



AMERICAN FORK CITY  
BOARD OF ADJUSTMENT AGENDA  
09/11/2024 – 6:00 P.M.

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT**

**NOTICE is hereby given that the Board of Adjustment of American Fork City, Utah will meet on Wednesday, September 11, 2024, at the American Fork City Public Works Complex, 275 East 200 North, American Fork, at 6:00 p.m.** The items listed below will be discussed, and anyone interested is invited to participate and provide a comment.

BOARD OF ADJUSTMENT MEETING

1. Call to Order
2. Approve Minutes from 06.12.2024 meeting
3. SCHEDULED ITEM

Danny Houston has submitted an application for a review and action on a request for a variance for a property located at 106 South 1100 East, American Fork, Utah 84003.

4. Other Business

ADJOURNMENT

5. Adjourn

To send public comments to Board of Adjustments members, email [mwhite@americanfork.gov](mailto:mwhite@americanfork.gov).

Melissa White  
Development Project Coordinator  
Development Services  
American Fork City

Dated May 08.15.2024

1 BOARD OF ADJUSTMENT

2 American Fork City

3 June 12, 2024 O 6:00 PM

4 American Fork Public Works O 275 East 200 North O American Fork UT 84003

5  
6 Board Members Present: Mary Street, Scott Williamson, Bridgette Nelson, Reid Shelley

7  
8 City Staff Present: Dan Loveland, Chief Building Official  
9 Melissa White, Development Project Coordinator

10  
11 Others present: Scott Dent, Applicant

12  
13 **BOARD OF ADJUSTMENT MEETING**

14  
15 1. **Call to Order**

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17 This meeting of the Board of Adjustment of American Fork City, having been properly noticed,  
18 was called to order at 6:00 p.m.

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20  
21 2. **Approve Minutes from 03.13.2019 and 12.14.2022.**

22  
23 Introductions were made by the Board and the meeting began.

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25 **MOTION:**

26  
27 **Bridgette Nelson motioned to approve the 003.13.2019 and 12.14.2022 minutes. Reid Shelley seconded**  
28 **the motion.**

29  
30 Aye -

31 Mary Street  
32 Scott Williamson  
33 Bridgette Nelson  
34 Reid Shelley

35  
36 Motion passes.

37  
38 4. **Scheduled Items**

39  
40 **Board Discussion:**

41 Mr. Dent has submitted an application for a review and action on a request for a variance for a property  
42 located at 45 North 300 West, American Fork, Utah 84003 which is in the R3-7500 zoning designation.  
43 The home was built in early 1940 and the current city code calls for a requirement of a 75-foot frontage.  
44 At one point, there was a single-family home on the property, and Mr. Dent is proposing to build a new  
45 single-family home and is asking for a variance on the lot width. The lot square footage fits and exceeds  
46 all of the appropriate dimensions for the minimum square footage.

47 Ms. Street questioned a note in the application that noted the applicant was shy of meeting the minimum  
48 setback requirements and asked if it would be possible to shift the home to meet the setback requirements.  
49 Mr. Dent noted that it would be possible to do so as the home has not yet been engineered.

Ms. Street asked for a reminder of the setbacks. Mr. Loveland said the side setbacks were a minimum of 8-foot and 10-foot on the sides, 30-foot in the front, and 25-foot in the rear except a garage without a dwelling space which can be as close as 6 feet. Mr. Dent's preliminary plan shows a living space and garage which calls for the need for a variance.

Mary Street feels the home's design looks like it will be a good addition to the area if it can be done in a way that meets the required setbacks.

Mr. Williamson asked if the preliminary plans had a basement and two stories, and Mr. Dent confirmed both.

**Public Comment read to the Board:**

**Anonymous Comment #1:**

"June 10, 2024 - I was recently informed of a request for variance at property address 45 North 300 West, American Fork, Utah 84003.

In reviewing the packet of information, and the notes about the property, I am primarily concerned about the violation of the side setbacks. The violation will adversely affect the surrounding homes.

