



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
February 10, 2025
Monday 10:00 AM**

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Aaron Brems, Fire Chief

Sam Kelly, Public Works Director

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on February 10, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

- 1. Regular Session**
 - a. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the December 9, 2024, Development Review Committee minutes.
3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. Review and action on an application for a Preliminary Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Preliminary Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.
 - b. Review and action on an application for a Final Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Final Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.
4. **Other Business**
 - a. Upcoming Projects
5. **Adjournment**

Dated this 6th day of February 2025

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES

12.09.2024

AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION DECEMBER 9th, 2024

The American Fork City Development Review Committee met in a regular session on December 9th, 2024, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Battalion Chief: Justin Whatcott

Staff Present:

Cody Opperman	Engineer
Travis Van Ekelburg	Senior Planner
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Will Jones, Susie Hunter

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 2nd, 2024, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

12.09.2024

Justin Whatcott seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

ACTION ITEMS

- a. Review and recommendation on an application for a Final Plat, known as Bridges at Fox Hollow Plat A, located at approximately 1040 N 350 E, American Fork City. The Final Plat will be on approximately 4.01 acres and will be in the Planned Residential (PR-3.0) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop an 11-lot subdivision near Art Dye Park and the Golf Course. The Bridges at Fox Hollow Plat "A" is part of a multi-phased approach to develop single family homes within the area. Plat "A" is the beginning phase of the project, which consists of most of the Conservation Subdivision portion of the project. It's important to note that the PR-3.0 Zone allows for some flexibility regarding the type of subdivision projects that are provided within the zone. That is where you get the Conservation Subdivision project that Bridges at Fox Hollow Plat "A" is providing here, but you may also get a Flexible Lot Project, or Low Density Attached Housing Project. All three subdivision projects would equate to a maximum of three (3) dwelling units to the acre, but provides different lot square footages, open space requirements, structure requirements, etc.

Additionally, Bridges at Fox Hollow Plat "A" follows the requirements of the City's Bike and Pedestrian Plan by creating a Shared Use Path that runs through the common area of the development. The Shared Use Path provided through the common area is to be utilized as a public trail, rather than a private trail, to facilitate the requirement that the Bike and Pedestrian

UNAPPROVED MINUTES

12.09.2024

Plan presents. As these 11 lots are in the Conservation Subdivision, they are the ones that will have the variance of the 5' side setbacks that was previously brought forth to the Planning Commission and the City Council, both of whom provided approvals for. Conditions of approval consist of getting the development agreement signed. The applicants Will Jones and Susie Hunter mentioned they are looking forward to getting a signature so they can move forward.

Patrick O'Brien moved to recommend approval for the proposed Final Plat, located at approximately 1040 N 350 E, American Fork City, in the PR-3.0 Zone, subject to any conditions found in the staff report and subject to a 6-foot Vinyl fence around the property unless another option is agreed upon.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

- b. Review and action on an application for an Amended Final Plat, known as Harbor Village Slough Subdivision, located at approximately 245 W 700 S. American Fork City, UT 84003. The Amended Final Plat will be on approximately 0.65 acres and will be in the Planned Residential (PR-3.0) Zone**

Travis Van Ekelenburg reviewed the background information for action item letter b: The staff has initiated an Amended Final Plat to modify existing city owned parcels.

Justin Whatcott moved to approve the proposed Amended Final Plat, located at approximately 245 W 700 S, American Fork City, UT 84003, in the PR-3.0 zone, subject to any conditions found in the staff report.

Sam Kelly seconded the motion.

UNAPPROVED MINUTES

12.09.2024

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Other Business

Cody Opperman mentioned there are a few AT&T upgrades that should be coming through soon.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Sam Kelly	AYE
Justin Whatcott	AYE

The motion passed

Meeting adjourned at 10:08 AM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

12.09.2024

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

Development Review Committee Staff Report
Meeting Date: February 10, 2025



Agenda Topic

Review and action on an application for a Preliminary Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Preliminary Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.

