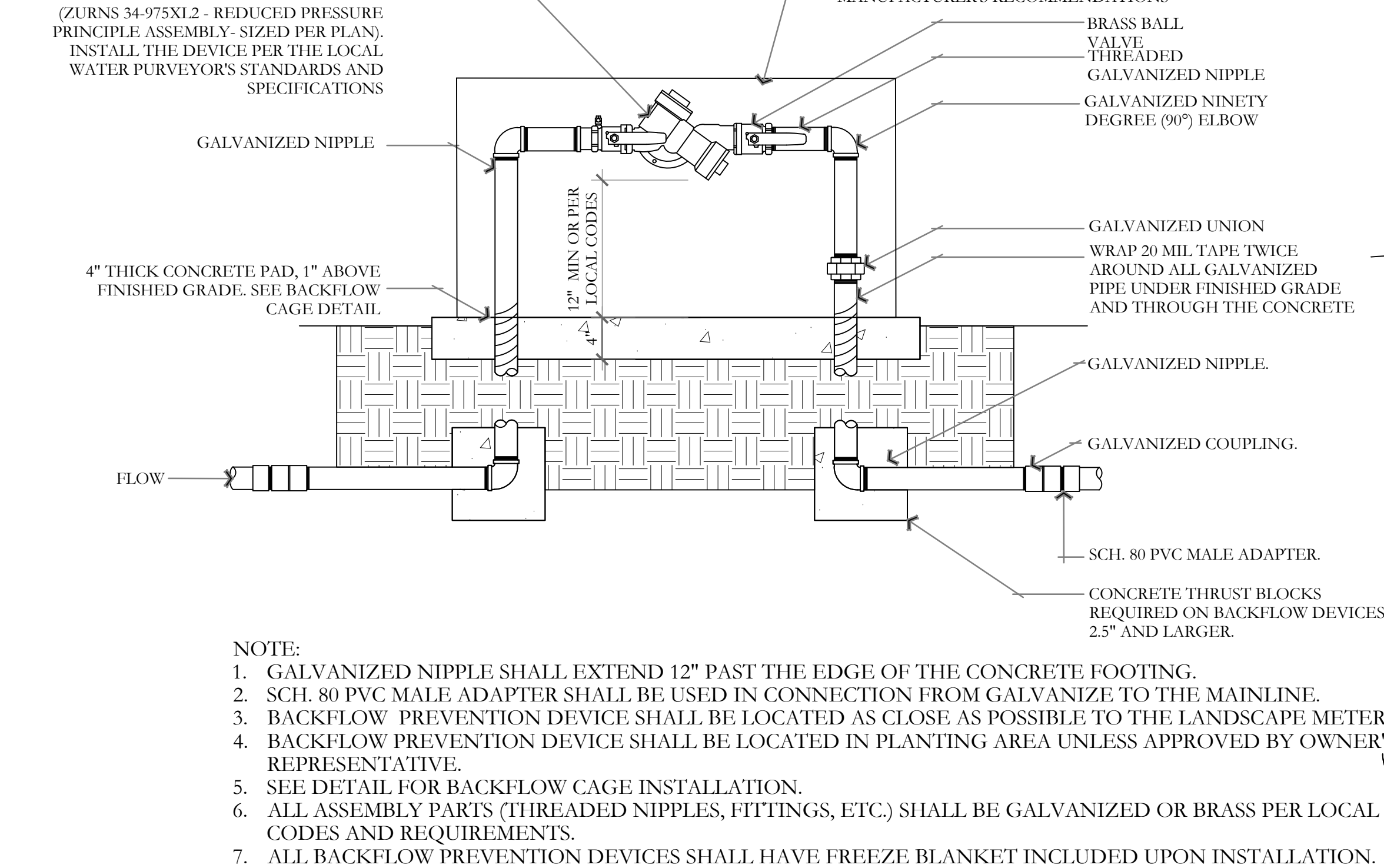
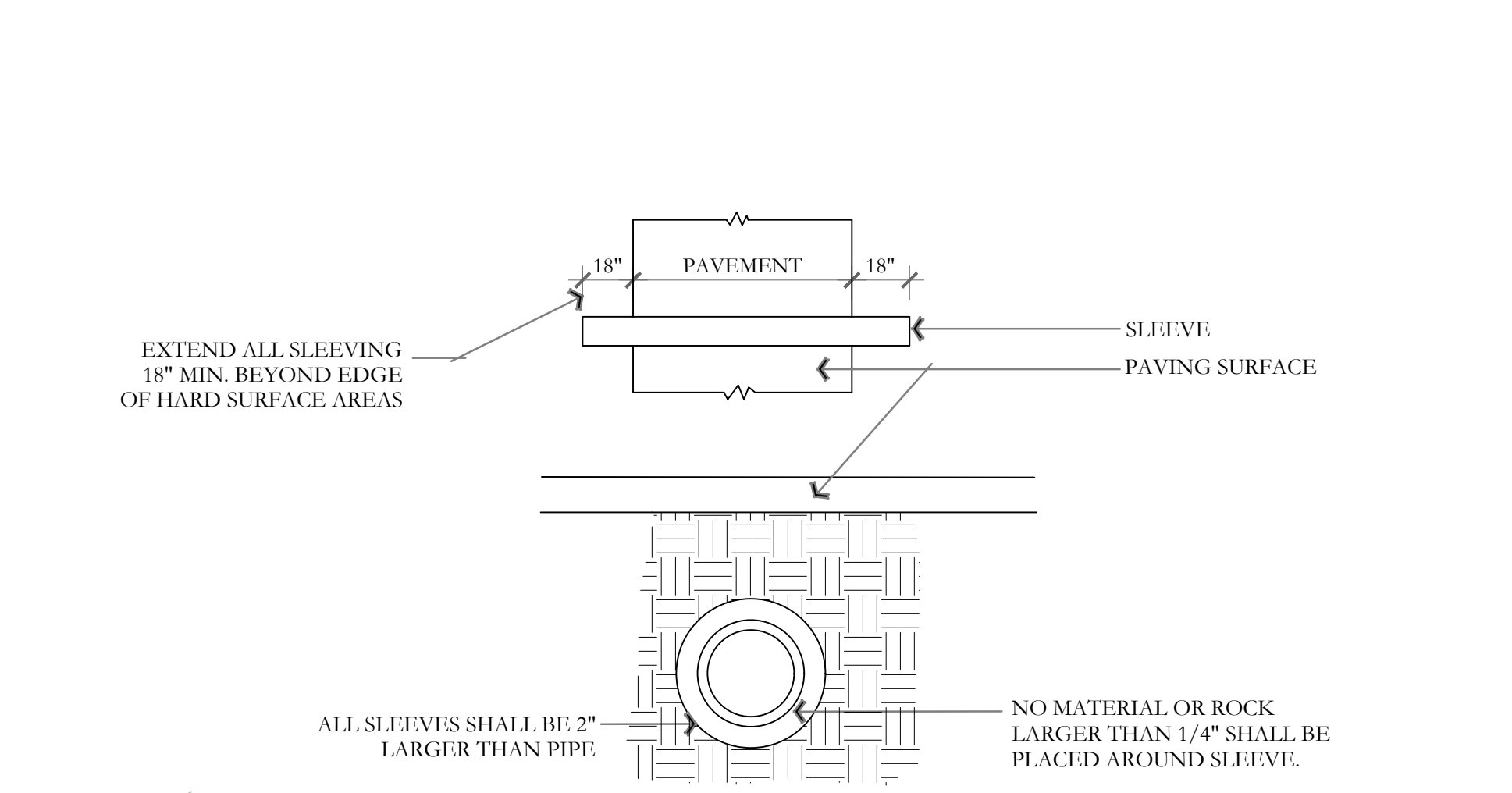
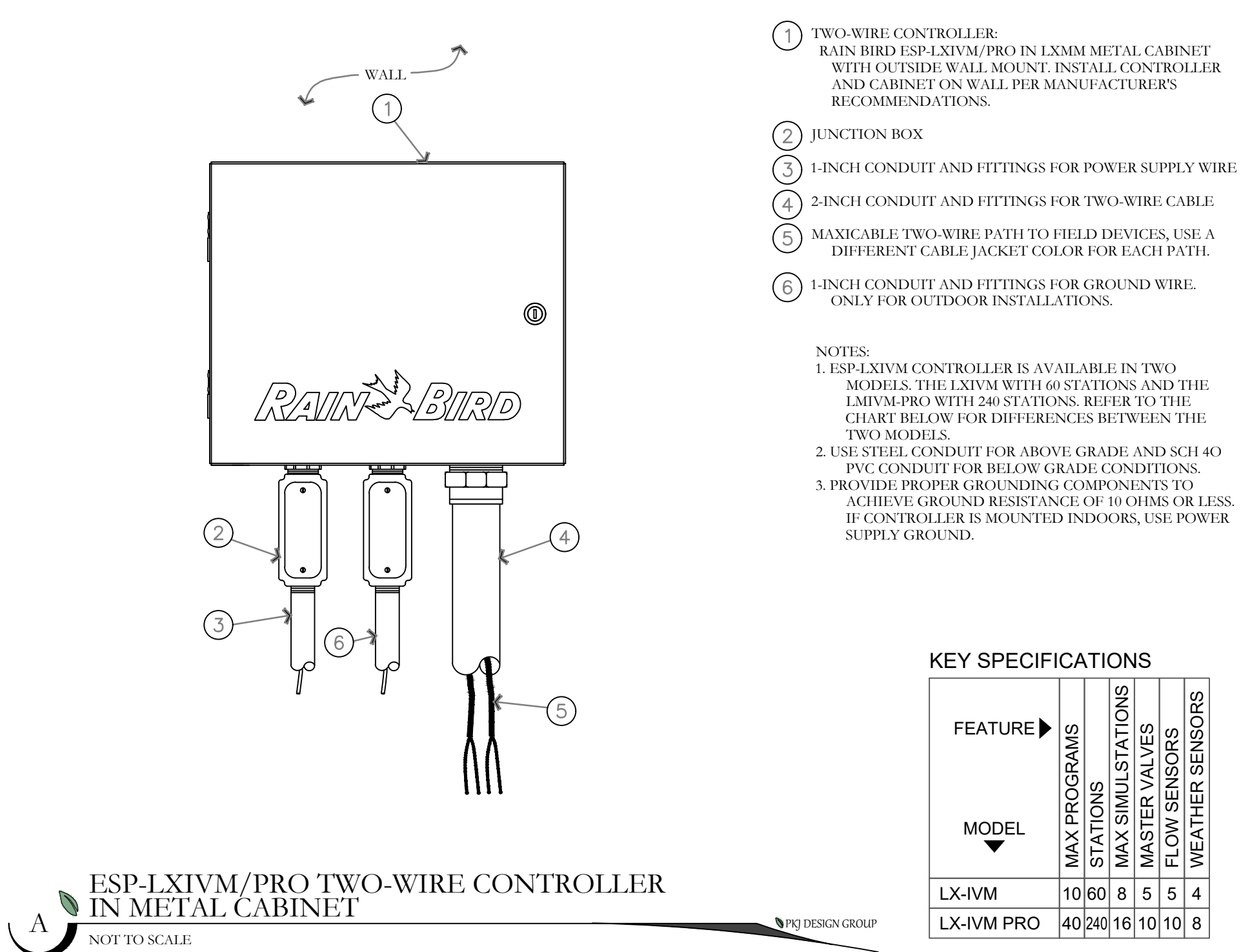
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IRRIGATION COVER CITY PERMIT SET

IR-101

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PLOT DATE: 4/5/2024

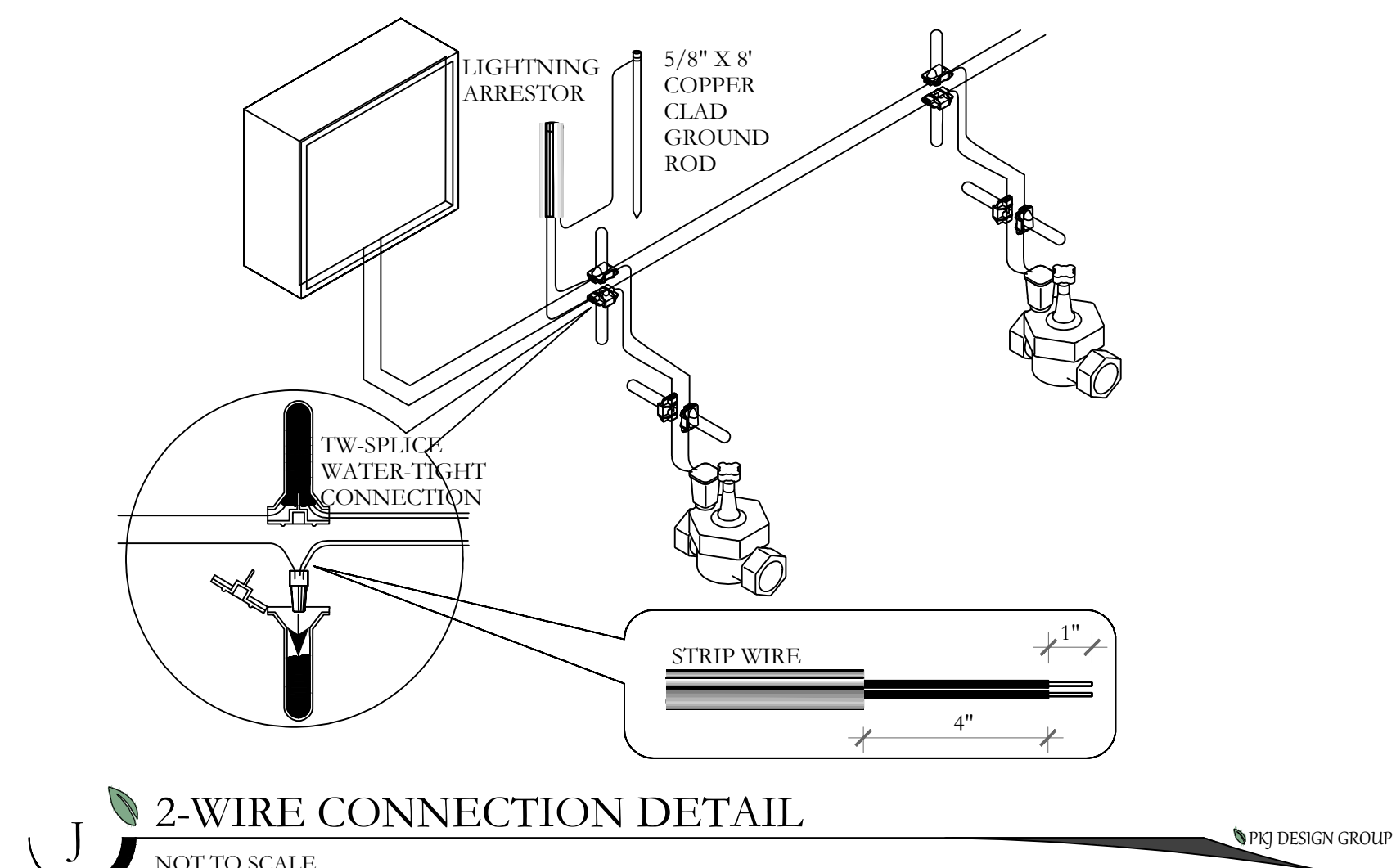
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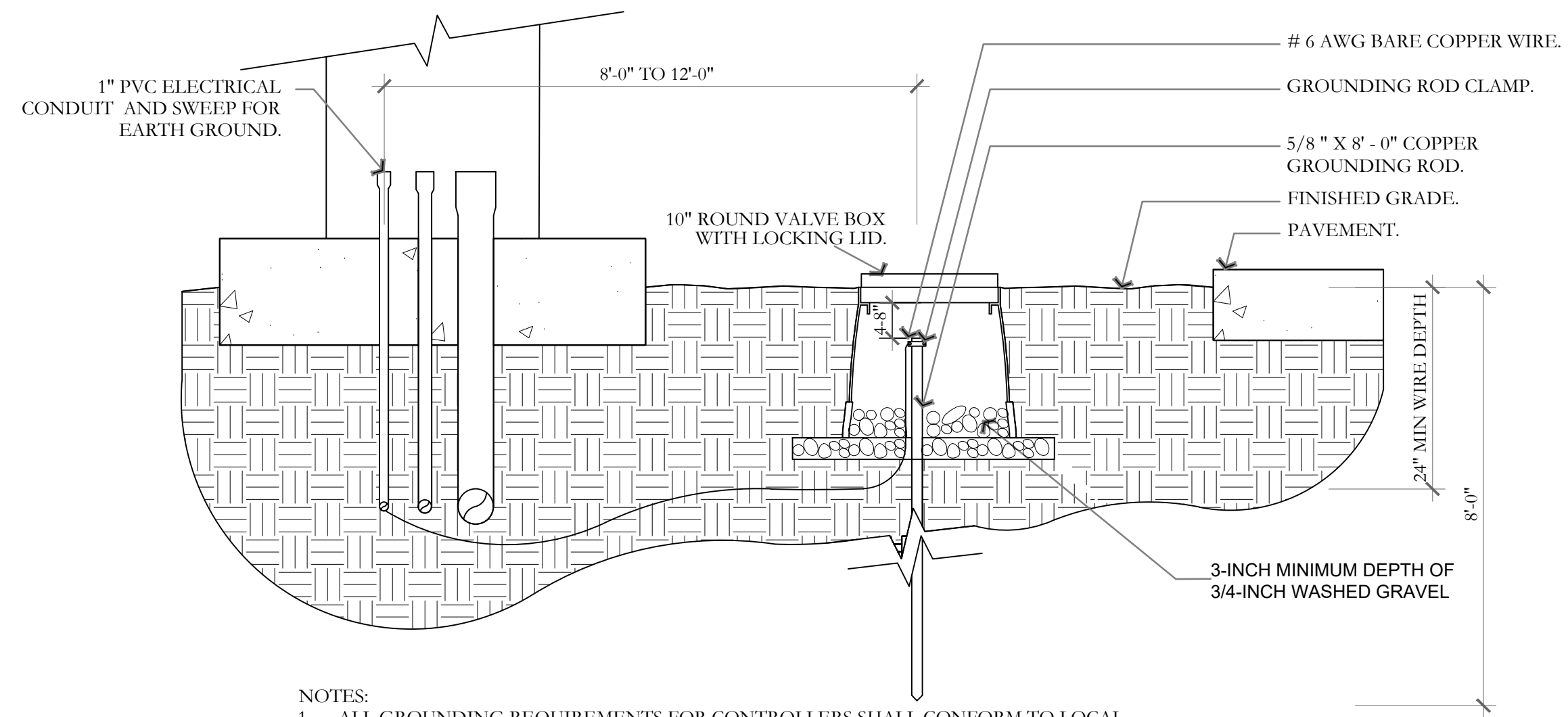
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| 4/5/2024 | UT24031 | | DEER CREEK 3 NORTH STORAGE YARD 51 W. 1100 S. AMERICAN FORK, UTAH | CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296 | PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization | | P.M.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/5/2024 |