"In all zones wherein one-family dwelling are listed as a permitted use, a one-family dwelling may be constructed on any lot or parcel of land...subject to a determination by the zoning administrator that the lot complies with all of the following:... All setbacks, height, access, building size, utility and special provision requirements of the existing zone and all applicable supplementary regulations can be met."

As there is a side setback requirement of eight feet and the site plan shows plans for six feet side setbacks, I believe that before granting the request for a frontage variance, this issue needs to be addressed in conjunction with the frontage variance request. As the site plans currently sit, I think that the variance should be denied or tabled until the side setback requirements have been met."

**Anonymous Comment #2:**

"Mr. Loveland received a phone call on 6/10/24 from a neighbor about the property at 45 North 300 West. Their concern was the number of stories. They feel it should be the same single level as what it was to fit in the neighborhood. They also had concerns about the home being rented to multiple families and not being occupied by the person asking for the variance. They mentioned concern about the rear load garage and lastly the side set back not meeting code minimum. They said they would like to see a home there but a single story like what was there before. This person said they wanted to remain anonymous."

Mr. Dent addressed the backloading garage by stating that he felt it was safer due to traffic at 300 West and it seemed to make more sense on the narrow lot. He stated that they would still be meeting the standards of American Fork City by making the home two stories. Ms. Street agreed that if they met code, there should be no issues as the Board has no bearing on whether the home is one or two stories or has a backloading garage.

Mr. Shelley stated he had been out to the address and did not feel that the plan warranted any concerns regarding the frontage.

Ms. Street noted that the accessory dwelling was not an issue the Board would be weighing in on in this meeting as the issue would be addressed by other city ordinances. She said the Board's only point would be

whether to grant the variance for the narrower width of the lot, and if so, ensuring that the minimum setback requirements are met as noted in Mr. Loveland's staff report.

Ms. Nelson stated her thoughts that the backloading garage was a good option due to the narrowness of the lot as it would reduce congestion in the area. She feels the plan will be a positive update for the area if it meets the required minimum setbacks.

Mr. Shelley questioned how close the proposed plans are to the previous footprint. Mr. Dent estimated the previous footprint to be 800 square feet with one or two additions over time and the previous home did not have a garage.

Ms. Street questioned if there were any requirements in the city ordinances that outlined if a home is torn down on a nonconforming lot that the new home must be built to the exact same size. Mr. Loveland stated he had done research on this aspect and there were no ordinances that stated such and that Mr. Dent's plans did not need to meet the same footprint. He noted the Findings of Fact in the staff report that provided the code allowance for the possible variance to be granted.

Mr. Williamson asked if Mr. Dent could shift the home to meet the minimum setback requirements. Mr. Dent confirmed that possibility. The Board held a brief discussion with Mr. Dent outlining possible options as shifting the home a few feet would satisfy the minimum setback requirements.

Mr. Loveland reiterated that if the variance request were to be approved by the Board, the minimum setback requirements would have to be met. Ms. Street added the note that all four side setbacks must be met and referenced the Findings of Fact in the staff report.

MOTION:

**Scott Williamson moved to grant a variance for a property located at 45 North 300 West, American Fork, Utah 84003 provided that all of the setback requirements are met on all four sides of the property.**

**Seconded by Reid Shelley.**

Aye -

Mary Street  
Scott Williamson  
Bridgette Nelson  
Reid Shelley

The motion passed.

2. Other Business

None

5. Adjourn.

**A motion was made to adjourn by Mary Street. It was unanimously approved. The meeting was adjourned at 6:19 p.m.**

151 Melissa White  
152 Development Project Coordinator

Unapproved

**AGENDA TOPIC:** Review and action on a variance for property located at 106 South 1100 East, in the R1-9000 zone.

BACKGROUND INFORMATION				
Location:		106 South 1100 East		
Applicants:		Danny L Houston		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R1-9000		
Proposed Zoning:				
Surrounding Zoning:	North			
	South			
	East			
	West			
Land Use Plan Designation:				

### Background

To grant a variance, all conditions must be met. To deny a variance, you only need to be lacking on one condition.