Location:		620 S Auto Mall Drive
Project Type:		Final Plat
Applicants:		American Fork City
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Commercial
	South	Residential Low-Density
	East	Design Commercial/Design Industrial
	West	Design Commercial
Existing Zoning:		PI-1
Surrounding Zoning:	North	GC-2
	South	Unincorporated
	East	GC-2
	West	Unincorporated
Square Footage (By Use)		N/A
Total Number of Units		N/A
Parking Requirement		N/A

Background

This is a Capital Project initiated by the city that will create improved roadway for Auto Mall Drive and the creation of three (3) lots. The lots are approximately 67,000 and 97,000 square feet in area.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
- B. A geotechnical report for the project area
- C. Evidence of payment of the required review fee.
- D. Evidence of water right proposed to be conveyed to the city.
- E. Evidence of review of the proposed project by required public utility agencies.
- F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

- A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
- B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

- 1. N/A

Findings of Fact

- a. The Preliminary Plat meets code section 17.7.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Preliminary Plat meets the requirements of Section 17.7.206. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plat

Approval

I move to recommend approval for the proposed Preliminary Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1

Table

I move to table action for the proposed Preliminary Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1 and instruct staff/developer to...



AUTOMALL DRIVE EXTENSION

CONSTRUCTION DRAWINGS

FROM 685 SOUTH AUTOMALL DRIVE TO 100 EAST & 620 SOUTH
AMERICAN FORK, UTAH
JANUARY 2025 (rev 1/30)

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE NOTES STAKES PRIOR TO CONSTRUCTION. 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. 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.
5. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
6. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
7. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261. SIDEWALKS SHALL BE 6" AT DRIVE APPROACHES. ALL OTHER LOCATIONS SHALL BE 4".
8. 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
9. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
10. 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.
11. FOR STORM DRAIN INLET BOXES AND MANHOLES THE FLOW LINE IN AND FLOW LINE OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
12. 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).
13. THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21.
14. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
15. 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 DUTIFULLY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
16. ANY OFF-SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.
18. CONTRACTOR TO FOLLOW ALL THE MITIGATION MEASURES AS RECOMMENDED IN THE GEOTECHNICAL REPORT. INCLUDING LIQUEFACTION MITIGATION.