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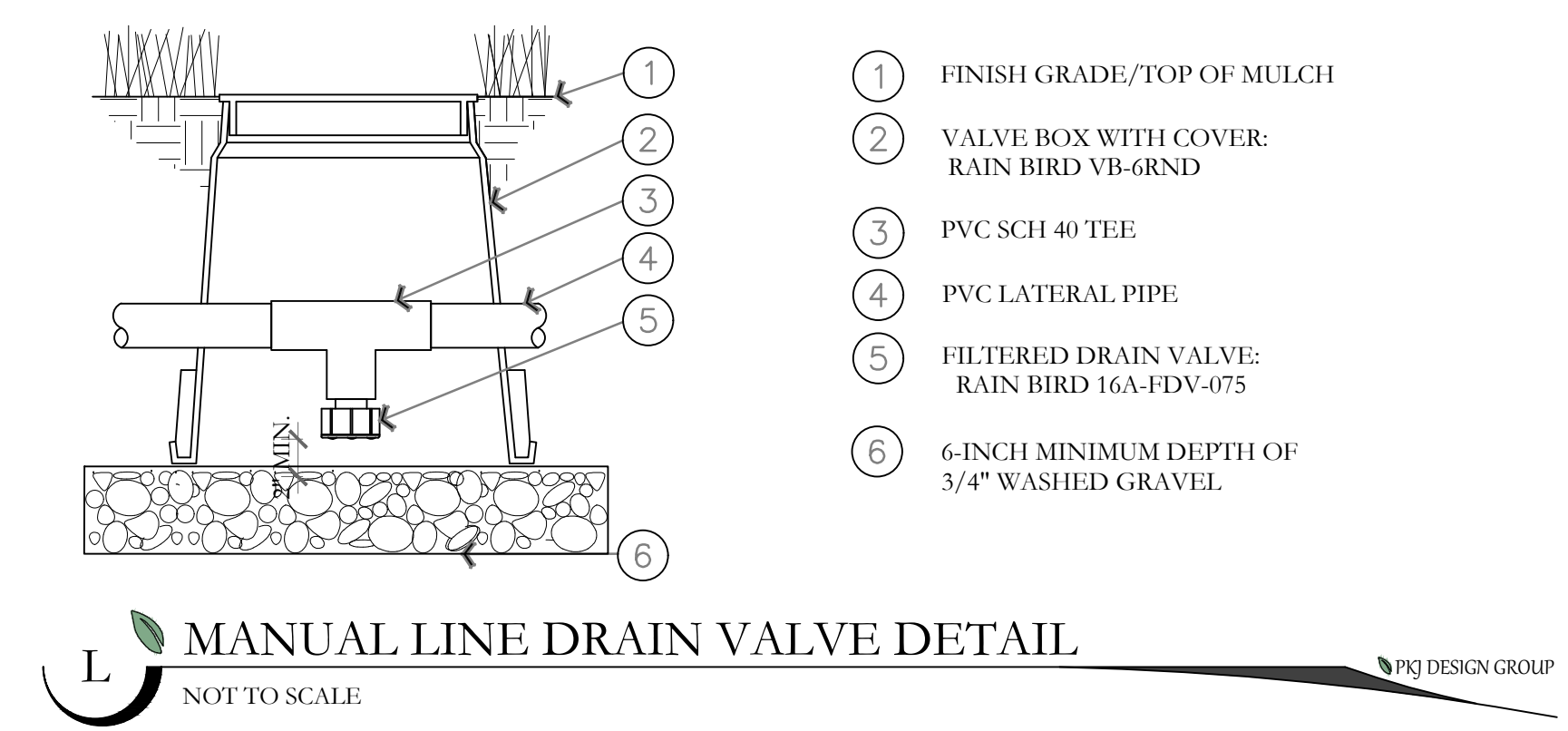
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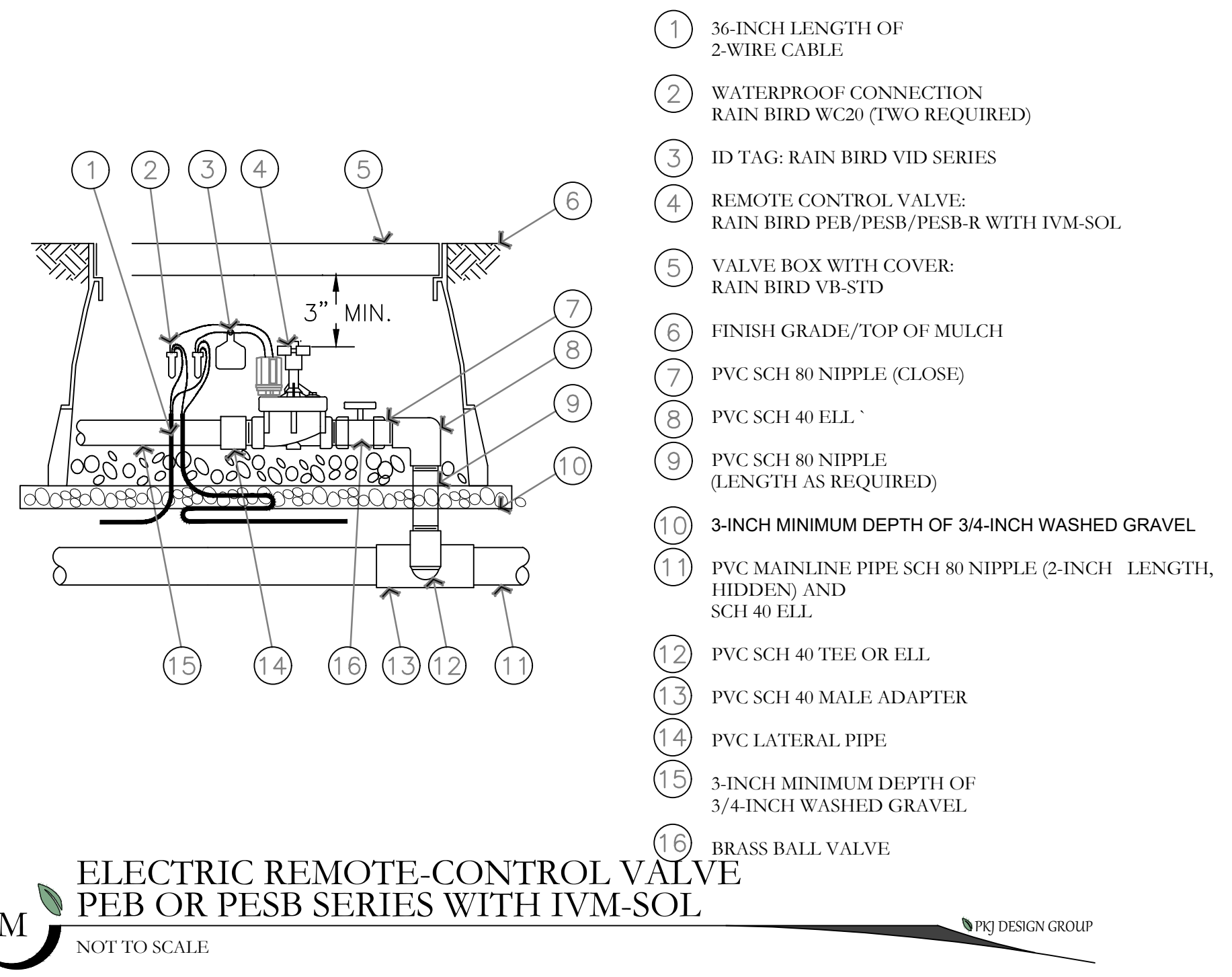
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NOT TO SCALE



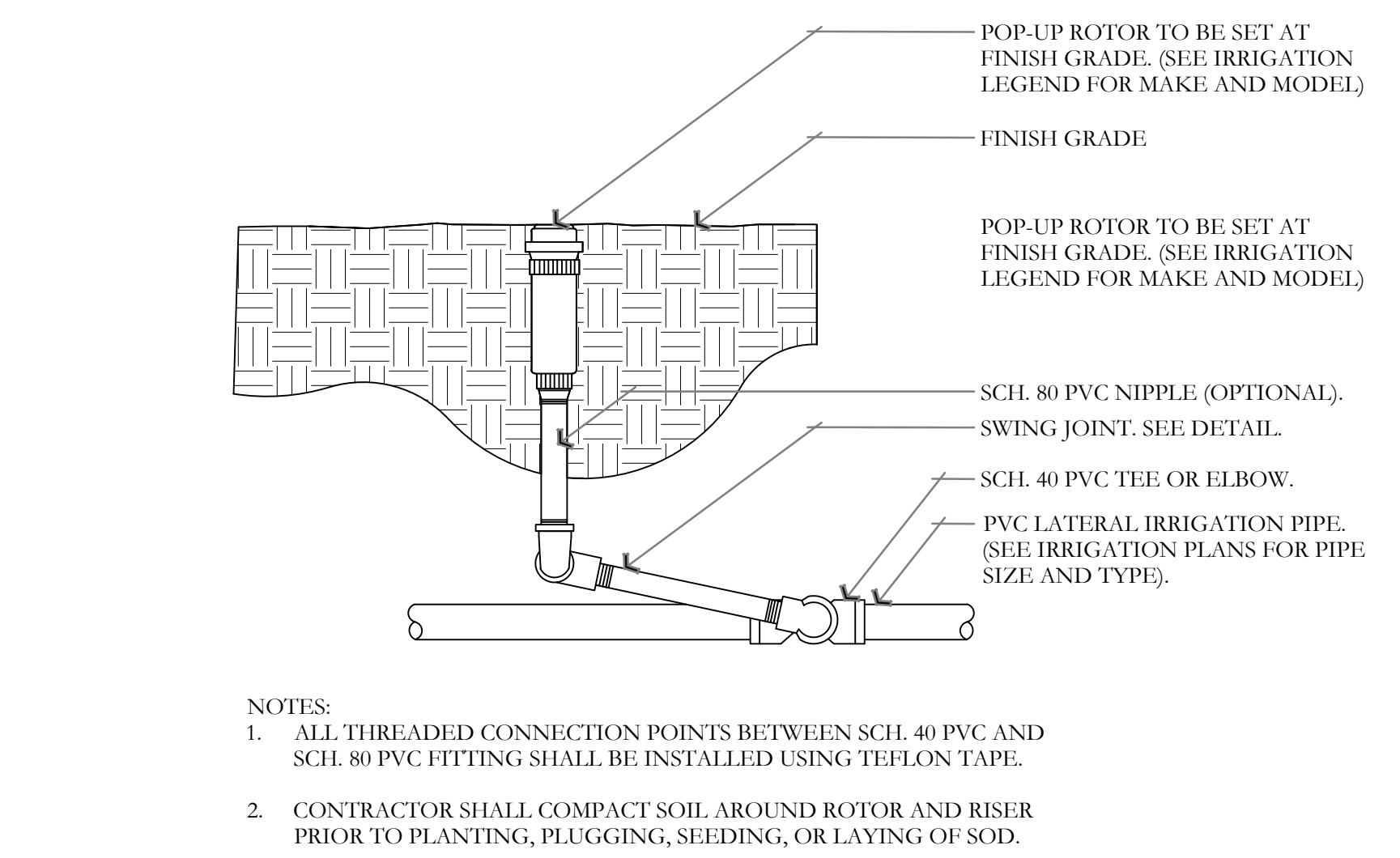
K GROUNDING ROD DETAIL
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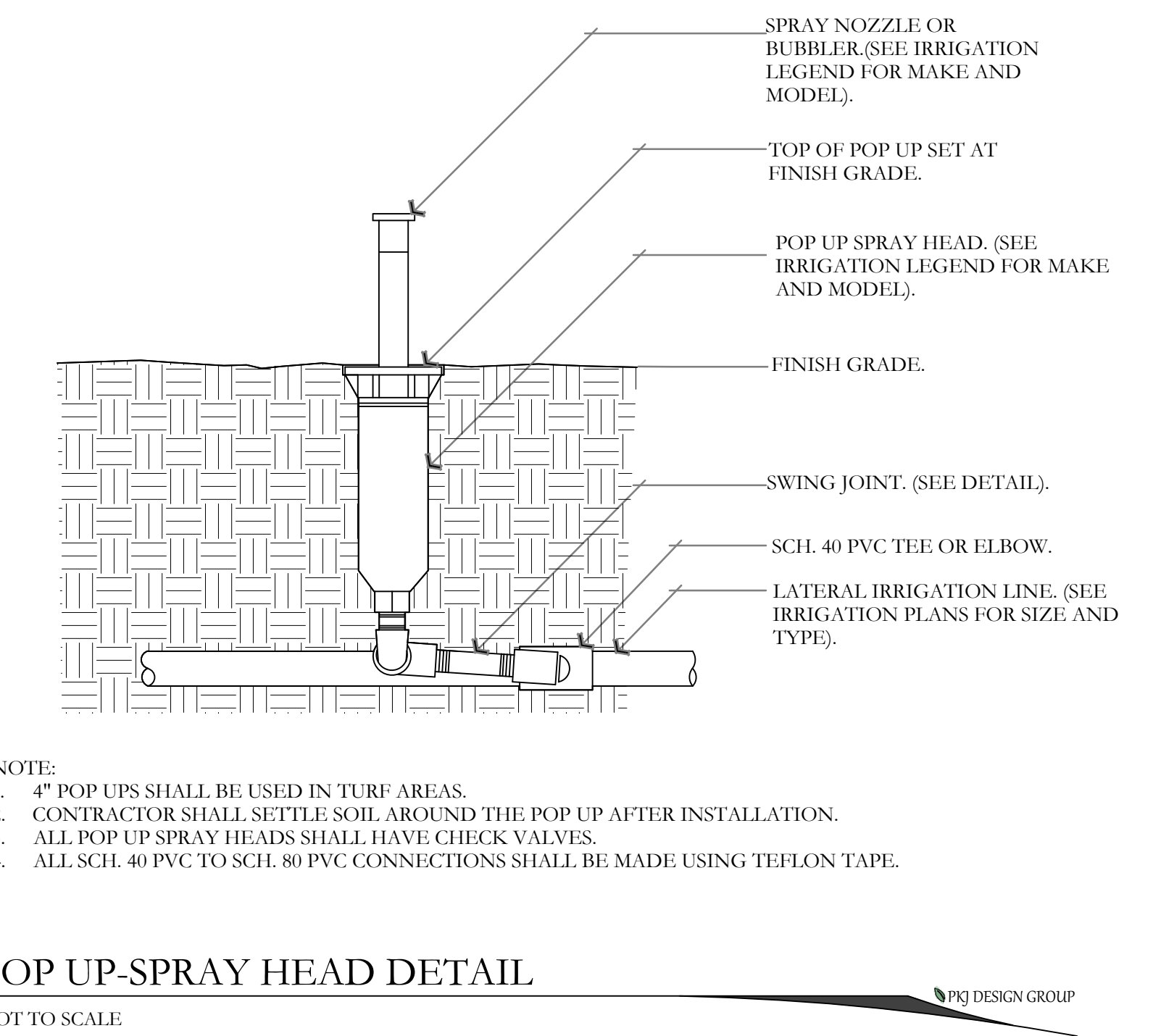
L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



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

- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- NOTE:
1. 4\"/>

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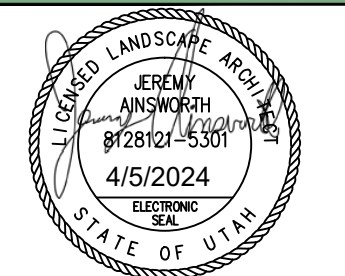
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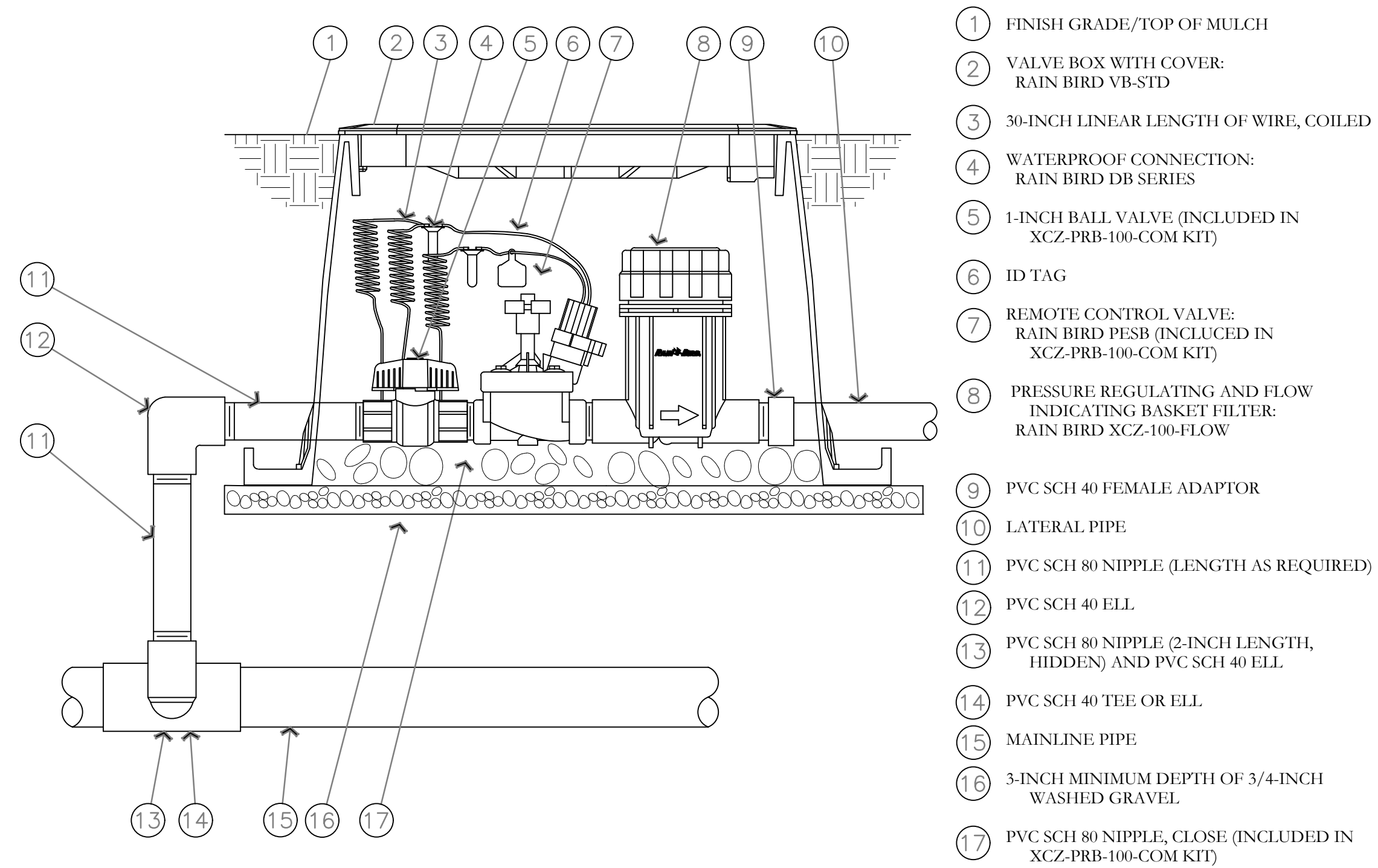
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IRRIGATION DETAILS
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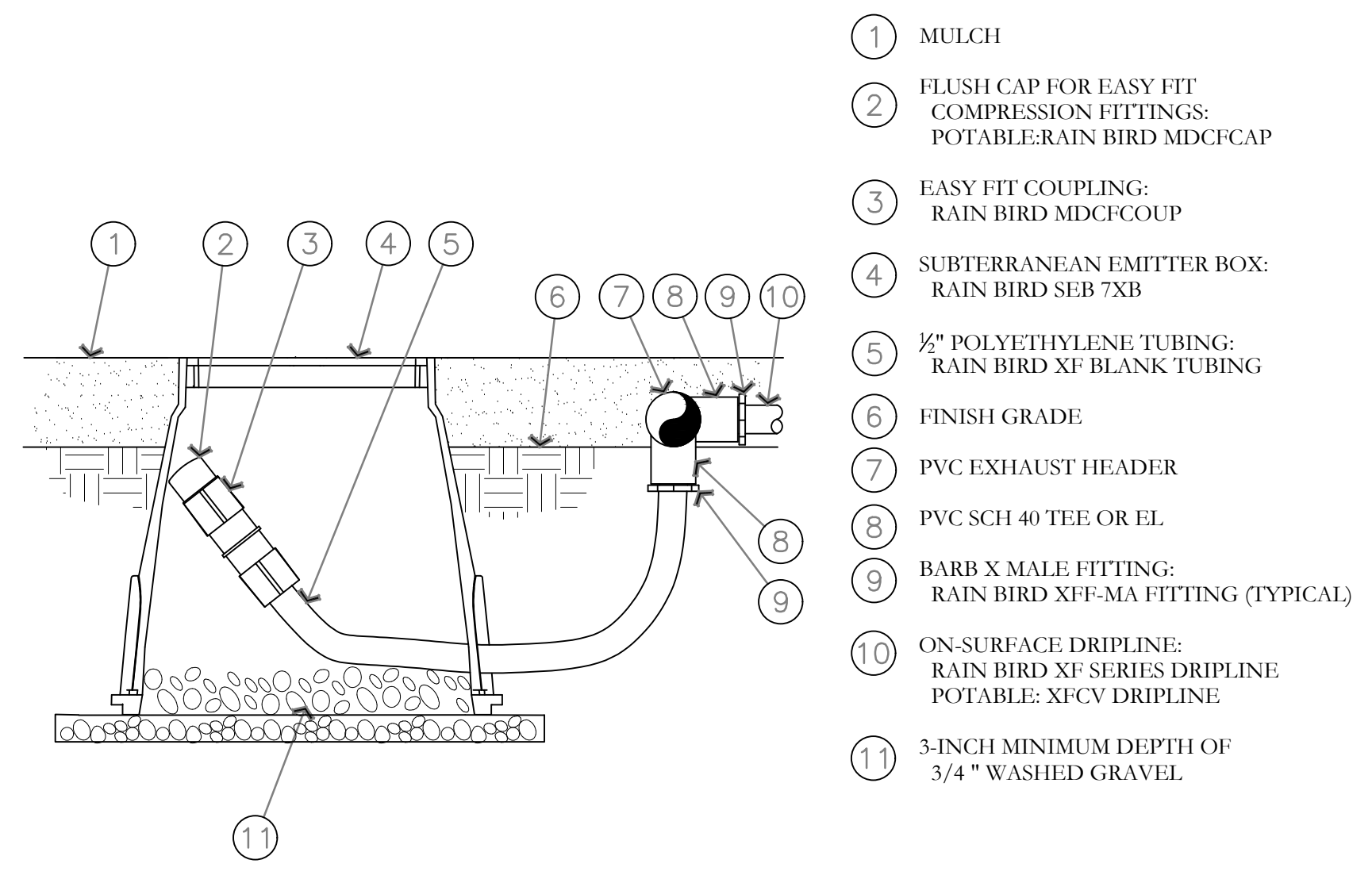
IR-502