1. Would granting the variance change the intended use of the property? **(The answer must be NO.)**

**Yes, it would become a flag lot, which is not allowed.**

2. Are there special circumstances attached to the property that do not generally apply to other properties in the same zone? **(The answer must be YES.)**

**Yes, it is a land locked lot.**

3. Do those circumstances in (2) cause an unreasonable hardship on the applicant, denying use of the property, that others in the same zone enjoy or that he/she has a right to expect? **(The answer must be YES.)**

**No, it does not have legal access to the lot.**

4. Is the variance essential to a substantial property right possessed by other property owners? **(The answer must be YES.)**

**No, granting a variance would approve a flag lot which is not allowed per American Fork city municipal code.**

5. Will granting the variance substantially affect the goals of the general plan or be contrary to the public interest? **(The answer must be NO.)**

**Yes, the right of way is only to access the property, it does not allow another home to be built on the land locked lot.**

6. Is the spirit of the land use zoning ordinance observed and is the Board being fair to all involved? **(The answer must be YES)**

**NO, granting a variance would allow multiple violations of American Fork Code. If a variance were to be granted, approvals to build a home on the lot cannot be approved by various city departments due to municipal code violations that would occur.**

#### Section 17.2.303 Powers of Board

The Board of Adjustment shall have the following powers:

- A. The power to grant variances from the terms of the land use ordinances, subject to compliance with the terms and conditions set forth herein and the provisions of Section 10-9a-702, Utah Code.
- B. The power to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this code, subject to compliance with the terms and conditions of this code and the provisions of Sections 10-9a-703 through 10-9a-708, Utah Code Annotated, 1953, as amended.

#### Section 17.4.204 R-1-9000 Residential Zone

##### **Sec 17.4.204 R-1-9000 Residential Zone**

- 1. Intent. The R-1-9000 residential zone has been established for the purpose of providing a place where one family detached dwellings on spacious individual lots can be constructed having attractively landscaped yards and a favorable environment for family life. Uses such as high density apartment houses and commercial and industrial uses are not permitted in this zone.
- 2. Permitted uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the applicable requirements of this code:
  - 1. One-family dwellings (conventional construction and manufactured housing), subject to the provisions of Section 17.5.129.
  - 2. Customary residential accessory buildings and structures.
  - 3. The growing of crops in the field.
  - 4. Sheds used for storage of equipment used in connection with agricultural activities on the premises.

5. Utility lines.
6. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
7. Public and parochial schools and grounds.
8. Public agency parks and playgrounds.
9. Public buildings and grounds, not including storage yards and repair shops.
10. Churches.
11. Customary household pets, but not including kennels.
12. Fences, walls, and hedges subject to the requirements of Section 17.5.115 of this code.
13. Accessory apartments subject to the requirements of Section 17.5.134 of this code.
3. Conditional uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the applicable requirements of this code and after approval has been given by the designated review agency.
  1. Home occupations subject to the provisions of Section 17.5.123 of this code.
  2. Residential facility subject to the provisions of Chapter 17.15 of this code.
  3. Temporary uses, subject to the provisions of Section 17.5.122 of this code.
  4. Historic building conservation projects, subject to the applicable provisions of 17.7.801 of this code.
  5. Pre-schools and child care nurseries - quasi-public, subject to the standards and conditions set forth under Section 17.6.111.
  6. Pre-schools and child-care nurseries - residential, subject to the following:
    1. The number of children in attendance shall not exceed ten at any one time;
    2. The use and facilities appurtenant thereto shall comply with and shall have been approved as a home occupation; and
    3. The submission of copies of permits or approvals from the state department of human services or other recognized approval agency or evidence of imminent approval by such agency (when such approval is required by state law or regulation).
  7. Foster care homes containing not more than two non-related foster care occupants.
  8. Planned unit developments and residential condominium projects subject to the applicable provisions of Section 17.7.501 of this code.
  9. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
  10. Private home/charter schools, subject to the provisions of Section 17.6.113.
  11. Senior housing projects, subject to the provisions of Section 17.7.506.
4. Lot area, width and depth requirements. The minimum area, width and depth requirements for a zoning lot within the zone shall be as follows:

