



AMERICAN FORK CITY
BOARD OF ADJUSTMENT AGENDA
12/11/2024 – 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, December 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 the 09.11.2024 meeting
3. SCHEDULED ITEM

Hylan Harper has submitted an application for a review and action on a request for a variance for a property located at 92 North 300 West, American Fork, Utah 84003.

4. Other Business

ADJOURNMENT

5. Adjourn

To send public comments to Board of Adjustments members, email mwhite@americanfork.gov.

Melissa White
Development Project Coordinator
Development Services
American Fork City

Dated November 20, 2024

1 BOARD OF ADJUSTMENT
2 American Fork City
3 September 11, 2024 ○ 6:00 PM
4 American Fork Public Works ○ 275 East 200 North ○ American Fork UT 84003
5

6 Board Members Present: Mary Street, Scott Williamson, Mike Privett
7

8 City Staff Present: Dan Loveland, Chief Building Official
9 Melissa White, Development Project Coordinator
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11 Others present: Danny Houston, Ben Ritchie
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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.
19

20 Introductions were made by the Board and the meeting began.
21

22 2. **Approve Minutes from 06.12.2024.**
23
24

25 **MOTION:**
26

27 **Scott Williamson motioned to approve the 06.12.2024 minutes. Mike Privett seconded the motion.**
28

29 Aye -
30 Mary Street
31 Mike Privett
32 Scott Williamson
33

34 The motion passed.
35

36 3. **Scheduled Items**
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38 Danny Houston has submitted an application for a review and action on a request for a variance for a
39 property located at 106 South 1100 East, American Fork, Utah 84003.
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41 **Board Discussion:**
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43 Mr. Ritchie explained to the Board that Mr. Dan Houston first purchased the property in 1995 - 1996 with
44 the intent of ultimately building a home back on the back piece of the property. At the time, the property
45 was in the county, and the agreement was to annex into American Fork. There were public meetings held
46 at that time that discussed this project. At the time Mr. Houston made the purchase of an additional five
47 feet from the Adams property to make sure that he had the right of way to access the property.
48

49 Mr. Houston and Mr. Ritchie asked for clarity on what will need to happen in order to receive a building
50 permit on the property. It was discussed that the property to the south had developed, and the road became
51 a private road owned by an HOA.
52

The Board reviewed the packet material that includes the staff report and minutes from an April 1995 Planning Commission meeting when the agreements were made for the property that was being annexed in and the additional property purchase, a deed showing the right-of-way, and a map showing that the sewer and water are stubbed in at the entrance of the property.

Mr. Loveland notes he was unable to find an indication of a formal agreement in the documents provided in the packet. Mr. Ritchie reiterated the hope to find the original intention of the agreement when the property was annexed into the city, and what they would need to do in order to build a one-story single-family home on the property.

Chairwoman Street summarized the 1995 Planning Commission meeting minutes by noting that the annexation request was reviewed by the Planning Commission at the time, which recommended approval to the city council. The annexation involved zoning the property as RA-1 to be similar to the adjacent properties, with a condition that Mr. Houston purchase a 25-foot parcel from JR Adams and deed additional property to the city. The matter was then brought to the city council, where they voted to approve an ordinance (95-05-21) for the Houston annexation at 80 South, 1100 East, and placed the property in the RA-1 zone. The motion passed, but no further action was taken.

Mr. Loveland explained that the property was brought in as RA-1 at the time of the annexation and the property was now zoned as R1-9000, although he is unsure what year the zoning was changed. He noted that despite any differences that may exist between the two zones, flag lots are not allowed in American Fork City. As Mr. Houston's property sits currently, the property is considered a flag lot.

Board member Reid Shelley's comments were read to the Board – See Attachment #1

Mr. Williamson asked the applicant if he had approached the HOA to discuss the options with the road to which Mr. Houston replied that he had not, and his wish to remain outside of an HOA.

The applicant and Board discussed the expectation that the developer to the south would have built the road so Mr. Houston's property would be accessible and that the development has been there less than a year.

Mr. Houston noted he and his son had signed property line agreements with the HOA to align the west and south sides of the property. Mr. Williamson noted that this may be a good discussion point with the HOA if needed. Mr. Houston reiterated his confusion as to why the development to the south did not consider the approach to his property when the property was designed. Mr. Loveland stated that the city Planning and Engineering departments may be able to lend more information to the discussion from when the development came before the city for review.