Attachment: (2024.04.19) UT24031-LPR-SET (GA Larson Storage Yard - Commercial Site Plan)



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PERS (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

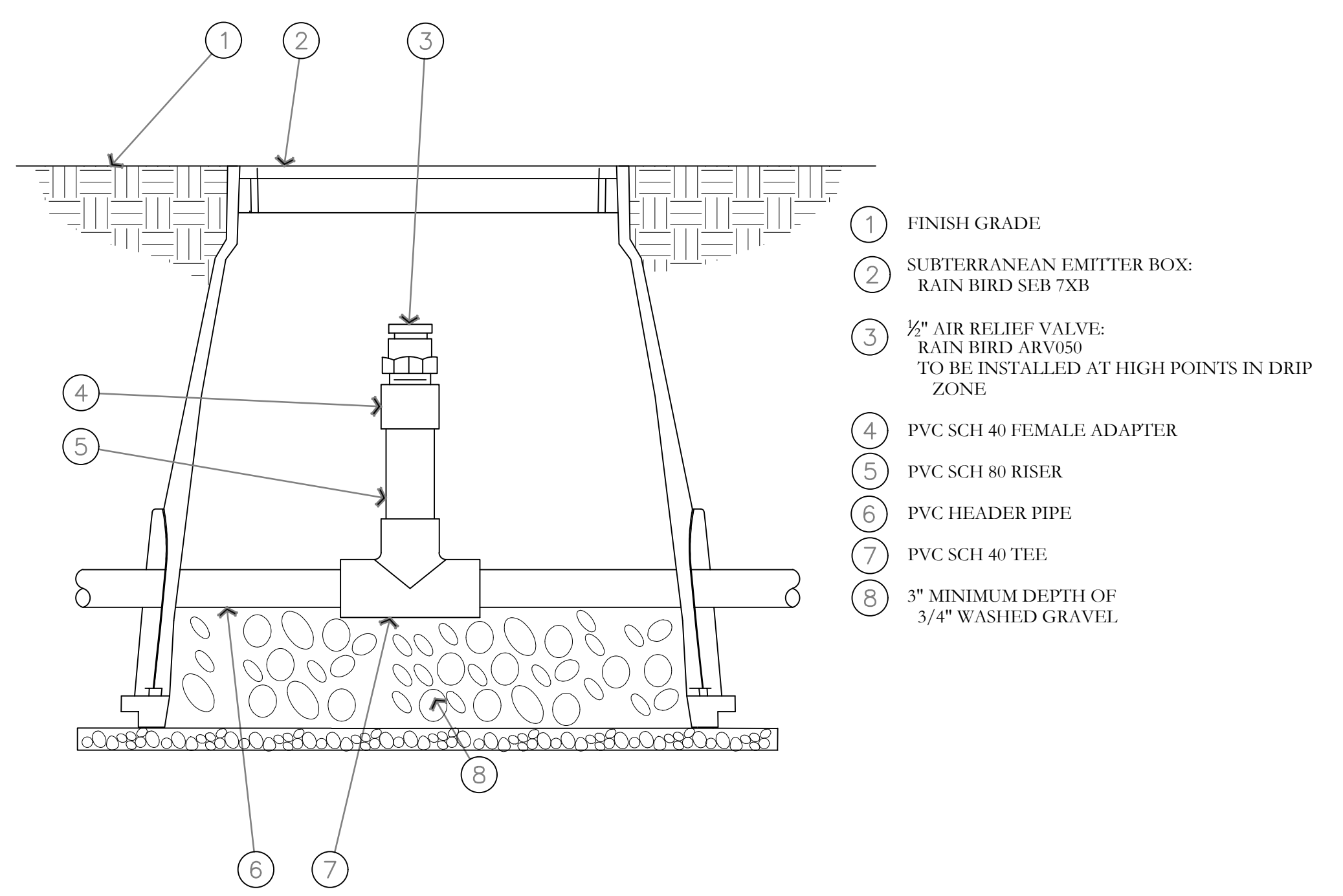
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

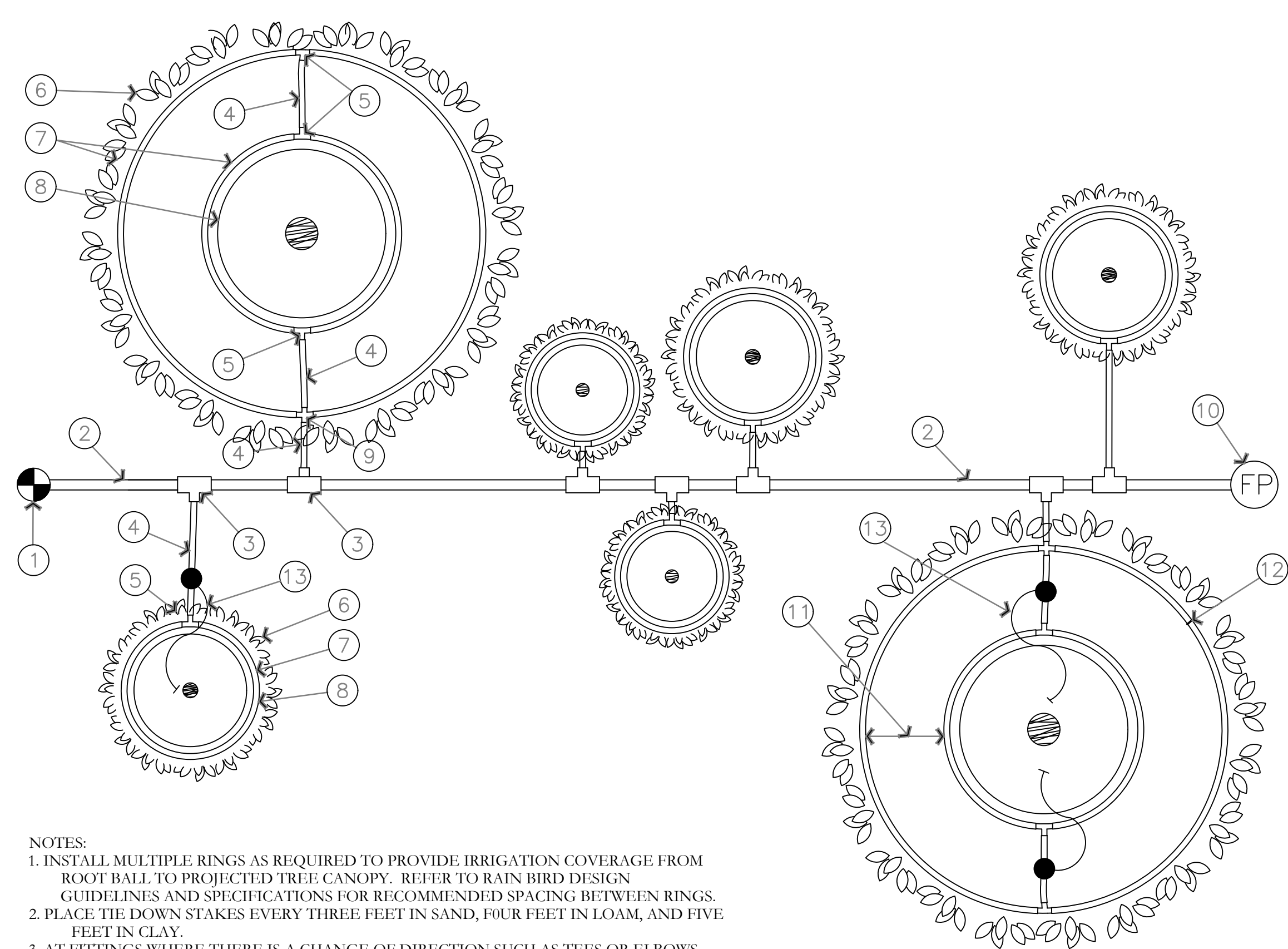
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE



- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP LATERAL PIPE
- 3 PVC SCH 40 TEE OR EL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- 13 POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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.

S ON-SURFACE DRIPLINE TREE/SHRUB 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 | | PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/5/2024 |
| NO. REVISION DATE 1 01 04/03/2024 2 02 04/05/2024 | | BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org | | COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP. | | PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com | |
| | | | | | | IRRIGATION DETAILS CITY PERMIT SET IR-503 | |

- 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.**

Travis Van Ekelburg reviewed the background information for action item letter a: 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

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.

Address outstanding Fire Marshal comments.

Address outstanding Engineering comments.

Travis Van Ekelenburg: Do you have any questions of staff in regard to this particular proposal?

Bruce Frandsen: Yeah, I have a couple of questions. So, access will or will not be onto 1100 South? The shared agreement is with the folks to the east with the ranch operation?

Travis Van Ekelenburg: We should probably have the applicant come up as this is Cody's project and he's out of town.

Bruce Frandsen: Okay, no problem.

Chairwomen Anderson: If you can state your name for the record, please.

Tyler Horan: Yeah, Tyler Horan. So, the main access is probably going to be through the existing access, that's what they're asking for shared use. So, we will come through what's already paved, and then there's an entrance there. We do also have on the west side of the property, it's kind of hard to see on this drawing, but we're not fencing that, and there will be another entrance there. We own another chunk of property that's to the south, but that is kind of between where the UDOT road is going to go, so we don't have another access. I guess there's just two points of access.

Bruce Frandsen: Both through the current industrial?

Tyler Horan: No, the one on the west would go around to 1100 South.

Bruce Frandsen: You have a 3rd access in there now?

Tyler Horan: If you drive through there, we actually had to do the improvements along the road so it's already curb, gutter, sidewalks, and the turnout is there.

Chairwomen Anderson: Thank you.

Tyler Horan: Thank you.

Chairwomen Anderson: If we have no further comment, we are ready for a motion.

Bruce Frandsen moved 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.

Rodney Martin seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion passed



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a 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.

SUMMARY RECOMMENDATION

Planning Commission recommend denial. Staff is recommending approval.

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.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to adopt the ordinance approving 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.

I move to deny 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.

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

SUPPORTING DOCUMENTS

Ordinance - 17.4.406 Setback CTA PO-1 (DOCX)
CTA - 17.4.406 - Professional Office Zone (PDF)

17.4.406 (E) - Code Text Amendment - Staff Report(PDF)
CTA - 17.4.406 - Professional Office Zone - UNAPPROVED MINUTES (PDF)

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

Attachment: Ordinance - 17.4.406 Setback CTA PO-1 (Section 17.4.406 (E) - Code Text Amendment)

UNAPPROVED MINUTES
05.08.2024

Harold Dudley: Because this way they can start fresh.

Harold Dudley seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was Denied

- b. 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.**

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

UNAPPROVED MINUTES

05.08.2024

Rodney Martin: So, I should say that what I have thought up, and would potentially bring to the planning commission and Council in the future, would still meet the proposed.

Harold Dudley: Oh yeah.

Rodney Martin: So, I don't want anyone thinking well, he's got something he wants to push through and so that's why he's voting that way. So, just to make sure that, you know, nothing that I would have thought would have been affected.

Harold Dudley: And I appreciate that. You say that and I apologize for bringing up your

Rodney Martin: No, it's alright.

Harold Dudley: Site, but it was just a good way for us to get a good example. It was not intended for anything other than to give a good example.

Chairwomen Anderson: Okay, Staff?

Travis Van Ekelenburg: Thanks Chair. As you can see, this is similar to what the previous agenda item was. Do you have any questions after taking a look at the similar change?

Rodney Martin: So, it's essentially the same verbiage it's a 'shall'.

Travis Van Ekelenburg: Correct.

Chairwomen Anderson: Part of my concern with this? And again, I'd like more information, and maybe that would answer my concerns, but part of my concern is that it might make it almost impossible to develop on some lots that are small, even if otherwise they would fit better. We're creating a requirement for a huge setback that might make it somewhat less usable. However, I do want to keep a buffer between residential and commercial.

Bruce Frandsen: Right.

Rodney Martin: Right, and we still have that ability.

Chairwomen Anderson: Right.

Rodney Martin: I mean we may require that.

Chairwomen Anderson: So, I want to preserve that but still make something that is flexible.

Rodney Martin: I think we have that flexibility now with a may require deal, and something could be added too, like hey, beyond just height we need more setback. But that could be added later or dealt with in the re-write.

UNAPPROVED MINUTES

05.08.2024

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: We've kind of discussed this we can move to a motion if we have no further discussion.

Harold Dudley: Can you just go back, just real quick.

Travis Van Ekelenburg: Yes, sir.

Harold Dudley: So in this scenario, I'm just making sure I'm right, so this is professional office. A professional office has a requirement of 30 feet from the rear line already, no matter what.

Rodney Martin: Yeah.

Harold Dudley: When abutting a residential zone, the distance for any new structure equivalent to the height of the structure shall be required. So that's kind of what you were saying on our last one, but this is different.

Chairwomen Anderson: Where are you at?

Harold Dudley: I'm on rear yard setback of an interior lot, and now we're talking about a professional office zone, right?

Travis Van Ekelenburg: It is worded just a little bit different.

Harold Dudley: It's worded different, but in the professional office, the main building has to be setback 30 feet, no matter what. Accessory building, Same as required under side yard setback of interior lots. Which is what?

Travis Van Ekelenburg: In the PO-1?

Harold Dudley: Yeah.

Travis Van Ekelenburg: Let's take a look.

Harold Dudley: Well, that's okay. I'm not gonna belabor it. I'm not prepared. I think we need more investigation because it becomes confusing. This one required a 30 foot for the main professional office building, and then saying the building was 40 than it would require to be setback 40.

Rodney Martin: So it's kind of an automatic thing, but I don't like it.

UNAPPROVED MINUTES

05.08.2024

Harold Dudley: Especially the professional office aspect because I think there's some design aspects that could be done that still protects the residential without having to go back to this whole discussion, the world has changed. And setbacks used to be just an automatic thing for planners, right? 30 feet in the front and back, 8 on the sides. And I still like that. I don't want somebody next to me, but I do feel like in an inner city this is important that we can develop some of that out. There are probably places in Highland that you're not going to do that. There are probably some places in American Fork that we're not going to do that. But within our inner city, and that's where a lot of these commercial professional offices are, it's essential there is.

Rodney Martin: I like us still having the authority to make an approval and not having it be so hard to pass.

Travis Van Ekelenburg: Would you like me to go back to the motions?

Chairwomen Anderson: Yeah, I think we can go to the motions. I just want to see the code for the rear here.

Travis Van Ekelenburg: So, the current code states 30 feet from the rear for interior lots, corner lots 10 feet.

Bruce Frandsen: Question, would an equipment storage shed, a tuff shed. Would that qualify as an accessory?

Rodney Martin: That depends on square footage.

Bruce Frandsen: Okay, let's say it's 201 square feet.

Travis Van Ekelenburg: So, it needs a building permit at that point.

Bruce Frandsen: Okay, my thought is, we got an eight-foot fence in the back. They build a six foot tuff shed. Why can't you put that up tight against the fence? Now they have got to offset six feet for the wall, plus two feet for the cable. Now we are going to require a tough shed to be set back 8 feet. Do we want to do that? I don't know. That's a what if, I get it.

Chairwomen Anderson: I have a question about this code. So, number 3 item A: all buildings not less than 30 feet. Even if it's a one-story Dentist office?

Travis Van Ekelenburg: Correct.

Chairwomen Anderson: Item C: When abutting a residential zone, a setback distance is equal to the height. Which one supersedes? The 30 feet?

Travis Van Ekelenburg: So, one talks about abutting a street, the other a residential zone, so they are two different things.

Chairwomen Anderson: So, item 3-A.

UNAPPROVED MINUTES

05.08.2024

Travis Van Ekelenburg: Sorry, I was looking at 2-A.

Chairwomen Anderson: 30 feet from the rear lot line, or equal to the height. Which one would it be?

Travis Van Ekelenburg: So it's gonna be 30 feet for all main buildings regardless of what's around them. But if they're abutting a residential zone, it will be equal to the height of their design.

Rodney Martin: I just think this is confusing enough that we need to send it back like the other one, and then get some better writing.

Chairwomen Anderson: This wording makes sense to me. If it's anywhere, it's 30 feet if it's against residential, then it's equal to the height.