Use	Minimum Are (in sq. ft.)	Minimum Width (at minimum setback line)
One-family dwellings	9,000	90
Churches	2 acres	250

5. Location requirements.
  1. Main buildings. All dwellings and other main buildings and structures shall be set back in accordance with the following:
    1. Front setback. All dwellings and other main buildings shall be setback not less than thirty feet from the front lot line which abuts on any existing or proposed public street, except that a portion of a dwelling may project up to five feet into the required front setback area, provided that the width of the projecting portion shall not exceed thirty percent of the width of the dwelling.



2. Side setback—Interior lots. All dwellings and other main buildings including any attached garage or similar structure 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, except that where a garage or carport is attached to the side of a dwelling, the minimum required setback for such garage or carport may be reduced to not less than six feet, as measured from the lot line to the closest part of the building, and the combined required distance of the two side setbacks shall be not less than fourteen feet.
  3. Side setback—Corner lots—Side abutting a street. All dwellings and other main buildings shall be set back not less than twenty feet from the side lot line which abuts on any existing or proposed public street.
  4. Rear setback—Interior lots. Dwellings and other main buildings and structures shall be set back not less than twenty-five feet from the rear lot line, except that a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling.
  5. Rear setback—Corner lots. All dwellings and other main buildings shall be set back not less than twenty-five feet from the rear lot line, except as follows: (i) a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling, or (ii) where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet, as measured from the rear lot line to the closest part of the garage, or (iii) a portion of a dwelling may project up to fifteen feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling and the rear area of the corner lot abuts a side setback of an adjacent lot.
6. Dwelling requirements.
1. Height of dwellings. The maximum height of any dwelling shall be thirty-six feet, measured in accordance with the criteria set forth under Section 17.5.130, as may be modified by the following:
    1. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height.
    2. The building inspector may approve a dwelling having a greater maximum height, provided, that the dwelling will be set back from all appurtenant lot lines (or footprint lot boundaries where applicable) a distance two feet for each additional foot of dwelling height.
  2. Size of dwelling. Each dwelling shall have a minimum building footprint area of not less than nine hundred square feet, not including any portion of the footprint area occupied solely by a garage, carport, porch, breezeway or similar area not used as a living area.
  3. Width of dwelling. The minimum width of a dwelling shall be twenty feet, as measured from the outside wall at the narrowest point of the first story, exclusive of any garage, porch, shed or similar area not considered as living area. The width shall be considered the lesser of the two primary dimensions.
  4. Corner clearance for driveways. Any driveway providing access to a corner lot shall adhere to the standards as set forth in Figure 17.5.110-B, entitled "Minimum Standards for Corner Clearance of Residential Driveways."
7. Special provisions. Special provisions shall apply in this zone in order to protect its essential characteristics.
1. The space required around buildings and structures shall be kept free from refuse and debris.

2. All buildings used for human occupancy shall be furnished with a public water supply and shall be constructed in accordance with the adopted building, plumbing, electrical, fire prevention, and similar codes.
3. All buildings and uses within this zone shall comply with all applicable supplementary development standards as set forth in this code.
4. At least seventy percent of the area co
  1. One-family dwellings (conventional, construction and manufactured housing), and two-family dwellings (conventional construction only), all subject to the provisions of Section 17.5.129.
  2. Multiple family dwellings (more than three dwelling units)-conventional construction only, all subject to the provisions of Section 17.5.129. Provided however, that no structure shall contain more than twelve dwelling units.
  3. Customary residential accessory buildings and structures.
  4. The growing of field crops and fruit.