COVER SHEET - CV01

SITE PLAN - SP01

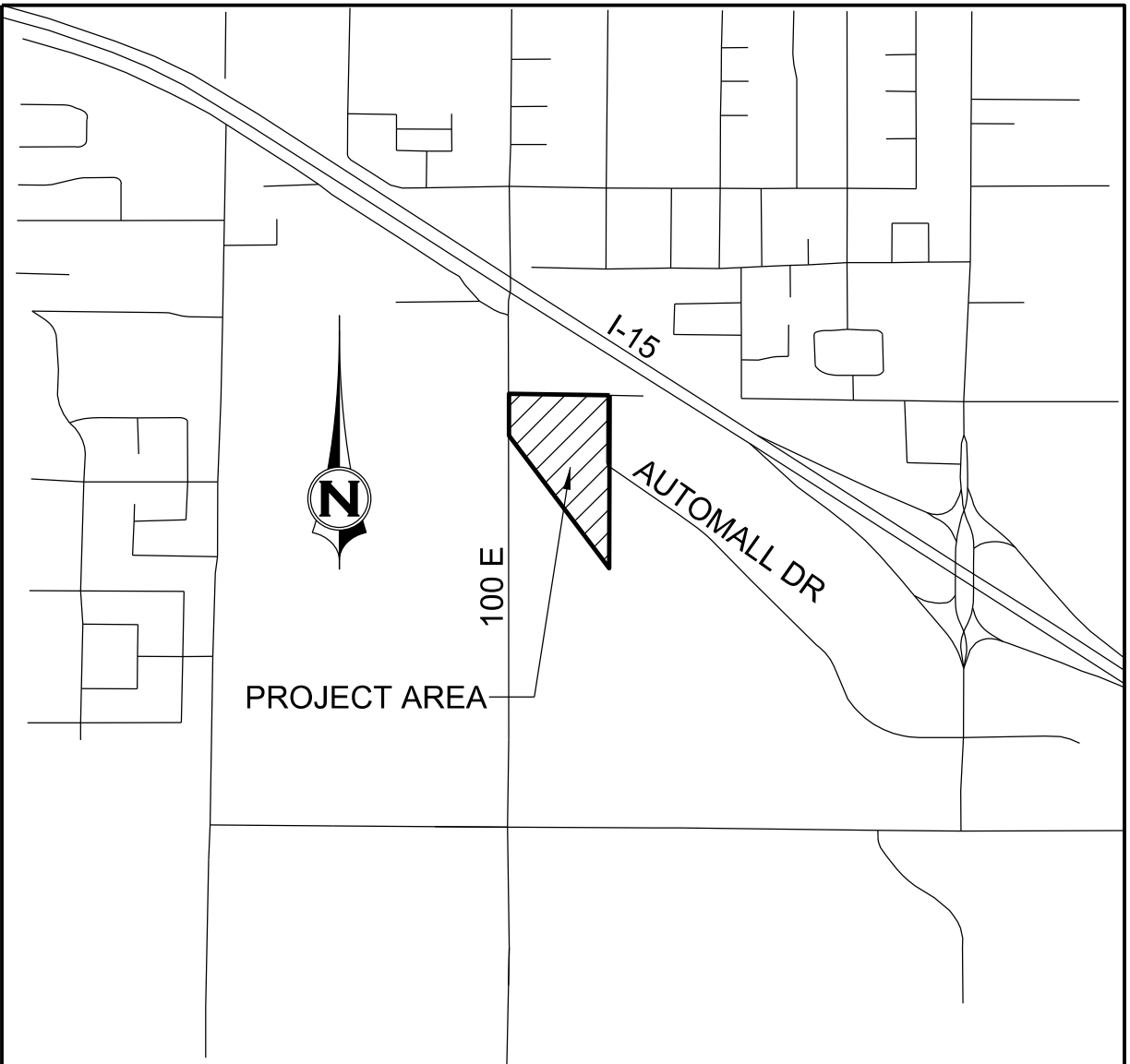
PLAN & PROFILES - PP01 THRU PP04

DETAIL SHEET - DS01 THRU DS02

STRIPING & SIGNAGE - SS01

DRY UTILITIES - DU01

VICINITY MAP



PROJECT ENGINEER

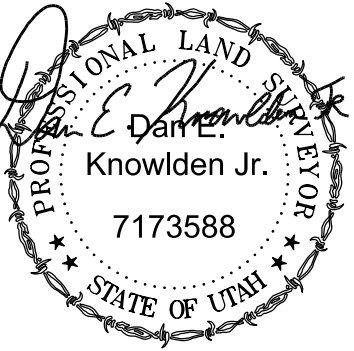
Jared Christensen



MUSTANG DESIGN, LLC
JARED CHRISTENSEN, P.E.
791 N 100 E
LEHI, UT 84043
(801)472-4918
jared@mustangdes.com

PROJECT SURVEYOR

Dan E. Knowlden Jr.