Bruce Frandsen: What if it's only 10 feet? Is it 10 feet or is it 30 feet?

Rodney Martin: This would say it's a minimum 30 No matter what.

Travis Van Ekelenburg: Main buildings will be 30 No matter what. Sometimes you can have four story professional office buildings.

Bruce Frandsen: it doesn't say main buildings, it's accessory buildings too. It's any new structure.

Harold Dudley: If I'm building a dentist office, and my dentist's office is a one story 24 foot building. I come in and I'm designing it. I have an architect. I can see that architect going I only have to have 24 feet. I know you're saying it's 30, I kind of agree with you. But I think it's not written in a way that everybody is clear it's in a way that makes it unclear.

Travis Van Ekelenburg: To me, these are amazing reasons. We bring all this stuff to you guys.

Harold Dudley: Right.

Rodney Martin: Someone is going to read it that way.

Chairwomen Anderson: The second question is, do we want that, or do we want more flexibility like we've been talking about so those are both...

Harold Dudley: Madam Chair, I'm prepared for motion.

Chairwomen Anderson: We can do that.

Public Hearing Opened

No Comments

UNAPPROVED MINUTES
05.08.2024

Public Hearing Closed

Harold Dudley moved 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.

Rodney Martin seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was denied

- 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.**

Travis Van Ekelburg reviewed the background information for Action Item letter d: 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.

Travis Van Ekelburg: So, as you can see on the slide, were trying to have the same requirements for accessory buildings in those particular zones. This will take the place of what is



Planning Commission Staff Report
Meeting Date: May 8, 2024

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.....

Attachment: 17.4.406 (E) - Code Text Amendment - Staff Report (Section 17.4.406 (E) - Code Text Amendment)

UNAPPROVED MINUTES
05.08.2024

Harold Dudley: Because this way they can start fresh.

Harold Dudley seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was Denied

- b. 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.**

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

UNAPPROVED MINUTES

05.08.2024

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Harold Dudley: Oh yeah.

Rodney Martin: So, I don't want anyone thinking well, he's got something he wants to push through and so that's why he's voting that way. So, just to make sure that, you know, nothing that I would have thought would have been affected.

Harold Dudley: And I appreciate that. You say that and I apologize for bringing up your

Rodney Martin: No, it's alright.

Harold Dudley: Site, but it was just a good way for us to get a good example. It was not intended for anything other than to give a good example.

Chairwomen Anderson: Okay, Staff?

Travis Van Ekelenburg: Thanks Chair. As you can see, this is similar to what the previous agenda item was. Do you have any questions after taking a look at the similar change?

Rodney Martin: So, it's essentially the same verbiage it's a 'shall'.

Travis Van Ekelenburg: Correct.

Chairwomen Anderson: Part of my concern with this? And again, I'd like more information, and maybe that would answer my concerns, but part of my concern is that it might make it almost impossible to develop on some lots that are small, even if otherwise they would fit better. We're creating a requirement for a huge setback that might make it somewhat less usable. However, I do want to keep a buffer between residential and commercial.

Bruce Frandsen: Right.

Rodney Martin: Right, and we still have that ability.

Chairwomen Anderson: Right.

Rodney Martin: I mean we may require that.

Chairwomen Anderson: So, I want to preserve that but still make something that is flexible.

Rodney Martin: I think we have that flexibility now with a may require deal, and something could be added too, like hey, beyond just height we need more setback. But that could be added later or dealt with in the re-write.

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Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: We've kind of discussed this we can move to a motion if we have no further discussion.

Harold Dudley: Can you just go back, just real quick.

Travis Van Ekelenburg: Yes, sir.

Harold Dudley: So in this scenario, I'm just making sure I'm right, so this is professional office. A professional office has a requirement of 30 feet from the rear line already, no matter what.

Rodney Martin: Yeah.

Harold Dudley: When abutting a residential zone, the distance for any new structure equivalent to the height of the structure shall be required. So that's kind of what you were saying on our last one, but this is different.

Chairwomen Anderson: Where are you at?

Harold Dudley: I'm on rear yard setback of an interior lot, and now we're talking about a professional office zone, right?

Travis Van Ekelenburg: It is worded just a little bit different.

Harold Dudley: It's worded different, but in the professional office, the main building has to be setback 30 feet, no matter what. Accessory building, Same as required under side yard setback of interior lots. Which is what?

Travis Van Ekelenburg: In the PO-1?

Harold Dudley: Yeah.

Travis Van Ekelenburg: Let's take a look.

Harold Dudley: Well, that's okay. I'm not gonna belabor it. I'm not prepared. I think we need more investigation because it becomes confusing. This one required a 30 foot for the main professional office building, and then saying the building was 40 than it would require to be setback 40.

Rodney Martin: So it's kind of an automatic thing, but I don't like it.

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Harold Dudley: Especially the professional office aspect because I think there's some design aspects that could be done that still protects the residential without having to go back to this whole discussion, the world has changed. And setbacks used to be just an automatic thing for planners, right? 30 feet in the front and back, 8 on the sides. And I still like that. I don't want somebody next to me, but I do feel like in an inner city this is important that we can develop some of that out. There are probably places in Highland that you're not going to do that. There are probably some places in American Fork that we're not going to do that. But within our inner city, and that's where a lot of these commercial professional offices are, it's essential there is.

Rodney Martin: I like us still having the authority to make an approval and not having it be so hard to pass.

Travis Van Ekelenburg: Would you like me to go back to the motions?

Chairwomen Anderson: Yeah, I think we can go to the motions. I just want to see the code for the rear here.

Travis Van Ekelenburg: So, the current code states 30 feet from the rear for interior lots, corner lots 10 feet.

Bruce Frandsen: Question, would an equipment storage shed, a tuff shed. Would that qualify as an accessory?

Rodney Martin: That depends on square footage.

Bruce Frandsen: Okay, let's say it's 201 square feet.

Travis Van Ekelenburg: So, it needs a building permit at that point.

Bruce Frandsen: Okay, my thought is, we got an eight-foot fence in the back. They build a six foot tuff shed. Why can't you put that up tight against the fence? Now they have got to offset six feet for the wall, plus two feet for the cable. Now we are going to require a tough shed to be set back 8 feet. Do we want to do that? I don't know. That's a what if, I get it.

Chairwomen Anderson: I have a question about this code. So, number 3 item A: all buildings not less than 30 feet. Even if it's a one-story Dentist office?

Travis Van Ekelenburg: Correct.

Chairwomen Anderson: Item C: When abutting a residential zone, a setback distance is equal to the height. Which one supersedes? The 30 feet?

Travis Van Ekelenburg: So, one talks about abutting a street, the other a residential zone, so they are two different things.

Chairwomen Anderson: So, item 3-A.

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Travis Van Ekelenburg: Sorry, I was looking at 2-A.

Chairwomen Anderson: 30 feet from the rear lot line, or equal to the height. Which one would it be?

Travis Van Ekelenburg: So it's gonna be 30 feet for all main buildings regardless of what's around them. But if they're abutting a residential zone, it will be equal to the height of their design.

Rodney Martin: I just think this is confusing enough that we need to send it back like the other one, and then get some better writing.

Chairwomen Anderson: This wording makes sense to me. If it's anywhere, it's 30 feet if it's against residential, then it's equal to the height.

Bruce Frandsen: What if it's only 10 feet? Is it 10 feet or is it 30 feet?

Rodney Martin: This would say it's a minimum 30 No matter what.

Travis Van Ekelenburg: Main buildings will be 30 No matter what. Sometimes you can have four story professional office buildings.

Bruce Frandsen: it doesn't say main buildings, it's accessory buildings too. It's any new structure.

Harold Dudley: If I'm building a dentist office, and my dentist's office is a one story 24 foot building. I come in and I'm designing it. I have an architect. I can see that architect going I only have to have 24 feet. I know you're saying it's 30, I kind of agree with you. But I think it's not written in a way that everybody is clear it's in a way that makes it unclear.

Travis Van Ekelenburg: To me, these are amazing reasons. We bring all this stuff to you guys.

Harold Dudley: Right.

Rodney Martin: Someone is going to read it that way.

Chairwomen Anderson: The second question is, do we want that, or do we want more flexibility like we've been talking about so those are both...

Harold Dudley: Madam Chair, I'm prepared for motion.

Chairwomen Anderson: We can do that.

Public Hearing Opened

No Comments

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Public Hearing Closed

Harold Dudley moved 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.

Rodney Martin seconded the motion.

Voting was as follows:

| | |
|----------------------------|------------|
| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was denied

- 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.**

Travis Van Ekelburg reviewed the background information for Action Item letter d: 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.

Travis Van Ekelburg: So, as you can see on the slide, were trying to have the same requirements for accessory buildings in those particular zones. This will take the place of what is



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a 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.

SUMMARY RECOMMENDATION

Planning Commission recommended denial. Staff is recommending approval.

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.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to adopt the ordinance approving 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.

I move to deny 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.

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

SUPPORTING DOCUMENTS

Ordinance - 17.4.403D CTA - Setbacks (DOCX)
17.4.403 (D) - Code Text Amendment - Staff Report (PDF)

CTA - 17.4.403 - CC-2 Central Commercial zone (PDF)

CTA - 17.4.403 - CC-2 Central Commercial zone - UNAPPROVED MINUTES (PDF)

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

Attachment: Ordinance - 17.4.403D CTA - Setbacks (Section 17.4.403 (D) - Code Text Amendment)



Planning Commission Staff Report
Meeting Date: May 8, 2024

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.....

Attachment: 17.4.403 (D) - Code Text Amendment - Staff Report (Section 17.4.403 (D) - Code Text Amendment)

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- a. **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.**

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

Travis Van Ekelenburg: We're trying to get a little more protection for residential areas in regard to commercial development and development that impacts them directly. So we're making a code change to match the height of the building with the setbacks. For example, a 30-foot-tall building will have a 30-foot setback. So, we're trying to move the buildings and things closer to the inner portions of the property and to keep it away from residential properties.

Rodney Martin: Yeah, you don't want sun blocking buildings right next to somebody's house.

Travis Van Ekelenburg: Right. Which you know, historically, we have zoning. To keep people from building a seven-story skyscraper next to a bungalow.

Harold Dudley: Can you go back a slide real quick?

Travis Van Ekelenburg: Sure.

Harold Dudley: So, the way the ordinance currently reads is when abutting a residential zone, the land use authority... And this is where I get confused. Is that us or a staff level?

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Travis Van Ekelenburg: That would be staff level. For example, if we get a site plan in for a commercial development, we're going to be looking at the height of the building to make sure their setbacks are correct for the site plan before it comes to you.

Harold Dudley: When abutting a residential zone, the land use authority may require..

Rodney Martin: Up to 30 feet. So we're just taking away the 'may' and then putting it equivalent to the height of the structure shall be required. So instead of 'may', it will be 'Shall'.

Travis Van Ekelenburg: Yeah, the key word is 'Shall'.

Bruce Frandsen: And we're taking out the land use authority.

Chairwomen Anderson: And before it was just 30 feet, but now, if the building is taller, than the setback matches the height.

Travis Van Ekelenburg: That's correct.

Rodney Martin: And it says we may require up to 30 feet.

Harold Dudley: So, per the ordinance, someone developing commercial development right next to a residential, or just an R4-750 residential zone?

Rodney Martin: Any residential zone.

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Harold Dudley: Any residential Zones?

Travis Van Ekelburg: We will get to more of that on the next item. We're just looking at this one right now for the R4-7500.

Harold Dudley: So, the land use authority could allow for a setback less, under the current ordinance, there could be a setback less than 30.

Rodney Martin: Yeah.

Travis Van Ekelburg: Correct.

Rodney Martin: So, this is just cementing it. If it's 30 feet tall, it's 30 feet back. If it's 20 feet tall, it's 20 feet back. So that just matches the height of the building to the setback.

Chairwomen Anderson: So is this in effect, limiting height?

Travis Van Ekelburg: No. They can still make the building as high as the property will allow.

Chairwomen Anderson: Right, but for infill, when they have a limited amount of space, it limits the height.

Travis Van Ekelburg: Are you speaking in commercial development?

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Chairwomen Anderson: I'm just trying to see what the effect is on developers. I see this as protecting residents. I'm just trying to see both sides of it to make sure I understand what the effects are.

Bruce Frandsen: You're thinking if they had three- or four-story building, and have the 40 foot setback, you wonder what that might do to the parcel.

Rodney Martin: Well, they would have to get creative then. When you're looking at infill, where they can only do 2 story's on the back part of our building, because that's abutting residential and then we're going to go up after that so that we're far enough away. The developers will have to conform to it. I like protecting residential zones, I like doing that. So this seems to make sense that the roof is here, take a 45-degree angle, and that's where it hits a property line.

Harold Dudley: So, the back of your commercial development, is it residential, or is it...

Rodney Martin: It is residential. Yeah, there's plenty of space back there.

Travis Van Ekelburg: So, keep in mind, Planning Commission, developers will still be able to develop. It is not taking any property rights away.

Rodney Martin: It's just a matter of...

Bruce Frandsen: What they can do.

Rodney Martin: Protecting the residential impact.

Harold Dudley: So, a ten-foot-tall building would only have a ten-foot setback.

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Rodney Martin: Well, the minimum setback would still need to be adhered to. So, if there's a minimum of 20, there's a minimum of 20.

Bruce Frandsen: I got two setback requirements. One, what the minimum says, two what's the height of their building.

Rodney Martin: Right.

Bruce Frandsen: And it would setback, whichever is larger.

Rodney Martin: Right.

Harold Dudley: But there is no minimum material rear setback required. So again, if it's a side lot... I'm looking at your house. I love your property. I'm looking at your property, it's a rear lot in a commercial..

Rodney Martin: Zone.

Harold Dudley: Zone. And you decided to expand your business and you wanted to go back and you were gonna put up a 30 foot building. You need 30 feet then from that back wall.

Rodney Martin: Right. Which I think helps the residents behind.

Chairwomen Anderson: But help me understand...

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Harold Dudley: If for some reason you have smaller lot, and your a commercial build, and you have a smaller lot, and that is still zoned residential behind you. I don't know. I'll be honest, I'm struggling. I like the flexibility that the current ordinance allows the Planning Commission to make some discretion. I like current ordinance as it stands, I'm just being honest.

Rodney Martin: Well, if you look at our neighbors, Kirkham Upholstery, they have a brand-new building. It's at least two stories high, and it's five feet from the rear of the property.

Chairwomen Anderson: And wouldn't that be allowed with this? There will be no minimum interior side or rear.

Harold Dudley: No, it would not. If you are abutting a residential zone, you would have to be the height of that building.

Bruce Frandsen: Whether that abutment is on the rear or the side.

Rodney Martin: Okay, so this would still allow for example, Kirkhams, to build on the back of their lot.

Chairwomen Anderson: Staff, could you clarify this for me?

Rodney Martin: It say's when abutting a street.

Travis Van Ekelenburg: What's the question specifically?

Chairwomen Anderson: So, it seems like the front setback needs to match the height, but the rear and side setback doesn't have a minimum? Is that correct?

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Travis Van Ekelenburg: So item B is talking about setbacks in general. So front, side, and rear. Front is obviously going to be on the street.

Harold Dudley: Well, it's not going to be abutting a residential zone.

Travis Van Ekelenburg: So, the side, if it's abutting a residential zone, and it's a 30-foot-tall building, it's got to have a 30-foot setback from that residential zone.

Rodney Martin: No, this looks like it's from the street. The way this reads it looks like it's from the street because C: says interior side and rear, there is really no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an anterior side or rear property line. So, if there's a power company's easement, then they have to meet that easement, because there's a lot of power companies' stuff that goes between properties, or cable or whatever. And so as long as you're meeting the easement at the rear of the property, so if you look at Kirkhams for example, they're five feet away from the fence and they meet the easement.

Harold Dudley: I'm not going to argue with you Rod, but I think we may need to table this, because I believe Kirkhams would not meet the new ordinance.

Rodney Martin: I mean it looks to me that the proposal is talking about the front.

Harold Dudley: No, the front is A: When abutting a street, and then when abutting a residential zone. It says nothing about front yard if it's abutting a residential zone, either in the front or the rear, or the side.

Rodney Martin: Well, that's what I see is there, so the only option left is front.

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Chairwomen Anderson: So do we just need to add an item B: Do we just need to add when abutting a residential zone, all setbacks...

Bruce Frandsen: On any side, or something.

Chairwomen Anderson: Needs to be equivalent to the height? Is that the intent Travis?

Travis Van Ekelenburg: You could do that. That is the intent. I mean, if you want to change the wording a smidgin to make it sound better for your motion, then, Yeah.

Rodney Martin: Yeah, let's table it and have them re-write it.

Chairwomen Anderson: Well, we can change the wording and move it on, can't we?

Travis Van Ekelenburg: Yeah.

Harold Dudley: I'm not going to, well, I guess if we... No, I'm not going to vote in favor. I don't think, there is nobody sitting in front of us waiting, and we're confused, I think.

Rodney Martin: So, table or deny?

Chairwomen Anderson: So, what would you be in favor of?

Harold Dudley: I'm in favor of it standing the way it is. That when abutting a residential zone, the land use authority may require setback. So, then we can require appropriate setbacks. There's

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so much of this. Since I have sat on this, there's so many commercial developments that have been next to a residential zone and yet that residential zone, those people have been here, they've not gotten a single corner. John Heiner developed something up here on the corner by the glass place. Further from Jones point on the corner there. And there was a commercial development and there were some issues there. And we allowed a setback, much less than a typical interior setback because there was a six-foot wall, and the adjacent landowner in the home didn't oppose. And by this, if I'm reading this correctly, what Kirkhams just did, this would not allow.

Rodney Martin: Not at all. So, if they mean street frontage only, then it needs to say so.

Harold Dudley: Along Main Street, if you have a residential lot right next, I know that's what got you on this commission. Isn't that what got Christine on this commission? We're glad you're here, right? But there are some places on State, but particularly on Main Street as we continue to try and get more commercial development in, that are adjacent to residential zones. That I think with some planning, it's appropriate to have less of a setback than the height would go.

Chairwomen Anderson: On Main Street. I agree. This, I think protects, you know, so we have our higher things on Main Street and then as we go toward residential, we're a little more protective of that space and that height. So, I like the concept of if you're right next to residential you have these rules, but I just don't understand...

Rodney Martin: Rear and front or just front and so we need to clarify that.

Travis Van Ekelburg: I think the way I'm looking at the code, you have Section A which is abutting a street, same as the R-4 7500. When abutting a residential zone, that's where the height of it comes into play. And then you have interior, side, rear, which no minimum setback required except for proposed structure is outside of easements, etc. And so the main part of it is when abutting a residential zone. That is what's being addressed. So you have A:, which is taken care of for abutting a street, and then you have C: for interior and side, which doesn't deal with residential. B: does deal with the residential component when it's next to the commercial zone.

Bruce Frandsen: So does C: over rule B: when the side is residential?

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Travis Van Ekelenburg: So if the side is residential, B: prevails.

Bruce Frandsen: Well, I can see how it could be interpreted in both ways.

Rodney Martin: My Oregon Public School education is kicking in here. So go to the top part one, Text Ordinance D: Location requirements. 1. Front setbacks shall be no less than 30 feet. 2. Side and rear setbacks... So right there. 2. is dealing with side and rear setbacks. And then A, B and C are within that same side and rear. So, if we change this, then projects like Kirkhams, or like potentially the project that I'm looking at, and may or may not have designs for, would not meet these requirements. So, this is doing the side and rear.