## **FINDINGS OF FACT**

**The board cannot approve this request for a variance due to the following:**

1. This is not an approved subdivision. Or legal lot of record.
2. The right of way by the description only provides access to the property but does not conform to the code's minimum requirements.
3. Flag lots are not permitted in American Fork. This is a land locked lot that would be defined as a flag lot as shown with the submittal.
4. The county map shows an accessory structure that crosses a property line. The structure cannot be on 2 different lots.
5. Various departments from American Fork City has met with Mr. Houston on separate occasions and has explained and shown to him why this does not qualify for a variance because it does not meet the requirements of the Municipal code. If Mr. Houston could gain access from 120 south, (the Bonneville Vista HOA property on the south of his property), then he would possibly be able to build on his now land locked lot.

## Application of Summary

July 15, 2024

To: American Fork City Board of Adjustment

From: Danny L Houston

Vacant property at 106 S 1100 E

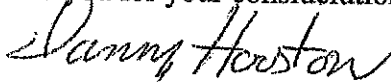
American Fork City, UT

I am requesting consideration for a home constructed on my .46 acre property, which includes a fifty year deeded right of way, with sewer and water hook ups stubbed in off North County Boulevard on RIGHT OF WAY access.

I feel the need to mention the Mayor Green project, in the year 1995, which consisted of both mine and my son, Van Houston's, adjacent properties, in which Mayor Green agreed to issue a building permit for Van to build his home in return for annexing both of our properties into American Fork City. Enclosed is the document of the planning commission meeting of action on the Houston Annexation Plat B at 80 South 1100 East consisting of Approximately 4 acres.

I feel that having a home on our property would provide revenue for American Fork City and would be no cost to the city because the sewer and water hook ups already exist as shown in the attached pictures.

Thank you for your consideration in this matter.