Mr. Houston questioned if it would be possible to use the right-of-way from his property line. Mr. Williamson noted that his understanding of the code is that it has to be on the road itself.

Chairwoman Street determined the next steps for the Board to consider would be to go through the staff report and discuss each whether this project does or does not meet the conditions of approval. She reminded the applicant that each condition must be met in order for the Board to be able to approve the variance, and that the Board is held to the city's municipal code; to deny a variance, the applicant would only need to be lacking on one condition, and it would result in a denial.

The Board discussed question number one, "Would granting the variance change the intended use of the property? The answer must be no." She stated the staff report noted that the answer was, "Yes, it would become a flag lot which is not allowed in American Fork City."

Chairwoman Street clarified that a flag lot is defined as a parcel that lacks direct frontage on a public street and is accessed by traversing other properties. Mr. Loveland noted that while the applicant's property does

104 have an access agreement, the access requires crossing two separate parcels to reach the lot. Chairwoman
105 Street noted the only viable solution would be to arrange for access via a public street or an existing
106 dedicated street.

107 Mr. Houston questioned why his 30 feet of land wouldn't be considered sufficient, especially since it had
108 been in place for 50 years, whereas a new section was added the previous year. He explained that his
109 property was intended to be deeded to the city once a road was built, but no road had been constructed.
110 Instead, houses were built in front of it, with the city's approval. He believed the issue was resolved because
111 the plan stated that the land would be deeded when the road was constructed, which he assumed referred to
112 an existing half-road. He wondered why the recent addition of an HOA road was now being accepted
113 instead.

114 Chairwoman Street clarified that while she wasn't sure how things were done in 1995, the typical practice
115 for developments today is that developers are required to construct the road and then transfer ownership to
116 the city. Once the road is built, it is handed over to the city for maintenance, provided it isn't a private road.
117 It was determined that the road was a private road owned by the HOA.

118 Chairwoman Street explained that, as the situation stands, the property would be considered a flag lot since
119 access would be through a drive crossing other property. If all three parcels were combined into a single
120 lot, it wouldn't be a flag lot, but this would also prevent the addition of a second home. She noted that this
121 issue alone could be enough to deny the application, but she wanted to explore other possibilities. She
122 suggested that the applicant might be able to resolve this by working with the HOA to combine their land
123 and agree to widen the road, making it an HOA road that both parties could share. If this could be arranged,
124 it might be an acceptable solution. Mr. Loveland agreed, and noted the city's Planning and Zoning and
125 Engineering departments held the same opinion when this project was discussed with their departments.

126 Mr. Houston noted the HOA has a parking lot that cannot be accessed from his property, but it looks as
127 though it would be possible to connect the property.

128 Chairwoman Street mentioned that the HOA may need to modify their plat to straighten the road to make
129 that work but noted that plats can be amended.

130 Chairwoman Street explained that for the second condition to be met, which asks if there are special
131 circumstances unique to the property compared to others in the same zone, the answer must be yes in order
132 to proceed with the process. In this case, the special circumstance is that the lot is landlocked. Regarding
133 the next question—whether these circumstances cause an unreasonable hardship by denying the applicant
134 the same use of the property as others in the zone—the answer must also be yes. The staff's recommendation
135 is no, that the property does not have legal access. Mr. Loveland clarified that while the applicant does have
136 the legal right-of-way to get to the lot, the lot does not meet the requirements to build a home.

137 Mr. Williamson asked how wide the road would need to be if the applicant decided to disregard the cost,
138 install curb and gutter on both sides of the street, extend the road to the back of the property from 1100
139 South, and then deed it to the city. Mr. Loveland stated he was unsure of the exact width required, and that
140 the city engineering team would be able to lend better direction on that question. The Board discussed the
141 city requirement of needing curb and gutter and either a cul-de-sac or a hammerhead to ensure there was
142 Fire Department access. The Board discussed the requirements and procedures the development to the south
143 would need to go through should they decide to amend the plat to allow for one of the previously mentioned
144 options.

145 Chairwoman Street summarized that the board was exploring options to assist Mr. Houston. One option is
146 to determine if installing a half-road and dedicating it to the city would meet the requirements, although
147 those requirements are still unclear. She also suggested that if the HOA is open to working with him to
148 widen the road and connect it to their existing road, Mr. Houston could access his lot through that road. Mr.