Chairwomen Anderson: What does part C: mean then?

Travis Van Ekelenburg: It deals with interior lots. You have corner lots and interior lots, it mentions interior side and rear specifically.

Harold Dudley: If you're adjacent to another commercial zone.

Travis Van Ekelenburg: Correct.

Harold Dudley: So, if you're adjacent to another commercial zone, there's no setback. I get the concept and I somewhat agree with it. But I feel like the current ordinance addresses it, that we as the land use authority can adjust those setbacks as needed. So when it's an appropriate basis to be 30 feet, it can be. If it's appropriate, and I think along Main Street and other these places, I think it's appropriate to be less than the height of the building, because the adjacent residential zone is typically a multifamily zone and it's use to that development. I don't want to hamstring. Just like we've sat here 100 times, and see it's a good development, but we can't, because the height of the buildings 25 feet, and they want the setback 25 in order to build this nice new commercial building along Main Street. We can't because the setbacks too much. And if we had

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the ability to say, put in a 6-foot-high wall, plant some trees, some landscaping, then you could have less of a setback in your 25 feet building. We could do that as a planning commission.

Bruce Frandsen: Along Main Street, you have lots that are only 16-17 foot wide.

Harold Dudley: And they do but I mean, and they are abutting residential.

Bruce Frandsen: You put a 12-foot single story with a roof on it, you're at 14 feet, and now that's 28 Total feet setback.

Chairwomen Anderson: I think where we would come into a big problem is an inner city building or Main Street building next to an apartment complex. And then we're having to space up that commercial because it's next to an apartment complex, which is just as high.

Harold Dudley: Yeah, it's just as high or higher.

Chairwomen Anderson: Would that still be residential? If it's an apartment complex on Main Street?

Travis Van Ekelburg: The other side of the CC-2 zone?

Chairwomen Anderson: We have mixed use in our in our main downtown area. I guess it's not a residential zone. It's still the CC-1.

Rodney Martin: Yeah. And now we're getting to zoning.

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Travis Van Ekelburg: Well, if you look down Main Street, you have a lot of CC-1, CC-2. And then on the outside of it, you do get you know, some R-4 zoning, ect. I don't know, the CC-2 is not that big of a zone, there is not as many properties with it, in comparison to other commercial zonings. So I don't know if there's anything I can add to help you guys in regard to this.

Rodney Martin: I'm ready for a motion. I think what Harold said is spot on. And as a resident Commission, we need to be able to have the ability to look at things case by case and say hey, does this fit our city? Does this help us? Does this you know, does this fit you know what we want our city to look like? And I'm all for continuing as is and not making this change.

Chairwomen Anderson: So, I have a question that might help me understand this better. If a development comes in on the edge of our CC-2 zone, that is abutting residential or adjacent to residential. And it's, you know, seven stories. And they don't have the space to have that big of a setback. With our current code, do we have the power to say you need this much setback if you have that much height? Or is it better to have it in the code?

Travis Van Ekelburg: It's better to have it in the code.

Chairwomen Anderson: Do we have the power to say that if it's not in the code?

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Rodney Martin: Right.

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No Comments

Public Hearing Closed

Rodney Martin moved 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.

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Harold Dudley: Because this way they can start fresh.

Harold Dudley seconded the motion.

Voting was as follows:

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| Chairwomen Anderson | AYE |
| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was Denied

- b. 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.**

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Travis Van Ekelenburg: We're trying to get a little more protection for residential areas in regard to commercial development and development that impacts them directly. So we're making a code change to match the height of the building with the setbacks. For example, a 30-foot-tall building will have a 30-foot setback. So, we're trying to move the buildings and things closer to the inner portions of the property and to keep it away from residential properties.

Rodney Martin: Yeah, you don't want sun blocking buildings right next to somebody's house.

Travis Van Ekelenburg: Right. Which you know, historically, we have zoning. To keep people from building a seven-story skyscraper next to a bungalow.

Harold Dudley: Can you go back a slide real quick?

Travis Van Ekelenburg: Sure.

Harold Dudley: So, the way the ordinance currently reads is when abutting a residential zone, the land use authority... And this is where I get confused. Is that us or a staff level?

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Travis Van Ekelenburg: That would be staff level. For example, if we get a site plan in for a commercial development, we're going to be looking at the height of the building to make sure their setbacks are correct for the site plan before it comes to you.

Harold Dudley: When abutting a residential zone, the land use authority may require..

Rodney Martin: Up to 30 feet. So we're just taking away the 'may' and then putting it equivalent to the height of the structure shall be required. So instead of 'may', it will be 'Shall'.

Travis Van Ekelenburg: Yeah, the key word is 'Shall'.

Bruce Frandsen: And we're taking out the land use authority.

Chairwomen Anderson: And before it was just 30 feet, but now, if the building is taller, than the setback matches the height.

Travis Van Ekelenburg: That's correct.

Rodney Martin: And it says we may require up to 30 feet.

Harold Dudley: So, per the ordinance, someone developing commercial development right next to a residential, or just an R4-750 residential zone?

Rodney Martin: Any residential zone.

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Harold Dudley: Any residential Zones?

Travis Van Ekelenburg: We will get to more of that on the next item. We're just looking at this one right now for the R4-7500.

Harold Dudley: So, the land use authority could allow for a setback less, under the current ordinance, there could be a setback less than 30.

Rodney Martin: Yeah.

Travis Van Ekelenburg: Correct.

Rodney Martin: So, this is just cementing it. If it's 30 feet tall, it's 30 feet back. If it's 20 feet tall, it's 20 feet back. So that just matches the height of the building to the setback.

Chairwomen Anderson: So is this in effect, limiting height?

Travis Van Ekelenburg: No. They can still make the building as high as the property will allow.

Chairwomen Anderson: Right, but for infill, when they have a limited amount of space, it limits the height.

Travis Van Ekelenburg: Are you speaking in commercial development?

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Chairwomen Anderson: I'm just trying to see what the effect is on developers. I see this as protecting residents. I'm just trying to see both sides of it to make sure I understand what the effects are.

Bruce Frandsen: You're thinking if they had three- or four-story building, and have the 40 foot setback, you wonder what that might do to the parcel.

Rodney Martin: Well, they would have to get creative then. When you're looking at infill, where they can only do 2 story's on the back part of our building, because that's abutting residential and then we're going to go up after that so that we're far enough away. The developers will have to conform to it. I like protecting residential zones, I like doing that. So this seems to make sense that the roof is here, take a 45-degree angle, and that's where it hits a property line.

Harold Dudley: So, the back of your commercial development, is it residential, or is it...

Rodney Martin: It is residential. Yeah, there's plenty of space back there.

Travis Van Ekelburg: So, keep in mind, Planning Commission, developers will still be able to develop. It is not taking any property rights away.

Rodney Martin: It's just a matter of...

Bruce Frandsen: What they can do.

Rodney Martin: Protecting the residential impact.

Harold Dudley: So, a ten-foot-tall building would only have a ten-foot setback.

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Rodney Martin: Well, the minimum setback would still need to be adhered to. So, if there's a minimum of 20, there's a minimum of 20.

Bruce Frandsen: I got two setback requirements. One, what the minimum says, two what's the height of their building.

Rodney Martin: Right.

Bruce Frandsen: And it would setback, whichever is larger.

Rodney Martin: Right.

Harold Dudley: But there is no minimum material rear setback required. So again, if it's a side lot... I'm looking at your house. I love your property. I'm looking at your property, it's a rear lot in a commercial..

Rodney Martin: Zone.

Harold Dudley: Zone. And you decided to expand your business and you wanted to go back and you were gonna put up a 30 foot building. You need 30 feet then from that back wall.

Rodney Martin: Right. Which I think helps the residents behind.

Chairwomen Anderson: But help me understand...

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Harold Dudley: If for some reason you have smaller lot, and your a commercial build, and you have a smaller lot, and that is still zoned residential behind you. I don't know. I'll be honest, I'm struggling. I like the flexibility that the current ordinance allows the Planning Commission to make some discretion. I like current ordinance as it stands, I'm just being honest.

Rodney Martin: Well, if you look at our neighbors, Kirkham Upholstery, they have a brand-new building. It's at least two stories high, and it's five feet from the rear of the property.

Chairwomen Anderson: And wouldn't that be allowed with this? There will be no minimum interior side or rear.

Harold Dudley: No, it would not. If you are abutting a residential zone, you would have to be the height of that building.

Bruce Frandsen: Whether that abutment is on the rear or the side.

Rodney Martin: Okay, so this would still allow for example, Kirkhams, to build on the back of their lot.

Chairwomen Anderson: Staff, could you clarify this for me?

Rodney Martin: It say's when abutting a street.

Travis Van Ekelburg: What's the question specifically?

Chairwomen Anderson: So, it seems like the front setback needs to match the height, but the rear and side setback doesn't have a minimum? Is that correct?

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Travis Van Ekelenburg: So item B is talking about setbacks in general. So front, side, and rear. Front is obviously going to be on the street.

Harold Dudley: Well, it's not going to be abutting a residential zone.

Travis Van Ekelenburg: So, the side, if it's abutting a residential zone, and it's a 30-foot-tall building, it's got to have a 30-foot setback from that residential zone.

Rodney Martin: No, this looks like it's from the street. The way this reads it looks like it's from the street because C: says interior side and rear, there is really no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an anterior side or rear property line. So, if there's a power company's easement, then they have to meet that easement, because there's a lot of power companies' stuff that goes between properties, or cable or whatever. And so as long as you're meeting the easement at the rear of the property, so if you look at Kirkhams for example, they're five feet away from the fence and they meet the easement.

Harold Dudley: I'm not going to argue with you Rod, but I think we may need to table this, because I believe Kirkhams would not meet the new ordinance.

Rodney Martin: I mean it looks to me that the proposal is talking about the front.

Harold Dudley: No, the front is A: When abutting a street, and then when abutting a residential zone. It says nothing about front yard if it's abutting a residential zone, either in the front or the rear, or the side.

Rodney Martin: Well, that's what I see is there, so the only option left is front.

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Chairwomen Anderson: So do we just need to add an item B: Do we just need to add when abutting a residential zone, all setbacks...

Bruce Frandsen: On any side, or something.

Chairwomen Anderson: Needs to be equivalent to the height? Is that the intent Travis?

Travis Van Ekelenburg: You could do that. That is the intent. I mean, if you want to change the wording a smidgin to make it sound better for your motion, then, Yeah.

Rodney Martin: Yeah, let's table it and have them re-write it.

Chairwomen Anderson: Well, we can change the wording and move it on, can't we?

Travis Van Ekelenburg: Yeah.

Harold Dudley: I'm not going to, well, I guess if we... No, I'm not going to vote in favor. I don't think, there is nobody sitting in front of us waiting, and we're confused, I think.

Rodney Martin: So, table or deny?

Chairwomen Anderson: So, what would you be in favor of?

Harold Dudley: I'm in favor of it standing the way it is. That when abutting a residential zone, the land use authority may require setback. So, then we can require appropriate setbacks. There's

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so much of this. Since I have sat on this, there's so many commercial developments that have been next to a residential zone and yet that residential zone, those people have been here, they've not gotten a single corner. John Heiner developed something up here on the corner by the glass place. Further from Jones point on the corner there. And there was a commercial development and there were some issues there. And we allowed a setback, much less than a typical interior setback because there was a six-foot wall, and the adjacent landowner in the home didn't oppose. And by this, if I'm reading this correctly, what Kirkhams just did, this would not allow.

Rodney Martin: Not at all. So, if they mean street frontage only, then it needs to say so.

Harold Dudley: Along Main Street, if you have a residential lot right next, I know that's what got you on this commission. Isn't that what got Christine on this commission? We're glad you're here, right? But there are some places on State, but particularly on Main Street as we continue to try and get more commercial development in, that are adjacent to residential zones. That I think with some planning, it's appropriate to have less of a setback than the height would go.

Chairwomen Anderson: On Main Street. I agree. This, I think protects, you know, so we have our higher things on Main Street and then as we go toward residential, we're a little more protective of that space and that height. So, I like the concept of if you're right next to residential you have these rules, but I just don't understand...

Rodney Martin: Rear and front or just front and so we need to clarify that.

Travis Van Ekelburg: I think the way I'm looking at the code, you have Section A which is abutting a street, same as the R-4 7500. When abutting a residential zone, that's where the height of it comes into play. And then you have interior, side, rear, which no minimum setback required except for proposed structure is outside of easements, etc. And so the main part of it is when abutting a residential zone. That is what's being addressed. So you have A:, which is taken care of for abutting a street, and then you have C: for interior and side, which doesn't deal with residential. B: does deal with the residential component when it's next to the commercial zone.

Bruce Frandsen: So does C: over rule B: when the side is residential?

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Travis Van Ekelenburg: So if the side is residential, B: prevails.

Bruce Frandsen: Well, I can see how it could be interpreted in both ways.

Rodney Martin: My Oregon Public School education is kicking in here. So go to the top part one, Text Ordinance D: Location requirements. 1. Front setbacks shall be no less than 30 feet. 2. Side and rear setbacks... So right there. 2. is dealing with side and rear setbacks. And then A, B and C are within that same side and rear. So, if we change this, then projects like Kirkhams, or like potentially the project that I'm looking at, and may or may not have designs for, would not meet these requirements. So, this is doing the side and rear.

Chairwomen Anderson: What does part C: mean then?

Travis Van Ekelenburg: It deals with interior lots. You have corner lots and interior lots, it mentions interior side and rear specifically.

Harold Dudley: If you're adjacent to another commercial zone.

Travis Van Ekelenburg: Correct.

Harold Dudley: So, if you're adjacent to another commercial zone, there's no setback. I get the concept and I somewhat agree with it. But I feel like the current ordinance addresses it, that we as the land use authority can adjust those setbacks as needed. So when it's an appropriate basis to be 30 feet, it can be. If it's appropriate, and I think along Main Street and other these places, I think it's appropriate to be less than the height of the building, because the adjacent residential zone is typically a multifamily zone and it's use to that development. I don't want to hamstring. Just like we've sat here 100 times, and see it's a good development, but we can't, because the height of the buildings 25 feet, and they want the setback 25 in order to build this nice new commercial building along Main Street. We can't because the setbacks too much. And if we had

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the ability to say, put in a 6-foot-high wall, plant some trees, some landscaping, then you could have less of a setback in your 25 feet building. We could do that as a planning commission.

Bruce Frandsen: Along Main Street, you have lots that are only 16-17 foot wide.

Harold Dudley: And they do but I mean, and they are abutting residential.

Bruce Frandsen: You put a 12-foot single story with a roof on it, you're at 14 feet, and now that's 28 Total feet setback.

Chairwomen Anderson: I think where we would come into a big problem is an inner city building or Main Street building next to an apartment complex. And then we're having to space up that commercial because it's next to an apartment complex, which is just as high.

Harold Dudley: Yeah, it's just as high or higher.

Chairwomen Anderson: Would that still be residential? If it's an apartment complex on Main Street?

Travis Van Ekelburg: The other side of the CC-2 zone?

Chairwomen Anderson: We have mixed use in our in our main downtown area. I guess it's not a residential zone. It's still the CC-1.

Rodney Martin: Yeah. And now we're getting to zoning.

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Travis Van Ekelburg: Well, if you look down Main Street, you have a lot of CC-1, CC-2. And then on the outside of it, you do get you know, some R-4 zoning, ect. I don't know, the CC-2 is not that big of a zone, there is not as many properties with it, in comparison to other commercial zonings. So I don't know if there's anything I can add to help you guys in regard to this.

Rodney Martin: I'm ready for a motion. I think what Harold said is spot on. And as a resident Commission, we need to be able to have the ability to look at things case by case and say hey, does this fit our city? Does this help us? Does this you know, does this fit you know what we want our city to look like? And I'm all for continuing as is and not making this change.

Chairwomen Anderson: So, I have a question that might help me understand this better. If a development comes in on the edge of our CC-2 zone, that is abutting residential or adjacent to residential. And it's, you know, seven stories. And they don't have the space to have that big of a setback. With our current code, do we have the power to say you need this much setback if you have that much height? Or is it better to have it in the code?

Travis Van Ekelburg: It's better to have it in the code.

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No Comments

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| Harold Dudley | AYE |
| Rodney Martin | AYE |
| Bruce Frandsen | AYE |

The motion was Denied

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**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on approval of a resolution adopting fireworks restrictions for American Fork City.

SUMMARY RECOMMENDATION

Staff would recommend approval of the resolution.

BACKGROUND

In previous years, the City has approved resolutions adopting fireworks restrictions. The Fire Chief is proposing that the city adopt fireworks restrictions once again. The Fire Department wants the residents of American Fork to have a fun *and* safe holiday. The resolution lists parks where fireworks will be allowed to be discharged. The resolution includes statements that the city will follow state law with regards to the dates and times fireworks can be discharged as well as what fireworks can be discharged.

This resolution also gives the Fire Chief, Fire Marshall, or designee the right to restrict fireworks in any high-risk geographical areas within the city limits that has a potential safety concern.

Included with the packet is information provided by the State Fire Marshall, which includes the latest legislative changes on fireworks discharge. The times of discharge has been extended on some holidays until midnight (on July 4th and July 24th). On New Year's Eve and Chinese New Year's Eve, fireworks are allowed between 11 a.m. to 1:00 a.m. the following day.

BUDGET IMPACT

NA

SUGGESTED MOTION

I move to approve the resolution adopting fireworks restrictions in American Fork City.

SUPPORTING DOCUMENTS

05.28.24 - Fireworks Restriction resolution (DOCX)

Fireworks Map (PDF)

RESOLUTION NO. 2024-__ - __

A RESOLUTION OF THE AMERICAN FORK CITY COUNCIL ADOPTING FIREWORKS RESTRICTIONS.

WHEREAS, American Fork City wishes to protect vulnerable areas from the risk of fire; and

WHEREAS, American Fork City wishes to support the Fire Department’s efforts to limit the risk of fire;

NOW THEREFORE BE IT RESOLVED BY THE AMERICAN FORK CITY COUNCIL as follows:

Section 1.

A. Discharge of fireworks shall be consistent with the map attached hereto as Exhibit A and further described herein:

- i. Ground fireworks will be allowed in all parks and public right-of-way.
- ii. Aerial Fireworks less than 150’ will be allowed to be discharged at the following parks:

| Park | Approximate address |
|----------------|----------------------|
| Evergreen Park | 200 North 700 East |
| Val Vista Park | 1300 North 1100 East |
| Art Dye Park | 550 East 1000 North |
| Hindley Park | 400 North 560 West |
| Greenwood Park | 200 East 500 South |
| Legacy Park | 70 West 1340 North |
- iii. Any fireworks that discharge vertically 150’ or more or requires special permitting (more than 1.4G classification) or handling shall follow the city prescribed application and permitting process for Special Events.

B. Only fireworks legally sold in the State of Utah are permitted to be discharged within the City and only during the dates and times allowed by State law.

C. Fireworks are prohibited within twenty-five (25) feet from any building, 200 feet from any open field, unimproved lot with dry vegetation, or any vacant building with dry vegetation on the lot, or within 200 feet of any other agricultural product(s).

Attachment: 05.28.24 - Fireworks Restriction resolution (Fireworks Restrictions - 2024)

D. The Fire Chief, Fire Marshal or designee reserve the right to restrict fireworks or recreational burns in any high-risk geographical area inside the city of American Fork that may be at risk or has a potential safety concern.

Section 2.