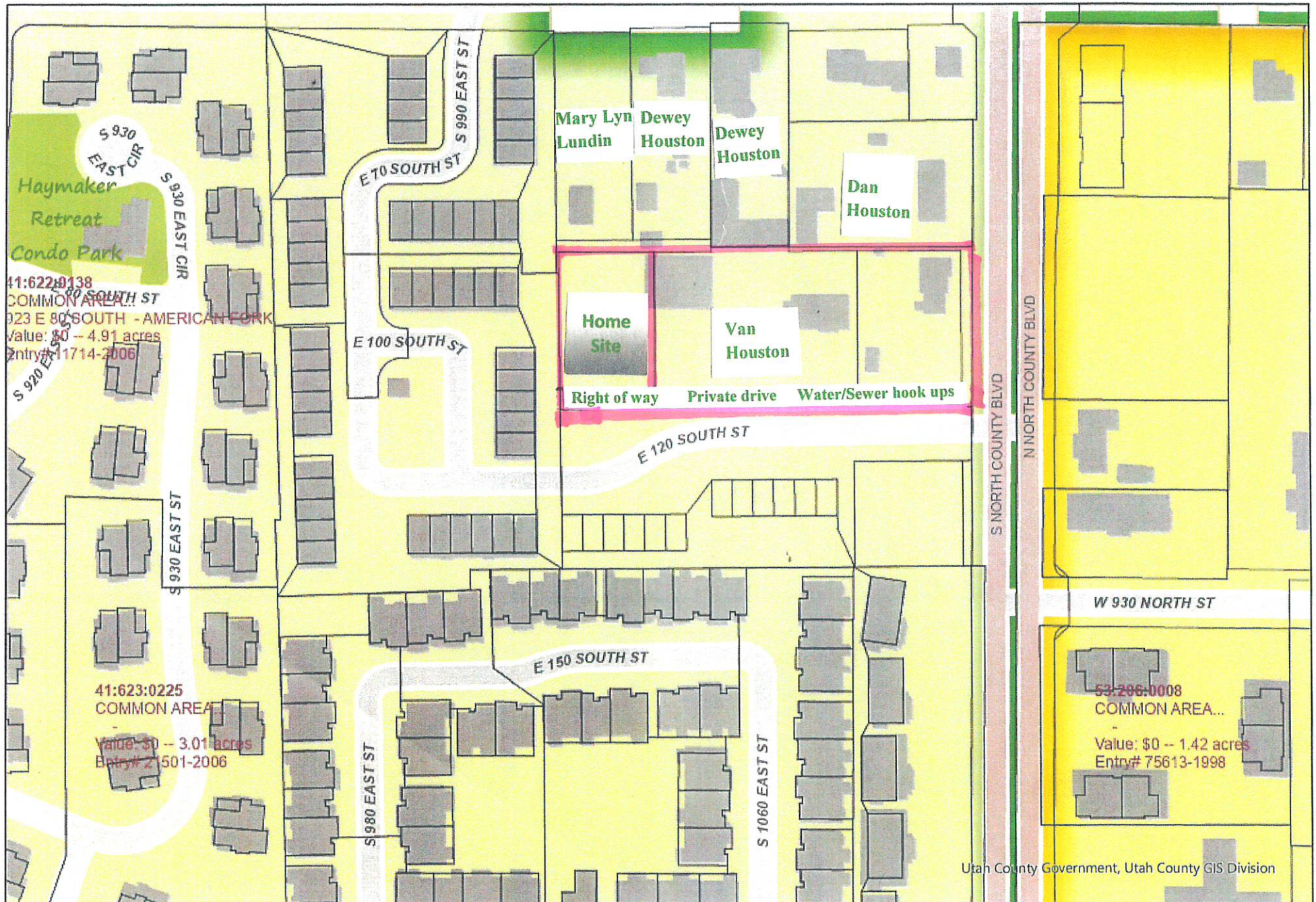


Danny Houston

### Enclosed Documents:

- Utah County Parcel Map
- Planning commission meeting April 5, 1995
- Quit Claim Deed showing described Right of Way
- Map of Right of Way and stubbed Water and Sewer hookups





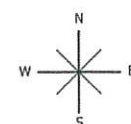
# Utah County Parcel Map

## Parcel Map

1 inch equals 188.1 feet

Date: 7/11/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.





planning  
commission  
April 5, 1995

*purchasing property for parks.*

Phil Collins motioned to table this item pending a preliminary concept plan. Bill Arbus seconded the motion. Voting was as follows: "Aye" Kent Walker, Bill Arbus, Juel Belmont, Pat Fleming and Phil Collins. Voting was unanimous.

ACTION ON THE PRELIMINARY PLAT OF THE MEADOWS SUBDIVISION PLAT A AT 915 NORTH 150 WEST.

Rod Despain states that the five lots to the north should be deleted based on the previous action on the Roberts zone change. Stan Boyer states that they are asking for a preliminary approval for the property up to and including the road. The plat does state that they other lots are subject to the zoning change. Rod feels that if the lots are stripped out and not the road, the plat can be acted upon. The road is in the plat and has always been. Ms. Roberts made the point that why should they participate in this since the road is on their property if the five lots are not going to be included.

Pat Fleming has a problem in doing this because the City has been taken advantage of by developers that agreed to make changes that never did take place.

Pat Fleming motioned to deny the preliminary approval on The Meadows subdivision and to have Kent Walker take back a recommendation to the City Council to open negotiations with Mr. Boyer again to expand Kimberly Estates Park with some lots from The Meadows subdivision before preliminary approval is given. Bill seconded the motion. Voting was as follows: "Aye" Bill Arbus, Juel Belmont, Pat Fleming and Phil Collins. Abstaining Kent Walker.

ACTION ON THE HOUSTON ANNEXATION PLAT B AT 80 SOUTH 1100 EAST CONSISTING OF APPROXIMATELY 4 ACRES.

Rod states that this is a less than 5 acre annexation. This property is adjacent to Pleasant Grove. The request is to put it in an R1-9000 zone which is what the homes to the north are currently zoned. This is also one that the Mayor would like to see take place. Mr. Houston indicates that he would like to build a house on the property in question. Mr. Houston is in the process of acquiring a 25 foot access way listed as belonging to James K. Hardy and located to the south of J. R. Adams.