Loveland noted his thoughts that this would be something worth pursuing with the HOA. He reiterated following up with the city's engineering department to pursue the different options the Board had discussed.

Chairwoman Street explained that granting a variance would violate several sections of the municipal code, which would be illegal, and the board is not permitted to do that. However, the Board wants to offer suggestions that could be helpful. She emphasized that the zoning ordinance has changed since 1995, with more developments now in place, and that Mr. Houston must follow the current laws to obtain a building permit. Under these laws, the permit cannot be granted. She suggested that instead of denying the variance and halting the process, they could table the meeting, allowing Mr. Houston to continue working on some of the Board's previously discussed recommendations.

Mr. Williamson asked Mr. Houston whether he would prefer the board to table the application rather than deny it. He explained that if the board tables the variance, it will allow Mr. Houston to explore other options, and the application could be revisited later. If Mr. Houston finds a solution, he might not need a variance, which would eliminate the need to return to the Board of Adjustments. However, if the board denies the variance, Mr. Houston's options would be to completely start over with a new application and start the Board of Adjustment process over from the beginning.

Mr. Ritchie reiterated the options the Board had established earlier in the discussion to which the Board agreed. Mr. Ritchie asked about the possibility of changing the zoning, and Mr. Williamson noted that that may be a difficult process and not eliminate the issue with the flag lot.

Chairwoman Street stated her support of tabling the variance to give the applicant time to discuss other options with the city's engineering department and a professional engineer to find a path forward.

Mr. Houston discussed the option of purchasing some land from the HOA and potentially trading land to work towards an agreement that would work for both parties.

Chairwoman Street suggested that Mr. Houston could petition the city and submit an application to change the law, potentially asking the city to allow flag lots. She noted that this would be a possible option if all other avenues were exhausted, but it would likely be a more difficult and lengthy process.

Mr. Houston and Mr. Ritchie agreed that a decision to table the variance to approach options discussed in the meeting was the best course forward at this time.

MOTION:

Mary Street moved to table a variance for a property located at 106 South 1100 East, American Fork, Utah 84003. Scott Williamson seconded the motion.

Aye -
Mary Street
Scott Williamson
Mike Privett

The motion passed.

4. Other Business

None

195 5. Adjourn.

196

197 **A motion was made to adjourn by Scott Williamson. It was unanimously approved. The meeting**
198 **was adjourned at 7:05 p.m.**

199

200 Melissa White

201 Development Project Coordinator

Unapproved

Board of Adjustments Meeting
September 11, 2024

I had a few thoughts concerning the application of Danny Houston concerning his property at 106 South 1100 East in American Fork, but it looks like most have been covered in the Findings of Fact. I admit that I may not be totally informed on the city ordinances and codes which apply and recognize there are multiple problems with the application, but offer the following from my point of view.

After walking past the property and looking at the county parcel map, it appears that Van Houston who has the lot to the east of Danny is already a flag pole lot, which isn't allowed. Maybe the fact that Van owns 2 parcels, one of which connects his lot to 1100 East and is being used as a driveway, makes a difference, I'm not sure. It appears that there are utility connections which run along that small separate lot, as well. I know from experience that during the administrations of Mayors Green and Hadfield, there were efforts to annex the county islands to clean up American Fork's boundaries and that there were many concessions that were being made to entice county residences to annex in and achieve the city goals.

Looking through the added annexation material from 1995, the Houston's annexation may have had some concessions and the flag lot access was, or construed to be, part of the deal. That I'm not sure, but, at present, it appears to be a flag lot being used to access Van Houston's home and property.

I noted in the findings of fact that the large utility building rests on 2 lots which is not permitted. That could be remedied by Danny deeding that portion of the rear of the lot to Van and cleaning up that part of the problem without affecting the frontage.

It seems that there might be a couple of options which might be presented to the Houstons to help, **but I would ask that they be reviewed by Dan Loveland and the committee before being presented.** At present, the application doesn't fit the requirements to be approved on numerous counts.

First would be to allow a continuation of the current flag lot to the second lot in the back, although this clearly violates American Fork Code.