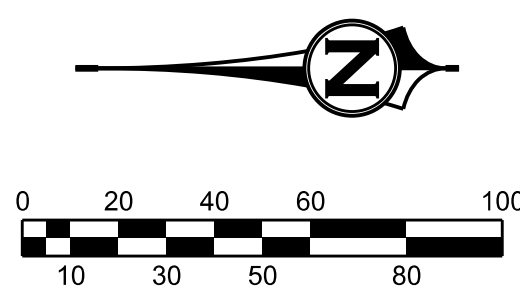
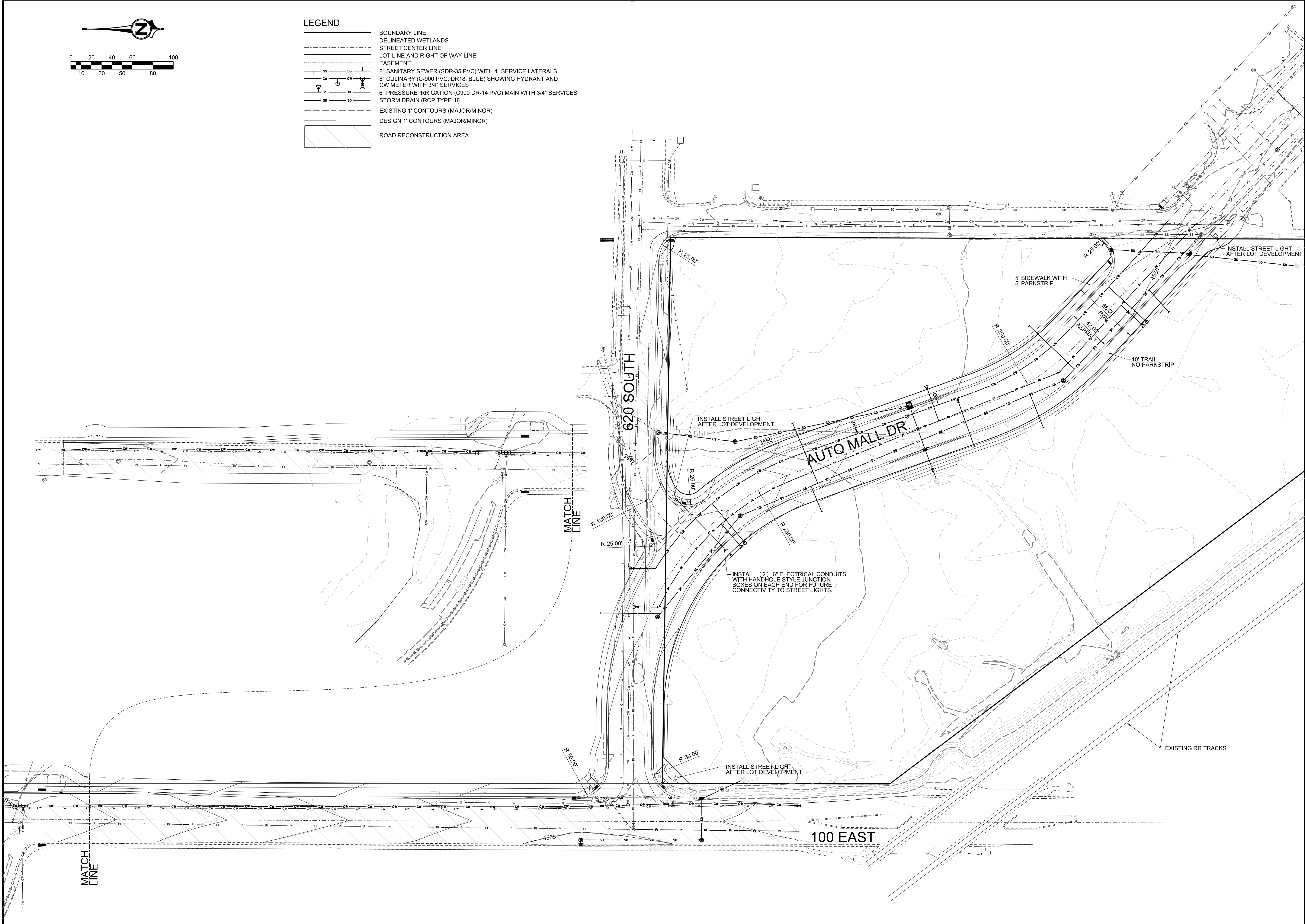