This resolution shall take effect immediately upon its approval and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 28TH DAY OF MAY 2024.

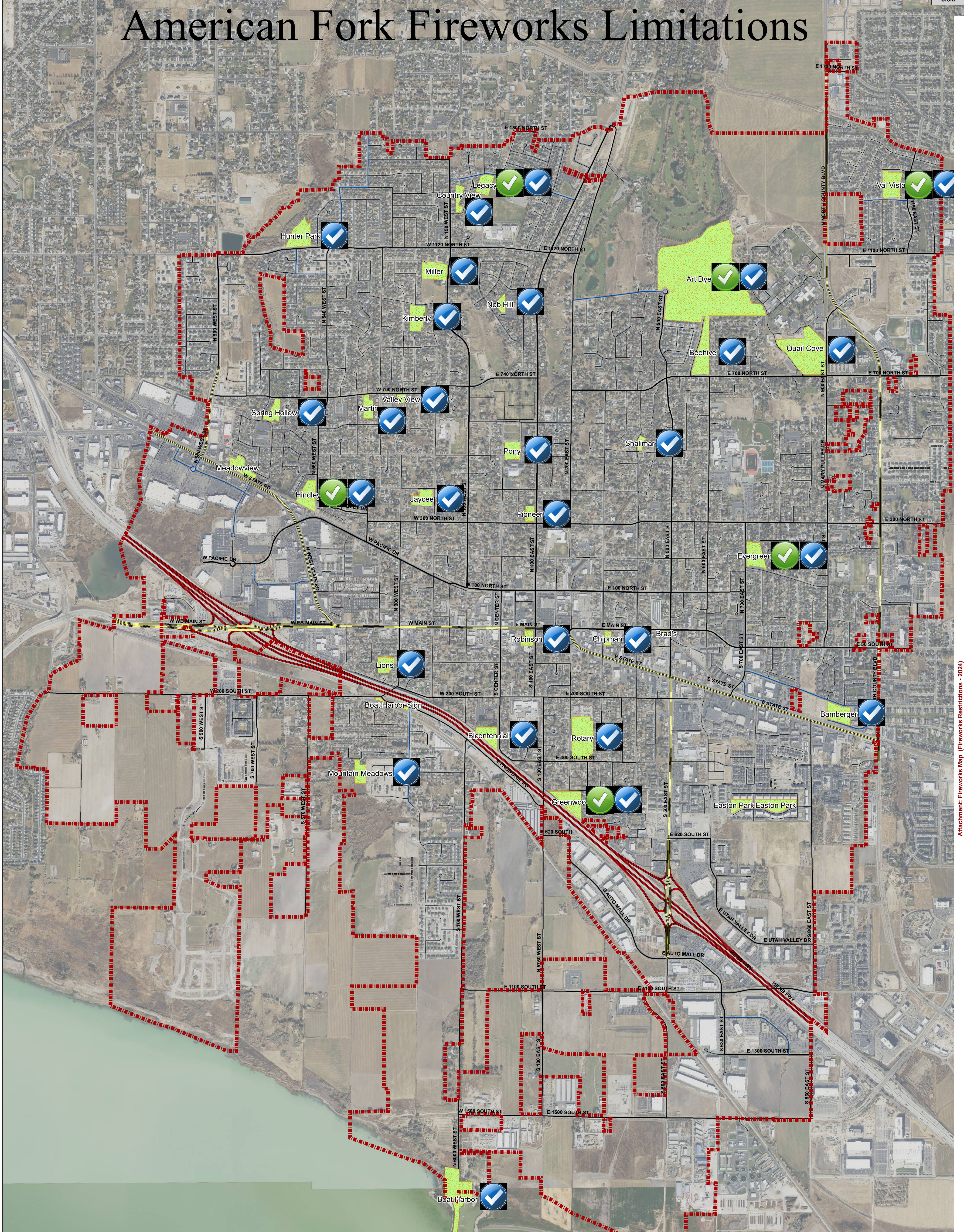
ATTEST:

Bradley J. Frost, Mayor

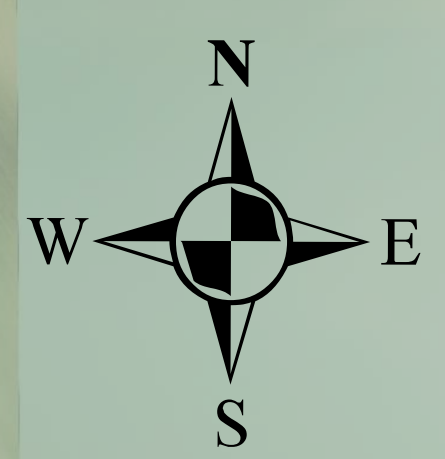
Terilyn Lurker, City Recorder

Attachment: 05.28.24 - Fireworks Restriction resolution (Fireworks Restrictions - 2024)

American Fork Fireworks Limitations



| Location | Address | Ground Fireworks | Aerials less than 150 ft. | Aerials over 150 ft. |
|------------------|---------------|------------------|---------------------------|----------------------|
| City Streets | - | ✓ | ✓ | Permit Required |
| Art Dye | 1000 N 550 E | ✓ | ✓ | |
| Greenwood | 200 E 500 S | ✓ | ✓ | |
| Val Vista | 1100 E 1350 N | ✓ | ✓ | |
| Legacy | 50 W 1340 N | ✓ | ✓ | |
| Hindley | 300 N 560 W | ✓ | ✓ | |
| Evergreen | 700 E 150 N | ✓ | ✓ | |
| All other parks | - | ✓ | ⊘ | |
| Private Property | - | With Permission | With Permission | |





**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution adopting revisions to the American Fork City Procurement Policy.

SUMMARY RECOMMENDATION

Staff recommends approval of the revised Procurement Policy

BACKGROUND

American Fork City adopted resolution 2021-08-30R approving a purchasing policy in August 2021. The proposed policy updates and revises the current purchasing policy to include comprehensive requirements that comply with State Code and Federal Granting requirements, defines and clarifies requirements for master services agreements, requests for qualifications, and construction retainage.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt a resolution revising the American Fork City Procurement Policy.

SUPPORTING DOCUMENTS

Resolution American Fork Purchasing Policy 2024 (DOCX)
American Fork Purchasing Policy (DOCX)

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND UPDATING THE AMERICAN FORK CITY PROCUREMENT POLICY

WHEREAS, American Fork City is authorized and required by Utah Code §10-6-122 to adopt policies and procedures regarding purchases, procurements, and solicitations; and

WHEREAS, Section 3.04.020 of the American Fork City Code provides that the City Council has authority to appoint duly authorized persons to make purchases and incur indebtedness on behalf of the City; and

WHEREAS, the City Council of the City of American Fork, Utah adopted Resolution No. 2021-08-30R, to address the procurement of supplies, services, and/or construction by the departments of the City; and

WHEREAS, the City Council desires to modify the policies set forth in Resolution No. 2021-08-30R, in order to provide for transparent, efficient, and reasonable procurements by the City and its departments and personnel, to provide for the greatest possible economy in City procurement activities, to foster effective broad-based competition within the free enterprise system, and to facilitate the receipt by the City of the best possible service or product at the lowest responsible price in a manner consistent with the rules, regulations, and guidelines set forth herein, and with the adopted City budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of American Fork City, Utah, as follows:

1. The City Council hereby adopts the purchasing policies prepared and attached hereto.
2. The City Council directs the Mayor, City staff, and all other city officers, agents, and representatives to conduct all purchases, procurements, solicitations, and other encumbrances in accordance with the requirements, terms, and conditions of the adopted procurement policies.

Passed and adopted by the American Fork City Council on the 28 day of May, 2024.

APPROVED:

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Resolution American Fork Purchasing Policy 2024 (Procurement Policy)



Purchasing Policy

Adopted May 2024



AMERICAN
18 FORK 53



Attachment: American Fork Purchasing Policy (Procurement Policy)



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SECTION 01: PURPOSES:

- A. The purposes of this chapter are:
1. To encourage an economic and efficient procurement process for the City;
 2. To encourage fair and competitive bidding in the City's procurement process;
 3. To facilitate the procurement of the highest quality services, products, and construction at the most reasonable and responsible cost to the City;
 4. To provide fair treatment of persons or entities who conduct business, or wish to conduct business, with the City; and
 5. To provide for transparency in the expenditure of City funds.



- B. Nothing in this chapter shall create any right, interest, or cause of action against the City, its officers, agents, or employees. The City's failure to follow any provision of this chapter shall not invalidate any procurement, provided that:
1. The failure was not a result of bad faith; and
 2. The purposes of this chapter have been substantially achieved.

SECTION 02: SCOPE:

This chapter governs expenditures of public monies by the City under any contract or similar business agreement, except as otherwise provided in this chapter.

SECTION 03: DEFINITIONS:

As used in this chapter:

- A. **APPLICANT:** Means any bidder, offeror, vendor, supplier, or proposer making a proposal.
- B. **CHANGE ORDER:** written order signed and issued by the purchasing agent that directs the construction contractor to make changes to the work, price, or project timeline.
- C. **COMPETITIVE PROCUREMENT PROCESS:** Means the process of procuring any goods, services, or construction through competitive, sealed proposals to requests issued by the City through its open and public process.
- D. **CONSTRUCTION** is building, altering, repairing, installing, or demolishing, in the ordinary course of business, any public structure or building. **CONSTRUCTION** shall not include the routine maintenance, operation, or repair of existing facilities.
- E. **CONTRACT** is any agreement for the procurement of items of tangible personal property, services, and/or construction.
- F. **INFORMAL BID** is a request for price quotations for an item of personal property or services that does not require sealed competitive bids.
- G. **NOTICE OF INVITATION FOR BIDS (IFB)** is a document that contains a brief description of the services, construction, or items of tangible personal property to be procured; the locations where the invitation for bid can be obtained and where bids are to be received; the cost, if any, for copies of plans and specifications; the date and place of the bid opening; and any other information used in soliciting bids.
- H. **NOTICE OF REQUEST FOR PROPOSALS (RFP)** is a document that contains a brief description of the personal property, services, or construction to be procured; the location where the request for proposals can be obtained; the date and place proposals are due; and any other information used for soliciting proposals.
- I. **NOTICE OF REQUEST FOR QUOTES (RFQ)** is a document that contains the specifications and terms of a proposed procurement anticipated to have a total cost less than the maximum amount allowed as a small purchase.
- J. **PRE-BID/PRE-PROPOSAL CONFERENCE** is a public meeting in which the scope, objectives, techniques, and specifications are explained or discussed. If attendance is identified as mandatory, potential bidders or offerors shall attend to be qualified and eligible to submit bids or proposals.



- K. **PROCUREMENT:** buying, purchasing, renting, leasing, leasing with an option to purchase, or otherwise acquiring any supplies, services, or construction.
- L. **PROFESSIONAL SERVICES** include but are not limited to the services of architects, engineers, land surveyors, landscape architects, medical practitioners, scientists, management and systems analysts, certified public accountants, lawyers, planners, researchers, and persons or businesses who provide similar services which require specialized knowledge, training, and/or education.
- M. **PROPOSAL:** Means any bid, proposal, purchase, or other offer or submission which is related to procurement by the City.
- N. **PURCHASE REQUEST** is a document by which a department requests the purchasing agent obtain a contract for a specified service, professional service, construction, or any item of tangible personal property.
- O. **REQUEST:** Means any invitation or request for bids, proposals, offers, submissions, quotes, or qualifications.
- P. **RESPONSIBLE BIDDER** is a person or entity that submits a responsive bid and furnishes, when required, information and data to prove that the bidder's financial resources, production or service facilities, personnel, service reputation and experience are adequate to make satisfactory delivery of the services, construction, or items of tangible personal property described in the invitation for bids.
- Q. **SCOPE OF WORK** is a detailed description of the work which the purchasing agent requires a contractor to perform.
- R. **SOLE SOURCE:** goods or service for which there is only one source for the procurement item. Circumstances under which there is only one source of a procurement item may include: (1) where the most important consideration in obtaining a procurement item is the compatibility of equipment, technology, software, accessories, replacement parts, or service; (2) where a procurement item is needed for trial use or testing; (3) where transitional costs are unreasonable or cost prohibitive; or (4) where reasonably equivalent goods or services are not available from any other source.

SECTION 04: GENERAL POWERS:

The City may take any action with respect to procurement which is in the best interest of the City, provided that any such action is consistent with the purposes contemplated by this chapter including:

- A. Rejecting any proposal from an individual or entity which is in any position adverse to the City in any past, present, pending, threatened, or likely litigation, administrative proceeding, dispute resolution process, or similar proceeding;
- B. Rejecting any proposal that is determined by the City to be non-responsive or that the applicant is non-responsive pursuant to criteria established by the City in the request, this chapter, or a relevant City policy or code;
- C. Rejecting all or a portion of any proposal when doing so would be in the City's best interests and provided that any such rejection does not violate applicable laws;



- D. Waiving or modifying requirements within a particular request when doing so would be in the City's best interests and provided that any such waiver or modification does not violate applicable laws; or
- E. Utilizing any lawful means of solicitation to procure services, products, and construction effectively, economically, and efficiently, including:
 1. Requiring prequalification;
 2. Maintaining lists of prospective applicants;
 3. Procuring in phases, subject to the restrictions in Section 7.D. of this chapter;
 4. Awarding multiple contracts, subject to the restrictions in Section 7.D. of this chapter;
 5. Requiring multi-step, sealed bidding;
 6. Utilizing any means of notification;
 7. Requiring demonstrations of competence and responsibility; and
 8. Requiring special processes to meet the particular needs of the City.

SECTION 05: PURCHASING AGENT:

The City Administrator or a person designated by the city administrator shall act as the purchasing agent and be responsible for the following:

- A. Ensure that all purchases for services comply with this chapter;
- B. Review and approve purchases of the city in accordance with Section 6;
- C. Establish necessary additional procedures for the efficient and economical management of the contracting and purchasing functions authorized by this chapter. Such procedures shall be in writing and on file in the city recorder's office as a public record;
- D. Maintain accurate and sufficient records concerning all city purchases and contracts for services;
- E. Make recommendations to the city council concerning amendments to this chapter;
- F. In the absence of the city administrator, the mayor shall be designated and authorized to fulfill the duties of the city administrator with respect to any contract, purchase or payment that requires immediate action or execution. The mayor shall promptly notify the city administrator of any actions taken by the mayor.

SECTION 06: PURCHASE APPROVALS

The following approvals are required for all purchases unless otherwise exempted in this chapter:

- A. City procurements of goods and services reasonably expected to cost less than two thousand five hundred dollars (\$2,500.00) do not require the solicitation of bids or proposals and shall be approved by a department head or their designated supervisor.
- B. City procurements of goods and services between two thousand five hundred dollars (\$2,501) and five thousand dollars (\$5,000.00) require the solicitation of three (3) verbal bids or proposals and shall be approved by a department head or their designated supervisor.



- C. Procurements of goods and services between five thousand dollars (\$5,001.00) and twenty-five thousand dollars (\$25,000.00) shall require three (3) written quotes for prices from proposed vendors. Purchases, contracts, and purchase orders over five thousand dollars (\$5,000.00) may be approved and signed by the department head and the finance director and provided the funds for such procurement have previously been appropriated by the City Council in the acquiring department's total budget appropriation.
- D. Procurements of goods and services between twenty-five thousand dollars (\$25,001.00) and fifty thousand dollars (\$50,000.00) shall require three (3) written quotes for prices from proposed vendors with the execution of a purchase order. Purchases, contracts, and purchase orders over twenty-five thousand dollars (\$25,000.00) may be approved and signed by the city administrator and provided the funds for such procurement have previously been appropriated by the City Council in the acquiring department's total budget appropriation.
- E. Where the amount of expenditure for any procurement, other than construction-related procurement, exceeds fifty thousand dollars (\$50,000.00), a competitive procurement process shall be utilized. Purchases, contracts, and purchase orders between fifty thousand dollars (\$50,000.00) and one hundred twenty-five thousand dollars (\$125,000.00) shall be approved and signed by the Mayor or City Administrator, provided the funds for such procurement have previously been appropriated by the City Council to the acquiring department's total budget appropriation.
- F. For construction-related procurement, a competitive procurement process shall be utilized where the amount is reasonably likely to exceed one hundred twenty-five thousand dollars (\$125,000.00). The purchasing agent, or designated department head, shall issue a request for the procurement by any means which the purchasing agent determines to be in the best interest of the City. The request and subsequent award of a contract, if applicable, shall conform to the requirements of this chapter and signed by the Mayor or City Administrator, provided the funds for such procurement have previously been appropriated by the City Council to the acquiring department's total budget appropriation.
- G. Master Services Agreements (MSA) - A contract that is awarded to qualified providers pursuant to a primary agreement with a standard set of terms and conditions, will be created under a competitive proposal process as defined by the bidding thresholds above. Contract amounts for multi-year agreements will be divided by the term of the agreement to reach the per year threshold as defined above.
- H. Request for Qualifications (RFQ) - a document that asks potential suppliers to provide details about their experience and background in providing a specific product or service. RFQs are often used for projects in engineering, architecture, construction management, and other professional services. The RFQ process is a two-step process that establishes a pool of qualified vendors, and then allows them to submit proposals to a request for proposals (RFP). The response to the RFQ describes the company's general qualifications but doesn't usually include specific details or price proposals. Qualified candidates will be subject to the bidding thresholds above.



- I. Purchases, contracts, and purchase orders exceeding fifty thousand dollars (\$50,000.00) shall be ratified by the City Council.

SECTION 07: PROCUREMENT PROCEDURES GENERALLY:

- A. Competitive procurement includes the following methods, used as appropriate:
1. COMPETITIVE SEALED BIDS - All procurement is achieved by competitive sealed bids except when competitive sealed proposals are authorized for small purchases, sole sources, emergency procurement or for purchases under existing contracts.
 2. INVITATION FOR BID - An Invitation for Bid (IFB) is a solicited competitive sealed bid for the purpose of procuring services, construction, or items of tangible personal property.
 3. REQUEST FOR PROPOSAL - A Request for Proposal (RFP) is a solicited competitive sealed proposal for the purpose of procuring professional services or when the Purchasing office makes a determination that the use of competitive sealed bidding is either not practicable or advantageous to the City.

B. Competition - In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to:

B.

1. Placing unreasonable requirements on firms in order for them to qualify to do business;
2. Requiring unnecessary experience and excessive bonding;
3. Noncompetitive pricing practices between firms or between affiliated companies;
4. Noncompetitive contracts to consultants that are on retainer contracts;
- 4-5. Organizational conflicts of interest;
- 2-6. Specifying only a "brand name" product instead of allowing "an equal" product to be offered and
- 3-7. describing the performance or other relevant requirements of the procurement;
and
8. Any arbitrary action in the procurement process.

- C. Geographic location - The city must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.
- D. Solicitations – All solicitations must incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the



material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equivalent" description may be used as a means to define the performance or other salient requirements of procurement.