A second solution, and probably the most reasonable and best would be to have both Van and Danny access their lots from 120 South. This would eliminate the current apparent flag lot and clean up the access to both lots. I'm not sure whether or not American Fork owns the 120 South right of way or whether it is owned by Bonneville Vista HOA as shown on the county map. If it is owned by the HOA, it might take some negotiation and concessions on the part of the HOA to accommodate the Houstons, but it would possibly solve the land locked status of their lots. The area by the little "S" curve is currently a small parking lot and quite a weed patch and would benefit from being used as a driveway/access. Having a home and cared for yard in the area being considered by Danny would also benefit Bonneville Vista residents living in the area as a better view than what they now have on the lots in question.

Thanks for the opportunity to give input and I hope that the above helps one way or the other.

Reid Shelley

**AMERICAN FORK CITY
BOARD OF ADJUSTMENT**

MEETING DATE: December 11, 2024
STAFF: Dan Loveland

AGENDA TOPIC: Review and action on a variance for property located at 92 N 300 W in the R3-7500 zone.

BACKGROUND INFORMATION				
Location:		92 North 300 West		
Applicants:		Hylan Harper		
Existing Land Use:		Single family dwelling		
Proposed Land Use:		Single family dwelling		
Surrounding Land Use:	North	Single family dwelling		
	South	Single family dwelling		
	East	Single family dwelling		
	West	Single family dwelling		
Existing Zoning:		R3-7500		
Proposed Zoning:		R3-7500		
Surrounding Zoning:	North	R3-7500		
	South	R3-7500		
	East	R3-7500		
	West	R3-7500		
Land Use Plan Designation:		Single family dwelling		

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.)**

NO, it would still be a single family residence.

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, the frontage width is less than 75'.

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.)**

Yes, frontage cannot be increased.

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

Yes, this is the only way to replace the old run-down home with a new home.

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.)**

NO, this will improve the property with a new home.

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)**

Yes, this will be an improvement to the property and surrounding area.

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.

Sec 17.4.301 R-3-7500 Residential Zone

- A. Intent. The R-3-7500 residential zone has been established for the purpose of providing a place where one-, two-, three- and four-family dwellings and planned unit developments can be constructed. Higher density apartment houses and commercial and industrial uses are not permitted.
- B. Permitted uses. The following buildings, structures and uses of land shall be permitted upon compliance with requirements set forth in this code.
 1. One-family dwellings (conventional construction and manufactured housing) and two-, three- and four-family dwellings (conventional construction only), all subject to the provisions of Section 17.5.129.
 2. Customary residential accessory buildings and structures.
 3. The growing of field crops and fruit.
 4. Machinery sheds used for storage equipment used in connection with agricultural activities performed on the premises.

5. Utility lines.
 6. Home occupation subject to provision of Section 17.5.123 of this code.
 7. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
 8. Public and parochial schools and grounds.
 9. Public agency parks and playgrounds.
 10. Public buildings and grounds not including storage yards and repair shops.
 11. Hospitals.
 12. Churches, not including temporary revival tents or buildings.
 13. Household pets.
 14. Fences, walls and hedges.
 15. Accessory apartments subject to the requirements of Section 17.5.134 of this code.
- C. 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. Temporary uses subject to the provisions of Section 17.5.122 of this code.
 2. Planned unit developments and residential condominium projects subject to the applicable provisions of Section 17.7.501 of this code.
 3. Mobile home parks subject to the applicable provisions of Section 17.7.508 of this code.
 4. Residential facility, subject to the standards and conditions set forth under Chapter 17.15 of this Code.
 5. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.
 6. Pre-schools - child-care nurseries, subject to the approval of a site plan in accordance with the provisions of Section 17.6.111.
 7. Rest homes, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
 8. Foster care homes, containing not more than two non-related foster care occupants.
 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.
- D. 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 Area (in sq. ft.)	Minimum Width (at minimum setback line)	Depth of Lot (in ft.)
One-family dwellings	7,500	75	100
Two-family dwellings	12,200	90	100
Three-family dwellings	17,000	100	100
Four-family dwellings	20,000	110	100
Churches	2 acres	250	none

E. 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. All 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.

F. Building 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 total living area of not less than seven hundred fifty square feet for each dwelling unit in the building. Each dwelling unit shall contain not less than six hundred square feet of 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."

G. 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 contained within a required front yard or side yard adjacent to a street shall be landscaped.
5. Planting plans shall be required in connection with four-family and other multiple dwellings as set forth in Section 17.5.121.
- 6.