VALLEY LAND SURVEYING
DAN KNOWLDEN JR, PLS
563 N REES AVE.
SPANISH FORK, UT 84660
(801)616-6848
surveydanpls@gmail.com

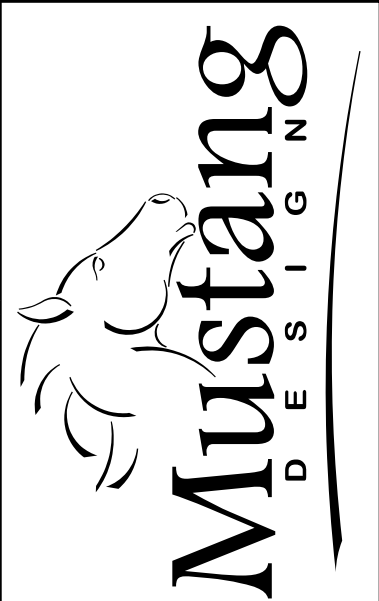
PROJECT DESIGNER

Mark Johnson

MUSTANG DESIGN, LLC
MARK JOHNSON, P.M.
791 N 100 E
LEHI, UT 84043
(801)361-6221
mark@mustangdes.com



- LEGEND**
- BOUNDARY LINE
 - DELINEATED WETLANDS
 - STREET CENTER LINE
 - LOT LINE AND RIGHT OF WAY LINE
 - EASEMENT
 - 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
 - 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER WITH 3/4" SERVICES
 - 6" PRESSURE IRRIGATION (C900 DR-14 PVC) MAIN WITH 3/4" SERVICES
 - STORM DRAIN (RCP TYPE III)
 - EXISTING 1' CONTOURS (MAJOR/MINOR)
 - DESIGN 1' CONTOURS (MAJOR/MINOR)
 - ROAD RECONSTRUCTION AREA



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



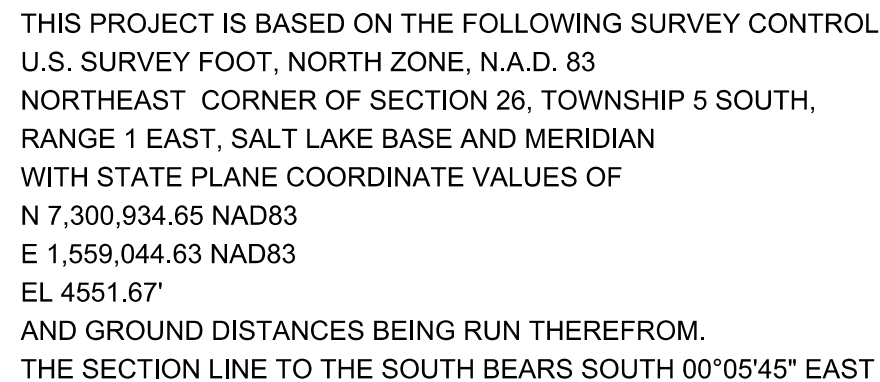
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**AUTO MALL DRIVE REALIGNMENT
SITE PLAN**