- E. Any procurement not covered by a previous appropriation shall require approval of the City Council.
- F. All contracts must be countersigned by the City Recorder who shall, as the custodian of the records, maintain a copy of the contract as required by State Records Law.
- G. The City shall not avoid the competitive procurement process by dividing a project into smaller projects for the purpose of bringing each part of the project below the amount where the competitive procurement process would otherwise be required.
 1. Change orders which could not have reasonably been foreseen or contemplated shall not be deemed a division of a project into smaller projects for the purpose of bringing each part of the project below the amount where the competitive procurement process would otherwise be required.
 2. Fee increases of not more than five percent (5%) in a multi-year or automatically renewing contract shall not be deemed a division of a project into smaller projects for the purpose of bringing each part of the project below the amount where the competitive procurement process would otherwise be required.
 3. When the City has the option to extend the term of a contract for additional terms, the extension shall be approved by: 1) a department head if the annual amount of the original contract was less than fifty thousand dollars (\$50,000.00); 2) the Mayor or City Administrator if the annual amount of the original contract was between fifty thousand dollars (\$50,000.00) and one hundred twenty five thousand dollars (\$125,000.00); and 3) the City Council if the annual amount of the original contract was greater than one hundred twenty five thousand dollars (\$125,000.00).
 4. If a multi-year or automatically renewing contract is for a term of five (5) or more years, or if the contract has been automatically renewed for a period of five (5) years, the contract shall be subject to the competitive procurement process at the end of the then-existing term thereof.
 5. Services procured with federal funding and/or grants will be subject to 2CFR Part 200 Subpart D Procurement Standards of the Code of Federal Regulation Title 2.

SECTION 08: COMPETITIVE PROCUREMENT PROCESSES:

All procurement transactions for the acquisition of property or services over the \$125,000 threshold must be conducted in a manner providing full and open competition. A Department Head may act as purchasing agent for competitive procurement processes as designated by the City Administrator. The competitive procurement processes shall include, at a minimum, the following requirements:



- A. Competitive Sealed Bids - A procurement method in which bids are publicly solicited and a firm fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bids method is the preferred method for procuring construction contracts.**
1. Exceptions. All procurement shall be achieved by competitive sealed bids except:
 - a. When competitive sealed proposals are authorized;
 - b. For small purchases;
 - c. For sole source procurement;
 - d. For emergency procurement;
 - e. When procured under existing contracts.
 2. Invitations for bids (IFB's).
 - a. The purchasing agent shall prepare or review, and approve all IFB's, which shall contain:
 - (1) The specifications for the services, construction or items of tangible personal property to be procured;
 - (2) All contract terms and conditions applicable to the procurement;
 - (3) A bid form;
 - (4) The location where bids are to be received;
 - (5) Date, time and place of the bid opening;
 - (6) A notice that states: The City of American Fork imposes civil and criminal penalties for any violation in addition to the felony penalties for illegal bribes, gratuities and kickbacks imposed by the Utah State Code 76-8-103.
 - b. No notice of an invitation for bids shall be published prior to the completion or approval of the invitation for bids by the purchasing agent.
 - c. Any business requesting an invitation for bids shall, at the time the request is made, provide to the purchasing agent a current mailing address, telephone and fax numbers, and email address, if available.
 3. Amendments to the invitation for bid.
 - a. The purchasing agent may amend the invitation for bid to:
 - (1) Make material changes such as changes in quantity, purchase descriptions, specifications, delivery schedules and opening dates;
 - (2) Correct defects or ambiguities;
 - (3) Furnish all bidders information given to one bidder, if such information will assist the other bidders in submitting bids, or if the lack of such information would prejudice the other bidders.
 - b. Any amendment shall be mailed first class or faxed or electronically transmitted to all bidders that have supplied their current contact information, pursuant to subsection (B)(3) of this section, not less than seven calendar days prior to the scheduled bid opening.

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4. Bidding time.
 - a. Bidding time is the period between publication of the invitation for bids and the date of bid opening.
 - b. The purchasing agent shall allow a reasonable bidding time for preparation of bids, except when a shorter time is determined to be in the best interest of the city. In no event shall the bidding time be less than 10 calendar days.
6. Public notice. Publications of invitations for bid, or a notice thereof, shall be made on the State of Utah Division of Purchasing Public Procurement Place, in a newspaper of general circulation in the city, or any additional publication the purchasing agent determines as reasonable. A copy of an IFB shall be made available for public inspection at the purchasing agent's office or on the city website.
7. Pre-bid conference.
 - a. Pre-bid conferences may be conducted to explain the procurement requirements. They shall be announced to all prospective bidders known to have received an IFB.
 - b. Nothing stated at the pre-bid conference shall change the IFB's unless a change is made by written amendment.
8. Receipt and acceptance of bids.
 - a. Bids must be accepted for consideration, without alteration or correction, except as authorized in the procurement code.
 - b. Bids are to be evaluated on the requirements set forth in the invitation for bids. Any criteria that affect the bid price, such as discounts, transportation costs, total or life cycle costs, must be objectively measurable. No criteria may be used in bid evaluation that are not set forth in the invitation for bids.
 - c. Each bid received by the purchasing agent shall be stamped as received and labeled with date and time of filing. All bids shall be retained by the purchasing agent in a secure place until the date and time for opening.
9. Negotiations. If the lowest responsible bid has otherwise qualified, and if there is no change in the original terms and conditions, the city may negotiate with the lowest bidder for a lower total bid to avoid rejection of all bids because the lowest bid exceeded budgeted project funds. Such negotiation shall not be allowed if the lowest bid is more than 10% over budgeted project funds.
10. Correction or withdrawal of bids.
 - a. A bid mistake discovered before bid opening may be modified or withdrawn by a bidder prior to the opening by delivering a written notice to the purchasing agent.
 - b. After bid opening, no modifications in price or other provisions of bids are permitted. However, a low bidder, alleging a material mistake of fact which makes the bid non-responsive, may be permitted to withdraw the bid if:
 - (1) The mistake is clearly evident on the face of the bid; or
 - (2) The bidder submits evidence which clearly and convincingly demonstrates that a mistake was made.



- c. The decisions to permit or deny withdrawal of a bid on the basis of mistake is a decision to be made by the purchasing agent and shall be supported by a written determination setting forth the grounds of the decision.
- d. After the bid opening and prior to the award, the following provisions apply:
 - (1) Technical irregularities are matters of form, rather than substance, which are evident from the bid document, or insignificant mistakes that can be waived or corrected without prejudice to other bidders; i.e. when there is no effect on the price, quantity, quality, delivery, or material contract conditions. The purchasing agent may waive such irregularities, or allow the low bidder to correct them, if either action is in the best interest of the city. Examples include, but are not limited to, the failure of a low bidder to return the number of signed bids required by the invitation for bids or sign the bid, but only if the unsigned bid is accompanied by other material indicating the low bidder's intent to be bound.
 - (2) Mistakes where the intent of a bid is clearly evident on the face of the bid document shall be corrected and may not be withdrawn. Examples of mistakes that may be clearly evident on the face of the bid document are typographical errors, errors in extending unit prices, transposition errors, and arithmetical errors.
 - (3) All corrections or withdrawals allowed by the purchasing agent shall be supported by a written determination placed in the specific procurement file.
 - (4) A bid is to be opened publicly in the presence of one or more witnesses at the time and place designated in the IFB. The amount of each bid, and each bid item (if appropriate), and other relevant information, together with the name of each bidder, shall be recorded in the procurement file and each bid shall be open to public inspection.
- 11. Bid award.
 - a. Following award, a record of the basis for the award and the names of all people present at the bid opening shall be made part of the procurement file.
 - b. Written notice of the award shall be sent to all bidders of record.
 - c. A contract shall be awarded on the bid amount exclusive of any applicable state gross receipts or local option tax. Contracts shall require the city to pay these applicable taxes, including any increase that becomes effective after the contract is executed. The applicable gross receipts tax or local option tax shall be shown as a separate amount on each billing or request for payment made under the contract.
- 12. Multi-step sealed bidding.
 - a. General. When the purchasing agent makes a determination that it is impractical to prepare initial specifications to support an award based on price, an invitation for bids may be issued requesting the submission of unpriced offers to be followed by an IFB.
 - b. Definition. Multi-step sealed bidding is a two-phase process consisting of a technical first phase composed of one or more steps in which bidders submit unpriced



technical offers to be evaluated by the purchasing agent, and a second phase in which those bidders whose technical offers are determined to be acceptable during the first phase have their price bids considered. It is designed to obtain the benefits of competitive sealed bidding by award of a contract to the lowest responsible bidder, and at the same time obtain the benefits of the competitive sealed proposals procedure through the solicitation of technical offers and the conduct of discussions to evaluate and determine their acceptability.

- c. Pre-bid conferences in multi-step sealed bidding. Prior to the submission of unpriced technical offers, a pre-bid conference may be conducted. In addition, a conference of all potential bidders may be held at any time during the evaluation of the unpriced technical offers.
 - d. Receipt and handling of unpriced technical offers. Unpriced technical offers shall not be opened publicly but shall be opened in front of two or more witnesses. Such offers shall not be disclosed to unauthorized persons or be made available to competing offerors.
 - e. Purchasing Agent decision. The purchasing agent may initiate phase two of the procedure if there are sufficient acceptable unpriced technical offers to assure effective price competition in the second phase, without technical discussions. If such is not the case, the purchasing agent shall issue an amendment to the invitation for bids or engage in technical discussions as set forth in subsection g, "procedure for phase two" of this section.
 - f. Mistakes during multi-step bidding. Mistakes may be corrected, or bids may be withdrawn during phase one at any time. During phase two, mistakes may be corrected or withdrawn in accordance with the provisions of this procurement code for correcting mistakes in regular sealed bids.
 - g. Procedure for phase two. Phase two shall be conducted as any other competitive sealed bid procurement except:
 - (1) No public notice need be given of this invitation to submit priced bids because such notice was previously given.
 - (2) Unpriced technical offers of bidders who are not awarded the contract shall not be open to public inspection unless the purchasing agent determines in writing that public inspection of such offers is essential to assure confidence in the integrity of the procurement process.
13. Identical low bids. When two or more identical low bids are received, the purchasing agent may:
- a. Award pursuant to the multiple source award provisions of the procurement code; or
 - b. Award by lottery to one of the identical low bidders.
14. Bid security.
- a. When applicable, bidders for construction contracts must provide bid security when the price is estimated to exceed \$25,000. The bid security shall be equal to at least



- five percent of the amount of the bid and shall be (1) a bond provided by a surety company authorized to do business in this state; or (2) the equivalent in cash; or (3) otherwise supplied in a form satisfactory to the city.
- b. Bid and performance bonds and other security.
 - (1) Bid security, performance bonds or other security may be required for contracts for items of tangible personal property or services as deemed necessary to protect the city.
 - (2) Any bonding requirements shall not be used as a substitute for a determination of the responsibility of a bidder or offeror.
 - (3) The purchasing agent may reduce the bid bond, performance bond or payment bond to encourage procurement from small businesses.
15. Rejection of bids.
- a. When the IFB requires bid security, failure to provide such security is grounds for rejection.
 - b. If a bidder is permitted to withdraw its bid before award, no action shall be taken against the bidder or its surety.
- B. Competitive Sealed Proposals - A procurement method in which either a fixed price or cost-reimbursement type contract is awarded. Proposals are generally used when conditions are not appropriate for the use of sealed bids.
1. Competitive sealed proposals may be used when:
 - a. Procuring professional services; or
 - b. For a design and build project; or
 - c. When the purchasing agent makes a determination that the use of competitive sealed bidding is either not practicable or advantageous to the city; or
 - d. Procuring contracts for construction, facility maintenance, service, and repairs.
 2. Request for proposals. Competitive sealed proposals are solicited through a request for proposals (RFP) and include the same material that an IFB includes. The RFP should include:
 - a. The specifications for the services or items of tangible property to be procured;
 - b. All contract terms and conditions applicable to the procurement;
 - c. Instructions and information to offerors, including the date, time and place where proposals are to be received and reviewed;
 - d. All evaluation factors, including the relative weight to be given to each factor, including price, when applicable;
 - e. A statement that discussions may be conducted with offerors who submit proposals, but that proposals may be accepted without such discussions;
 - f. A statement of when and how price should be submitted and a cost proposal form, when required;
 - g. A statement that the purchasing agent shall be the sole point of contact with the city during the procurement process, and that communications initiated by offerors with



- other city personnel, without the coordination of the purchasing agent, is grounds for offeror disqualification for that specific procurement.
3. Public notice. Publication of an RFP or a notice thereof shall be made in a newspaper of general circulation in the city or on the State of Utah Division of Purchasing Public Procurement Place. The purchasing agent may authorize additional publication as is commercially reasonable.
 - a. The purchasing agent shall send copies of an RFP to those businesses which have signified in writing an interest in submitting proposals and which have paid any required fees.
 - b. A copy of the RFP shall be made available for public inspection and shall be posted at the purchasing agent or on the city website.
 4. Pre-proposal conference.
 - a. Pre-proposal conferences may be conducted to explain the procurement requirements. Notice of a conference shall be given to all prospective offerors that have received an RFP.
 - b. Nothing stated at the pre-proposal conference shall change the RFP, unless a change is made by written amendment.
 5. Evaluation of proposals.
 - a. An evaluation committee established by the purchasing agent shall evaluate a proposal's merits as required by the evaluation factors in the RFP. Numerical rating systems may be used but are not required.
 - b. The purchasing agent may require a cost proposal to be submitted under separate cover and scored independently, if necessary to prevent cost information from influencing the evaluation of other factors.
 - c. Proposals for professional services shall be evaluated on the basis of demonstrated competence and qualifications for the type of professional service required and shall be based on the evaluation factors set forth in the request for proposals, including price where applicable.
 6. Negotiations.
 - a. Offerors submitting proposals may be afforded an opportunity for discussion and revision of proposals.
 - b. Revision may be permitted after the submission of a proposal, but prior to award, and for the purpose of obtaining the best and final offers in response to an RFP. Negotiations may be conducted with the highest ranked responsible offerors.
 - c. The contents of any proposal shall be available only to the evaluation committee and shall not be disclosed so as to be available to competing offerors or the public during the negotiation process or prior to award.
 7. Proposal award.
 - a. The award shall be made to the responsible offeror or offerors whose proposal is most advantageous to the city, taking into consideration the evaluation factors set forth in the RFP.



- b. Written notice of the award shall be sent to all offerors of record.
 - c. A contract shall be awarded on the proposal cost, exclusive of any applicable state gross receipts or local option tax. Contracts shall require the city to pay these applicable taxes, including any increase that becomes effective after the contract is executed. The applicable gross receipts tax or local option tax shall be shown as a separate amount on each billing or request for payment made under the contract.
- C. Cancellation and rejection of bids. An invitation for bids, a request for proposals, or other solicitation may be canceled, or any or all bids or proposals may be rejected, in whole or in part, as may be specified in the solicitation, when it is in the best interest of the city; the reasons for cancellation or rejection shall be made part of the contract file.

SECTION 09: CONSTRUCTION PROJECTS:

- A. Contracts for City construction projects shall comply with this chapter as well as any applicable Federal and State law, including Utah Code Annotated sections 10-7-20.5, 10-7-86, and 14-1-18.
- B. The City may utilize as many alternative methods of construction contracting and management as the City determines to be in its best interest, including, but not limited to, Design-Bid-Build, Design-Build (DB), Construction Manager-General Contractor (CMGC), Best Value Contracting, etc.
- C. Utah's retainage policy, defined in Utah Code Section 13-8-5, limits the amount of money that can be withheld from a construction project by a public agency to 5% of the contract price. The 5% limit applies to each progress payment, and to any other contract or subcontract on the project. Retainage proceeds must be released within 45 days of a final acceptance notice.

SECTION 10: EXCEPTIONS TO PROCUREMENT PROCESS:

- A. The following procurements, transactions, scenarios, products, and services are not subject to the competitive procurement processes contemplated by this chapter:
 - 1. Grants, gifts, and bequests, provided that any such transfer complies with applicable law and ethical practices and that prior to the City accepting any such transfer, the Mayor has approved the same;
 - 2. Superior or more suitable products, provided that the City documents in writing how any such product significantly surpasses similar competing products in terms of quality, serviceability, or longevity, or that such product is better suited to the needs of the City to lower costs of inventory or to maintain compatibility with existing City-owned equipment;
 - 3. Interlocal agreements or other similar cooperative arrangements with any Federal, State, County, or other local government entity, including special service districts, school districts, and other similar entities, for the purpose of procuring goods and services via any such agreement or arrangement administered by another governmental entity; however, prior to entering into any such interlocal agreement or other similar



cooperative arrangement, the City shall document in writing that the benefits of this method of procurement outweigh utilizing the competitive procurement process;

4. Purchasing under State contracts;
 5. When procurement involves the expenditure of Federal or State funds received by the City, provided that the City's qualifications for receiving the funds require the City to utilize procurement processes other than those contemplated by this chapter;
 6. Emergency situations where the competitive procurement processes could not reasonably be utilized, in which case the emergency procurement shall be made with as much competition as practicable in light of the circumstances and, following the emergency procurement, the individual who made the procurement shall provide a written declaration to the purchasing agent detailing the procurement, including the cost of the emergency procurement, the circumstances necessitating an emergency procurement, and the procedures utilized in the emergency procurement. An emergency situation is an imminent threat to the public's health, welfare, safety, or when there exists an imminent and substantial risk of injury or loss to property under conditions which reasonably do not permit fulfilling all the purchasing requirements in this chapter. Before proceeding with procurement under this section, a purchasing agent must notify and receive approval from the City Administrator or Mayor until such time that City Council can convene.
 7. When products or services are reasonably available only from a single source, in which case prior to procurement the City shall document in writing the efforts that were taken to determine that the subject products or services were, in fact, reasonably available only from a single source;
 8. When a contractor is already on site;
 9. When due to an inventory of replacement or servicing parts which is compatible with existing specific equipment used by the City, the City has a contract or multiple contracts for the continual replenishment of the inventory;
 10. Professional services contracts including legal, engineering, accounting, financial services and architectural;
 11. When fewer than three (3) timely and responsive proposals are received by the City, in which case the purchasing agent may procure the goods or services from any source and in any legal manner which the purchasing agent determines to be in the best interests of the City; and
 12. Contracts for special investigatory or similar services or supplies for the Police Department where confidentiality is necessary.
- B. At the discretion of the purchasing agent, the City may utilize the competitive procurement process for any of the exceptions listed in subsection A of this section.

SECTION 11: APPEALS:

- A. An applicant may appeal an award of contract by filing a written notice of appeal with the City Recorder.



1. The notice of appeal shall be filed by the applicant or its legal representative within ten (10) calendar days of the award of contract by the City and shall contain:
 - a. The name, address, email, and telephone number of the applicant;
 - b. Identification of the contract or procurement number;
 - c. A detailed statement of all legal and factual grounds for the appeal, including true and accurate copies of all supporting documentation;
 - d. A detailed explanation of the relief requested; and
 - e. The signature of the applicant or its legal representative.
2. The purchasing agent shall issue a written decision within fifteen (15) calendar days after receiving the notice of appeal. The purchasing agent shall send the written decision to the applicant, as well as any other party which the purchasing agent determines may have an interest in the appeal. The written decision shall state the basis for the decision and either grant or deny the relief requested by the applicant.
 - a. If no written decision is issued within fifteen (15) calendar days after receiving the notice of appeal, the applicant's appeal shall be considered denied by the purchasing agent.
 - b. The purchasing agent, in the agent's sole discretion, may conduct a hearing before rendering a decision on the applicant's notice of appeal. Notice of the hearing shall be provided to the applicant, as well as any other party which the purchasing agent determines may have an interest in the appeal. At the hearing, interested parties shall have an opportunity to be heard and to present evidence within the discretion of the purchasing agent.
 - c. The purchasing agent, in his or her sole discretion, may decide to postpone moving forward with the appealed procurement until the appeal has been resolved.
- B. The purchasing agent's written decision may be appealed to the Mayor by any aggrieved party, including the City, by filing a written notice of appeal of the decision with the City Recorder.
 1. The notice of appeal shall be filed by the aggrieved party or its legal representative within ten (10) calendar days after the purchasing agent has issued the written decision and shall contain:
 - a. The name, address, email, and telephone number of the aggrieved party or its legal representative;
 - b. Identification of the contract or procurement number;
 - c. A detailed statement of all legal and factual grounds of the appeal of the purchasing agent's written decision, including true and accurate copies of all supporting documentation;
 - d. A detailed explanation of the relief requested; and
 - e. The signature of the aggrieved party or its legal representative.
 2. The Mayor or the Mayor's designee shall issue a written decision within fifteen (15) calendar days after receiving the notice of appeal. The Mayor or the Mayor's designee shall send the written decision to the aggrieved party, as well as any other party which



the Mayor or the Mayor's designee determines may have an interest in the appeal. The written decision shall state the basis for the decision and shall either grant or deny the relief requested by the aggrieved party.