(Ord. No. 07-05-17; Ord. No. 01-04-19; Ord. No. 01-06-32; Ord. No. 2000-12-40; Ord. No. 03-05-17; Ord. No. 04-02-01; Ord. No. 2008-12-46; Ord. No. 2014-01-02, § 1, 1-14-2014; Ord. No. 2015-04-25, pt. I, § 1, 4-14-2015; Ord. No. 2015-11-72, pt. I, § 2, 11-10-2015; Ord. No. 2016-06-31, pt. I, § 2, 6-14-2016; Ord. No. 2017-09-48, § 10, 9-12-2017)

HISTORY

FINDINGS OF FACT

The board can approve this request for a variance with the following conditions:

- 1.This is a non-conforming lot of record.
- 2.The property frontage does not comply with minimum lot width requirements.
3. Any rental or accessory apartment intent must comply with all municipal code requirements.
4. A variance is only for what has been proposed with this application.
- 5.All minimum setbacks must follow R3-7500 zoning requirements.

I would like to build a new home on 92 n 300 w American Fork, UT 84003. The current home is no longer in living condition. The current home is approximately 400 sq ft. The new home would comply with all current side, front and rear setbacks at approximately 40 feet wide and less than 60 feet deep on a property that is 59.73 ft wide and 198 feet deep. Here is the Ordinance applicable to referenced request:

Sec 17.1.508 Nonconforming Lots Of Record

1. In all zones wherein one-family dwellings are listed as a permitted use, a one-family dwelling may be constructed on any lot or parcel of land, even though such lot or parcel does not comply with the area, width or depth requirements for one family dwellings within the zone, subject to a determination by the zoning administrator that the lot complies with all of the following:
 1. The lot or parcel qualifies as a nonconforming lot of record (existed as a separately described parcel on the records of the county recorder prior to the effective date of the ordinance) and the parcel does not constitute an illegal subdivision lot. Except that any nonconforming lot having a width of less than sixty feet (as measured at the minimum front setback line) or a depth less than ninety feet shall require prior approval by the board of adjustment before issuance of a building permit;
 2. One-family dwellings are listed as a permitted use in the present zone; and
 3. All setbacks, height, access, building size, utility and special provision requirements of the existing zone and all applicable supplementary regulations can be met.
2. The authorization in this paragraph B. shall be applicable only in the instance of one-family dwellings. The board of adjustment shall not have the authority to approve a dwelling having two or more dwelling units on a parcel which does not fully comply with the requirements applicable thereto.

(Ord. No. 95-09-35)

Attached is a plot plan with the proposed footprint of the current and proposed structure with current home^s surrounding.

Utah County Parcel Map



S0°43'09"W 130.81

S0°00'00"W 57.36

N0°00'00"E 61.05

N0°00'00"E 64.00

N0°00'00"E 59.73

N0°00'00"E 76.23

S90°00'00"E 198.00

N90°00'00"W 198.00

02:034:0018

ARNEY, JESSE W...
 08 N 300 WEST - AMERICAN FORK
 Value: \$439,500 - 0.29 acres
 Entry# 177411-2020

S90°00'00"E 198.00

N90°00'00"W 198.00

9 feet

40x60

02:034:0033

HARPER, HYLAN (ET AL)...
 92 N 300 WEST - AMERICAN FORK
 Value: \$276,400 - 0.27 acres
 Entry# 65123-2024

108 feet

N89°48'32"W 198.00

S90°00'00"E 198.00

02:034:0014

LAVULAVU, SAMUELA and MAHEIKAU...
 80 N 300 WEST - AMERICAN FORK
 Value: \$441,800 - 0.35 acres
 Entry# 67682-2024

S90°00'00"E 198.00

N90°00'00"W 198.00

S0°00'00"W 64.00 N0°00'00"E 93.86

N0°00'00"E 85.00

S0°00'00"W 90.75

S90°00'00"E 132.00

N90°00'00"W 47

02:034:0044

HORTON, BARBARA L and CHAD C (ET...
 275 W 125 NORTH - AMERICAN FORK
 Value: \$900,000 - 0.25 acres
 Entry# 28007-2022

N90°00'00"W 132.00

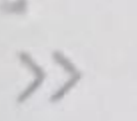
02:034:0046

MECHAM, RICHARD W and LINDA...
 - AMERICAN FORK
 Value: \$212,200 - 0.4 acres
 Entry# 40118-2005

S90°00'00"E 190.40

S90°00'00"E 462.00





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