Rod Despain asked that they look at the 25 foot Hardy property and then also 30 feet of the Roberts property such that it would be an access to the Roberts property. This would be a half street. Mr. Houston indicated that he would purchase 5 feet from J.R. Adams to make this a 30 foot road through there.

Phil Collins questioned Mr. Houston on why he is asking for an R1-9000 zone. Mr. Houston states that he does not care what it comes in as. His intention is to build one home on the 1½ acre parcel. Ultimately there may be more homes in the future. The problem with more homes is that this is going to be termed an inner block project because of the road width. The 30 foot road would need to be continued through to the west the full length of

the Roberts and Hardy property.

**Phil Collins motioned to accept the petition for annexation request as an RA-1 with the contingent purchase of the James K. Hardy 25 foot parcel and five feet from J.R. Adams. Mr. Houston will also deed the City 30 feet of the south property line running the full length of the two parcels. Pat Fleming seconded the motion. Voting was as follows: "Aye" Kent Walker, Bill Arbus, Juel Belmont, Pat Fleming and Phil Collins. Voting was unanimous.**

RECEIVING OF A PETITION FOR THE EGG FARM ANNEXATION CONSISTING OF APPROXIMATELY 100+ ACRES AT 700 EAST 1300 SOUTH.

Rod states that this is a petition to move forward with a policy declaration. The inclination is to zone it as a industrial use area but they have made no specific request for any particular zone. This would be more fully addressed in the policy declaration. Timpanogos stake owns part of this.

**Phil Collins motioned to recommend to the City Council to proceed with the policy declaration. Kent Walker seconded the motion. Voting was as follows: "Aye" Kent Walker, Bill Arbus, Juel Belmont, Pat Fleming and Phil Collins. Voting was unanimous.**

RECEIVING OF A PETITION FOR THE WENDELL STRONG ANNEXATION CONSISTING OF 22.10 ACRES AT 750 WEST 500 NORTH.

This property is directly west of the Weight property and came through the site plan committee with a request for annexation. There was a general site plan submitted and the developer would like to approach the Planning Commission with some differences from what was originally presented some time ago. The proposal of Northridge Village Estates was included in the commission packets. The appropriate action would be the recommendation to prepare the policy declaration.

Pat Fleming asked Paul Washburn what the new proposal was for the sewer in this area. Mr. Washburn indicated that the Planning Commission had previously asked for an alternate route for traffic from the west through Northgate. When Mr. Strong was contacted he indicated that he was willing to make that access on the condition that he was able to find a way to bring his property into the City. Because of this, Gardner and Associates has formed a partnership with Mr. Strong. They would like to propose that this come in as a PUD and part of Northgate Villages. These would be the estate lots and would feed onto the existing lift station.

The instruction from the City Council was that there would be no more projects on a lift station. Mr. Washburn indicated that the lift station would be resized to accommodate this area. Adding these homes will increase the financial base required to increase this lift station size. These homes can gravity feed to the lift station. The problem of access would be solved as directed by City Council and the Planning Commission.



City Council  
May 9, 1995

Mayor Green questioned on page two the reference of not piping a ditch in the Boyer development. Councilman McKinney noted that it was no longer in the subdivision.

Voting on the motion was as follows: Aye, Councilmembers Walker, Storrs, Brown, and McKinney. Absent, Councilman Hansen. The motion carried.

ACTION ON AN ORDINANCE OF ANNEXATION FOR THE HOUSTON ANNEXATION PLAT B CONSISTING OF APPROXIMATELY 4.5 ACRES AT 80 SOUTH 1100 EAST AND PLACEMENT OF THE PROPERTY IN THE RA-1, RESIDENTIAL AGRICULTURAL ZONE

Councilman McKinney moved approval of Ordinance No. 95-05-21 approving the Houston Annexation at 80 South 1100 East and placement of the property in the RA-1 Zone. Councilman Storrs seconded the motion.