- a. If no written decision is issued within fifteen (15) calendar days after receiving the notice of appeal, the aggrieved party's appeal shall be considered denied by the Mayor or the Mayor's designee.
 - b. The Mayor or the Mayor's designee, in his or her sole discretion, may conduct a hearing before rendering a decision on the aggrieved party's notice of appeal. Notice of the hearing shall be provided to the aggrieved party, as well as any other party which the Mayor or the Mayor's designee determines may have an interest in the appeal. At the hearing, interested parties shall have an opportunity to be heard and to present evidence within the discretion of the Mayor or the Mayor's designee.
 - c. The Mayor or the Mayor's designee, in his or her sole discretion, may decide to postpone moving forward with the appealed procurement until the appeal has been resolved.
3. The administrative appeals procedure contemplated by this chapter shall be exhausted before other legal remedies may be pursued.
 4. At all times, the party filing the appeal or lawsuit shall bear the burden of proof. A procurement decision made pursuant to this chapter shall be presumed valid unless the party can prove by clear and convincing evidence that any such decision is arbitrary, capricious, or illegal.

SECTION 12: RELIEF DUE TO COMPUTATION ERROR:

Any bidder who seeks to withdraw a bid may do so prior to the date and time set for the bid closing.

SECTION 13: CONTRACT MATTERS:

- A. Uniform contract clauses. All city contracts for supplies, services, professional services, and construction shall include provisions necessary to define the responsibilities and rights of the parties to the contract. The purchasing agent may require contract provisions appropriate for any such supply, service, professional service, or construction contracts, addressing among others the following subjects:
 1. Unilateral right of the city to order, in writing, changes in the work within the scope of the contract or temporary stoppage of the work, or delay of performance;
 2. Variations occurring between estimated quantities of work in a contract and actual quantities, when a contract consists of pre-determined unit prices;
 3. Liquidated damages;
 4. Permissible excuses for delay or nonperformance;
 5. Termination for default;
 6. Termination, in whole or in part, for convenience of the city;
 7. Assignment clauses;



8. Identification of subcontractors by bidders in bids;
 9. Uniform subcontract clauses;
 10. Compensation;
 11. Payment terms;
 12. Term;
 13. Non-appropriation clause;
 14. Other such similar clauses as may be appropriate.
- B. Price adjustments. Adjustments in price shall be computed in one or more of the following ways or as otherwise specified in the contract:
1. By agreement on a fixed price adjustment before commencement of performance;
 2. By unit price as specified in the contract or subsequently agreed upon;
 3. By the cost attributable to the events or conditions as specified in the contract or subsequently agreed upon;
 4. In any other manner agreed upon by the parties.

SECTION 14: CONTRACT CHANGE ORDERS:

- A. A City department head is authorized to approve change orders to a contract when the total amount of all such change orders is less than twenty-five thousand dollars (\$25,000.00).
- B. The Mayor or City Administrator is authorized to approve change orders to a contract when the total amount of all such change orders is between twenty-five thousand dollars (\$25,000.00) and one hundred twenty five thousand dollars (\$125,000.00).
- C. The City Council must approve change orders to a contract when the total amount of all such change orders exceeds one hundred twenty five thousand dollars (\$125,000.00).
- D. At their discretion, the Mayor or City Administrator may require a change order of any amount to be approved by the City Council.

SECTION 15: PERFORMANCE AND BID BONDS:

Performance and bid bonds may be required by the purchasing agent in such amounts as the purchasing agent determines are needed to protect the best interests of the City. The nature, form, and amount of such bonds shall be described in the notice inviting bids or in the request for competitive sealed proposals.

SECTION 16: RECORDS MAINTAINED:

The purchasing agent or department head shall keep records relating to procurement as required by the City's retention schedule.

SECTION 17: NO COLLUSION:

- A. Collusion Among Bidders: Any agreement or collusion among bidders or prospective bidders is a restraint of freedom of competition and any agreement to bid a fixed price, or otherwise, shall render the bids of such bidders void. In addition to any criminal penalties that may be applicable, the City may pursue all other legal and equitable remedies against



any individual or entity involved in such an agreement or collusion. Any individual or entity which the City determines to have engaged in any such agreement or collusion shall be disqualified from consideration in future procurement opportunities with the City. Any such agreement or collusion shall constitute a material breach of any contract which was obtained as a result of the agreement or collusion.

- B. Gratuities: The acceptance of any gift, benefit, or gratuity in the form of cash, merchandise by an official or employee of the City from a vendor or contractor, or prospective vendor or contractor would reasonably be expected to substantially influence the actions of the official or employee in favor of the giver in future procurements or negotiations and will be deemed to be a violation of this chapter and may be cause for removal or other disciplinary action.

SECTION 18: ETHICAL CONDUCT

- A. Employee participation.
1. No employee of the city shall participate directly or indirectly in a procurement when the employee knows that the employee or any member of the employee's immediate family has a financial interest in the business seeking or obtaining a contract.
 2. This prohibition does not apply if the financial interest is held in a blind trust.
- B. Contingent fees prohibited.
1. It is unlawful for a person or business to be retained, or for a business to retain a person or business, to solicit or secure a contract upon an agreement or understanding that the compensation is contingent upon the award of the contract.
 2. The only exceptions to the prohibitions set forth in subsection (C)(1) of this section are the retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business; and persons or businesses which provide professional services in anticipation of the receipt of federal or state grants or loans.
- C. Contemporaneous employment. No employee of the city who is participating directly or indirectly in the procurement process can become or be, while employed by the city, an employee of any person or business contracting with the city.
- D. Waivers. The governing body of the city may grant a waiver from unlawful employee participation or contemporaneous employment if it determines that:
1. The contemporaneous employment financial interest has been publicly disclosed;
 2. The employee will be able to perform his or her procurement functions without actual or apparent bias or favoritism; and
 3. The employee participation is in the best interest of the city.
- E. Use of confidential information. No employee of the city or former employee may knowingly use confidential information for actual or anticipated personal gain or for the actual or anticipated personal gain of any other person.

SECTION 19: CONFLICTS PROHIBITED



No person involved in making procurement decisions may have personal investments or derive any income from any business entity which may create a conflict between their private interests and their public duties.

SECTION 20: INELIGIBILITY:

In addition to all other remedies permitted by law, the Mayor may declare a bidder or contractor ineligible to bid on City procurement and public works contracts for a period not to exceed five (5) years for any of the following grounds: two (2) or more claims of computational error in bid submission within a two (2) year period; an unjustified refusal to provide or execute contract documents; unsatisfactory performance of contract; unjustified refusal to perform or complete contract work or warranty performance; unjustified failure to honor or observe contractual obligations or legal requirements pertaining to the contract; or conviction under State or Federal Statutes for fraud, bribery, theft, falsification or destruction of records, receiving stolen property or of any other similar crime or offense indicating a lack of business integrity and which would directly affect the reliability and credibility of performance of such a vendor or contractor with future contracts with the City.

SECTION 21: PERSONAL PURCHASES:

Procurements of goods and services ordered on City credit or paid for by the City which is for the personal use of an official or employee of the City shall not be delivered, or if delivered, shall be void or voidable at the City's option. Such personal procurements shall not be permitted and shall be considered cause for disciplinary action. Due to the tax exempt status of the City, City officers and employees may not purchase goods or services for personal use from suppliers on a City account.

SECTION 22: COST PLUS PERCENTAGE OF COST CONTRACT PROHIBITED; EXCEPTION:

Subject to the limitations of this section or other applicable law, any type of contract which will promote the best interests of the City may be used, except a cost plus a percentage of cost contract is prohibited. A cost reimbursement contract may be used only when a determination is made in writing by the Mayor, City Administrator, or the department head, that such contract is likely to be less costly to the City than any other type, or that it is impracticable to obtain the supplies, services or construction required except under such a contract.

SECTION 23: SALES OF GOODS OR SERVICES TO CITY BY OFFICIALS OR EMPLOYEES:

City officials and employees may sell goods or services to the City under the following conditions:

- A. An employee or the employee's spouse, parent, children, or siblings may not sell goods or services to the employee's department unless the sale is first approved in writing by the department head and either the Mayor or City Administrator.
- B. All such transactions are subject to applicable provisions contained in Utah Code Annotated regarding ethics of Municipal officials and employees.



SECTION 24: PARTICIPATION BY BIDDER WHO SUPPLIES SPECIFICATIONS:

A person other than a City employee who has prepared specifications used substantially by the City in determining from which bidder or proponent it wishes to purchase goods or services may participate in a bid or proposal procurement where the purchasing agent determines in his or her reasonable discretion that such participation will be in the best interest of the City.

SECTION 25: PERIOD OF TIME FOR CONTRACT OF SUPPLIES OR SERVICES:

- A. Unless otherwise provided by law, a contract for supplies or services may be entered into for any period of time deemed to be in the best interests of the City; provided, that the term of the contract and conditions of renewal or expansion, if any, are included in the solicitation and funds are available for the first fiscal period at the time of contracting. Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds by the City Council.
- B. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. The contractor may apply for reimbursement for the reasonable value of any nonrecurring costs incurred, but not amortized in the price of the supplies or services delivered under the contract, which may be awarded in the reasonable discretion of the purchasing agent. The cost of cancellation may be paid from any appropriations available for that purpose.

SECTION 26: FAILURE TO COMPLY:

The failure to follow any provision of this chapter shall not render procurement invalid, nor give a bidder or proponent a claim or right against the City or the employee responsible for such failure.

SECTION 27: E-VERIFY PROGRAM:

All bidders and contractors under this chapter shall be required to participate in the e-verify program to confirm tax identification for 1099 purposes and to confirm eligibility of contractors and suppliers to work in the United States.

SECTION 28: PURCHASING CARD

For purchases made with a City issued purchasing card, please refer to the Purchasing and Credit Card Manual for policies, procedures and purchasing limits.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution appointing the assistant city administrator as a board member of the Interlocal Agreement for the Creation of a School District.

PURPOSE

The City Council will consider appointing Assistant City Administrator, Camden Bird, as the City's representative to the board administering the interlocal agreement related to the creation of a new school district with Alpine, Highland, Cedar Hills, Draper, and Lehi.

STAFF RECOMMENDATION

Staff recommends that the Council APPROVE the appointment of Assistant City Administrator, Camden Bird, as the School District Creation Board representative.

PRIOR COUNCIL DIRECTION

On April 29, 2024, the City Council approved the execution of an interlocal agreement with Alpine, Highland, Cedar Hills, Draper, and Lehi to begin the process of allowing for the creation of a new school district within the respective cities. Section 2.4 of that agreement provides, "the Parties shall create a joint board with representation from each Party having equal voting power. All decisions regarding the acquiring, holding, and disposing of real and personal property in furtherance of this Agreement shall be made pursuant to a vote of the joint board." Accordingly, the Council needs to appoint a representative to serve on this board.

BACKGROUND

The school district interlocal agreement requires that each city appoint a representative to serve on the board that will administer the interlocal agreement. Informally, the cities have discussed and determined it may be best to have each city's Administrator/administrator be the representative. The goal was to form a board that can quickly communicate, collaborate, and make scheduling and implementation decisions while also being responsive to the cities' respective councils. Accordingly, staff recommends that the Council appoint Assistant City Administrator, Camden Bird, to serve as American Fork's representative on this board.

FISCAL IMPACT

No anticipated fiscal impact.

MOTION

I move to APPROVE the appointment of Assistant City Administrator, Camden Bird, as the School District Creation Board representative for American Fork City.

SUPPORTING DOCUMENTS

05.28.24 - Appointment to Interlocal for Creation of School District (DOCX)

RESOLUTION NO. _____

A RESOLUTION APPOINTING THE ASSISTANT CITY ADMINISTRATOR AS A BOARD MEMBER OF THE INTERLOCAL AGREEMENT FOR THE CREATION OF A SCHOOL DISTRICT

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action;

WHEREAS, on April 29, 2024, the City entered into an interlocal agreement with Lehi City, Highland City, Alpine City, the City of Cedar Hills, and Draper City (the “Interlocal Agreement”) for the purpose of submitting a proposal for voter approval to create a school district;

WHEREAS, under the Interlocal Agreement, the parties are required to create a joint board with representation from each city, each having equal voting power, to make decisions related to the matters set forth in the Interlocal Agreement; and

WHEREAS, the City Council desires to appoint its Assistant City Administrator, Camden Bird, as City’s board member to the Interlocal Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMERICAN FORK that the Assistant City Administrator, Camden Bird, is appointed as the City’s board member to the Interlocal Agreement and is hereby authorized to make decisions as permitted thereunder for the management and action of the Interlocal Agreement.

PASSED AND APPROVED THIS 28 DAY OF MAY, 2024.

AMERICAN FORK CITY COUNCIL

By: Bradley J. Frost, Mayor

ATTEST:

By: Terilyn Lurker, City Recorder

Voting:

| | | | |
|---------------|-----|----|--------|
| Stacy Carroll | Yes | No | Absent |
| Ryan Hunter | Yes | No | Absent |
| Clark Taylor | Yes | No | Absent |
| Tim Holley | Yes | No | Absent |
| Ernie John | Yes | No | Absent |

Attachment: 05.28.24 - Appointment to Interlocal for Creation of School District (Appointment of representative to School District Creation



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 28, 2024**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution authorizing the pre-payment of American Fork Irrigation assessment fees.

SUMMARY RECOMMENDATION

Staff would recommend approval of the agreement.

BACKGROUND

The AF irrigation Company needs to engage in a weir repair and improvement project that will require funding. This agreement would authorize the prepayment of water assessment fees for the American Fork Irrigation Company, which will help fund the project.

BUDGET IMPACT

See Agreement

SUGGESTED MOTION

Move to adopt the resolution approving the assessment prepayment agreement with the American Fork Irrigation Company and authorize the city to sign the agreement.

SUPPORTING DOCUMENTS

Resolution - AF Irrigation Assessment Fees prepayment (DOCX)
Assessment Prepayment Agreement (DOCX)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE AMERICAN FORK IRRIGATION COMPANY FOR THE PREPAYMENT OF ASSESSEMENT FEES.

WHEREAS, American Fork City desires to enter into Agreement between American Fork City and the American Fork Irrigation Company for the purpose of prepaying annual irrigation assessment fees.

NOW, THEREFORE, the City Council of American Fork resolves to enter into the attached Agreement with American Fork Irrigation Company and authorizes the mayor to sign said agreement.

PASSED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 28TH DAY OF MARCH 2024.

BRADLEY J. FROST, MAYOR

ATTEST:

TERILYN LURKER, CITY RECORDER

Attachment: Resolution - AF Irrigation Assessment Fees prepayment (Assessment Prepayment Agreement)

ASSESSMENT PREPAYMENT AGREEMENT

This ASSESSMENT PREPAYMENT AGREEMENT (“Agreement”) is entered into by and between AMERICAN FORK CITY, a Utah municipality (“American Fork”), and AMERICAN FORK IRRIGATION COMPANY, a Utah water company and corporation (“AF Irrigation”).

RECITALS

- A. American Fork owns 2204.64 shares of AF Irrigation.
- B. AF Irrigation charges an annual assessment of \$50.00 per share.
- C. AF Irrigation desires to engage in a weir repair and improvement project (“Project”) and requires additional funding in order to complete the Project.
- D. American Fork is willing to prepay, and AF Irrigation is willing to accept the prepayment of, American Fork’s assessments for its shares of AF Irrigation to help fund the Project.

TERMS

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other consideration provided hereafter, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. **Purpose.** The purpose of this Agreement to allow American Fork to prepay its annual assessments for the years 2024 up through and including 2028 for its currently owned shares of AF Irrigation.
2. **Prepayment Calculation.**
 - a. As of the effective date of this Agreement, American Fork owns 2204.64 shares of AF Irrigation.
 - b. As of the effective date of this Agreement, AF Irrigation imposes a \$50 per share annual assessment.
 - c. As of the effective date of this Agreement, American Fork owes AF Irrigation a total annual assessment payment of \$110,232.00.
 - d. American Fork agrees to pre-pay AF Irrigation for four (4) years of assessments for the shares owned by American Fork as of the effective date of this Agreement, totaling \$440,928.00 in a lump sum payment (the “Prepayment”) The Prepayment shall satisfy American Fork’s current assessment obligation to AF Irrigation for the years 2025, 2026, 2027, and 2028, except as provided herein.
 - e. The Prepayment shall be paid to AF Irrigation within thirty (30) days after AF Irrigation notifies American Fork that the Project is moving forward and AF Irrigation requires the Prepayment to help fund the Project.

- f. Upon receipt of the Prepayment, AF Irrigation shall accept the same and credit the Prepayment to American Fork’s assessment obligations for American Fork’s 2204.64 shares for the years 2025, 2026, 2027, and 2028.
 - g. In the event AF Irrigation increases the annual assessment charge, American Fork shall pay the difference between the increased assessment and the Prepayment upon being assessed the same in the normal course of business.
 - h. In addition to the pre-payment amount identified in Section 2 (d) above, American Fork agrees to pay AF Irrigation \$309,072.00 which shall be considered a short term note for construction of the Project. The note shall be non-interest bearing and shall be repaid on or before June 30, 2028. In the event AF Irrigation’s annual assessment charges increase, a portion of the note may be applied to the additional prepayment assessments through 2028.
3. **Other Assessments.** Nothing herein shall relieve American Fork of any other charges, fees, or assessments due to AF Irrigation under any other contract or obligation, nor shall American Fork be relieved of any assessment due in connection with other shares of AF Irrigation acquired by American Fork after the effective date of this Agreement.
4. **Miscellaneous.**
- a. This Agreement constitutes the entire understanding of the parties, and no representations, waivers, or approvals, oral or otherwise, express or implied, other than those specifically contained herein, have been made or given by the parties.
 - b. This Agreement does not create a joint venture, partnership, or any other business relationship between American Fork and AF Irrigation. American Fork shall have no obligation or liability regarding the Project.
 - c. This Agreement may be executed in counterparts, whether physical or electronic, which together form an original document.
 - d. The effective date of this Agreement shall be the date it is signed by both parties.
 - e. Each party represents that its signatory has authority to bind the party to this Agreement.

AMERICAN FORK IRRIGATION COMPANY

AMERICAN FORK CITY

Name:

Bradley J. Frost

Title:

Mayor American Fork City

Date:

Date:

Attest:

City Recorder

Attachment: Assessment Prepayment Agreement (Assessment Prepayment Agreement)