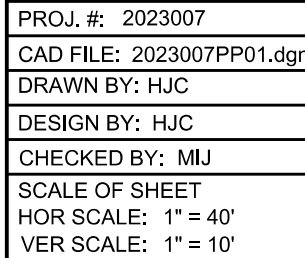
ROADWAY CONSTRUCTION
620 SOUTH 100 EAST
AMERICAN FORK, UTAH

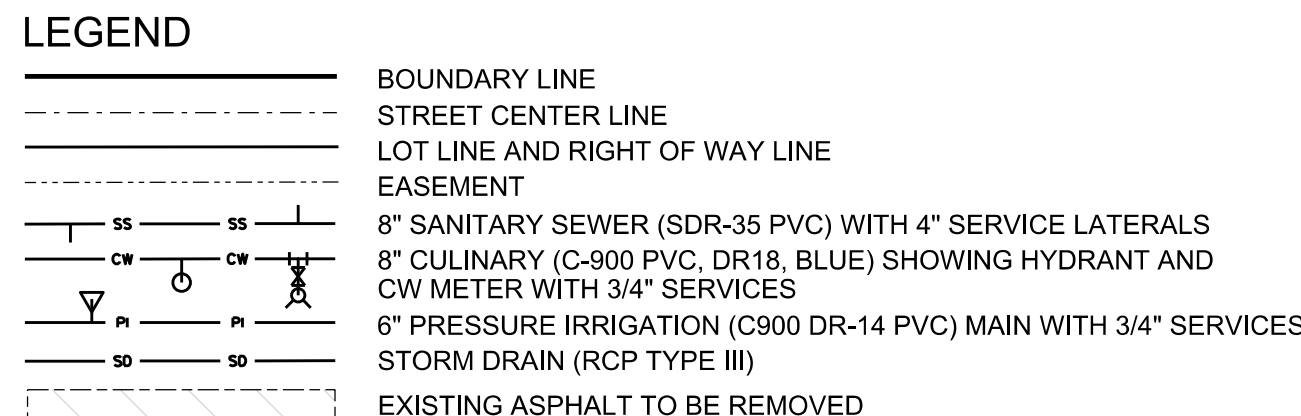
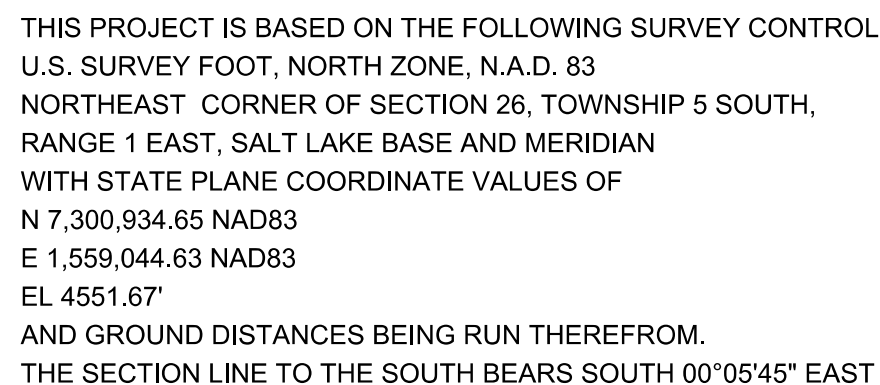
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CAD FILE: 2023007SP01.dgn
DRAWN BY: HJC
DESIGNED BY: HJC
CHECKED BY: MJJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