Mr. Houston had asked Mayor Green about the right-of-way that someone had been surveying along 1100 East. City Engineer Howard Denney felt that the surveying that was being done, was just a location survey, that they were finding property lines, easements, and etc. He did not believe that they were doing a right-of-way survey.

Mayor Green observed that the City would end up requiring much more right-of-way than the 66 feet that the County wanted.

Voting on the motion was as follows: Aye, Councilmembers McKinney, Storrs, Brown, and Walker. Absent, Councilman Hansen. The motion carried.

ACTION ON AN ORDINANCE APPROVING A ZONE CHANGE ON BLOCK 15 FROM 300 EAST TO 400 EAST AND FROM MAIN STREET TO 100 NORTH, FROM THE EXISTING R-4 TO THE R2-7500, MULTIPLE FAMILY RESIDENTIAL ZONE

Mayor Green noted that there had been a petition submitted from nearly all of the property owners on the block supporting the zone change request.

Councilman McKinney moved approval of Ordinance No. 95-05-22 approving a zone change request on Block 15 from the existing R-4 to the R2-7500 zone. Councilman Brown seconded the motion.

Mr. Richards wanted it clear that he was in support of the zone change as long as it did not injure his potential development along the same lines as it had begun. Mayor Green noted his concern.

Voting on the motion was as follows: Aye, Councilmembers Walker, McKinney, Brown, and Storrs. Absent, Councilman Hansen. The motion carried.

Mayor Green thanked Mr. Richards for the nice job in completion of the Chipman home in his project.

"COURTESY RECORDING"

**WHEN RECORDED MAIL TO:**

Danny L Houston, Trustee  
84 South 1100 East  
American Fork, UT 84003

ENT 3883:2016 PG 1 of 1  
Jeffery Smith  
Utah County Recorder  
2016 Jan 14 03:23 PM FEE 12.00 BY SW  
RECORDED FOR Eagle Gate Title Insurance Ag  
ELECTRONICALLY RECORDED

This Space For Recording Only

## QUIT CLAIM DEED

JANEAN HOUSTON,

GRANTOR, of AMERICAN FORK, County of UTAH, State of UTAH, hereby QUIT-CLAIM(S) to

**DANNY L. HOUSTON and GAYLE L. HOUSTON, TRUSTEES OF THE DANNY L. AND GAYLE L. HOUSTON FAMILY TRUST DATED DECEMBER 15, 1999,**

GRANTEES, of AMERICAN FORK, County of UTAH, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County State of Utah, to-wit

**Commencing 558.69 feet East and 847.0 feet South from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 120 feet; thence South 185 feet; thence West 120 feet; thence North 185 feet to the place of beginning.**

**Together with the following described Right of Way: Commencing 678.69 feet East and 1007.0 feet South from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 354.21 feet; thence South 25 feet; thence West 354.21 feet; thence North 25 feet to the point of beginning.**

APN: 14-022-0072

WITNESS, the hand of said grantors, this 12 day of January, 2016.

  
JANEAN HOUSTON

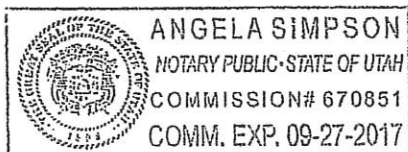
STATE OF UTAH)

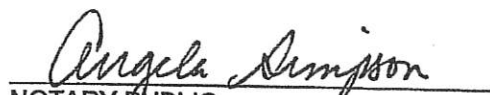
COUNTY OF UTAH)

SS:

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this 12 day of JANUARY, 2016, by JANEAN HOUSTON, personally known to me on the basis of satisfactory evidence to be the person who appeared before me.

WITNESS my hand and official seal.



  
NOTARY PUBLIC



N 90-0-0 E 234.21

.46 acre

Sec 19  
T5S  
R2E  
0.999729

S 0-0-0 W 185

Future Home Site

Right of way – private drive

S 90-0-0 W 234.21