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SP01
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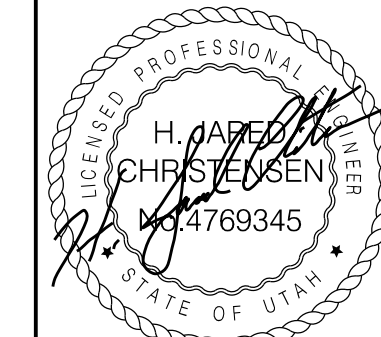
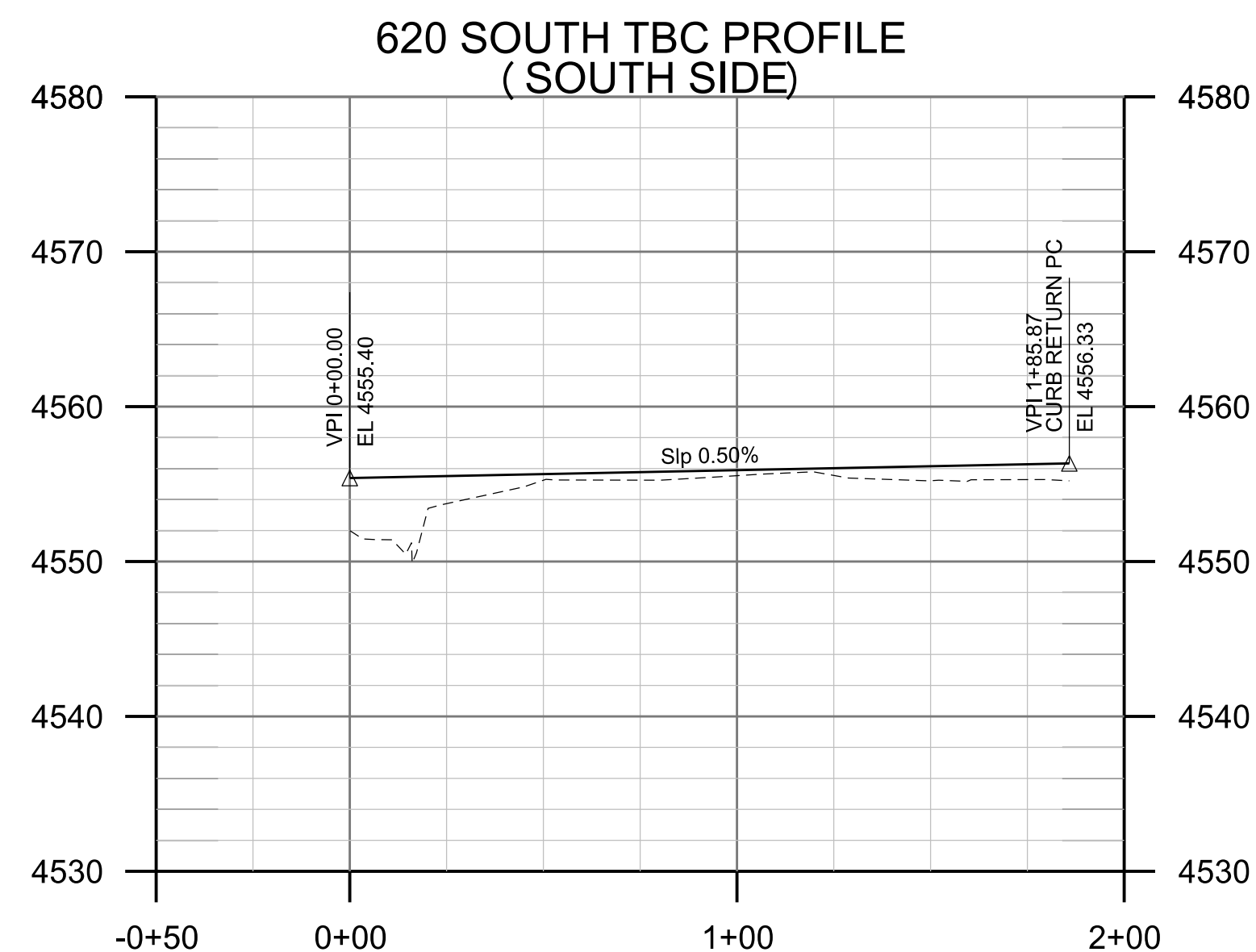


CR#1							CR#2							CR#3									
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30.00	90°00'00"	47.12'	PC	AUTO MALL	+1+6.00	L23.00	4554.57	30.00	90°00'00"	47.12'	P1	AUTO MALL	+1+16.00	R72.25	4555.81	25.00	132°21'51"	57.75'	PC	AUTO MALL	8+91.50	L64.85	4550.93
			$\frac{1}{4}$ Δ	AUTO MALL	+1+34.52	L25.28	4554.76				PC	AUTO MALL	+1+16.00	R53.00	4555.60				$\frac{1}{4}$ Δ	AUTO MALL	8+97.70	L52.03	4550.70
			$\frac{1}{2}$ Δ	AUTO MALL	+1+24.79	L31.79	4554.95				$\frac{1}{4}$ Δ	AUTO MALL	+1+18.28	R41.52	4555.34				$\frac{1}{2}$ Δ	AUTO MALL	8+95.90	L37.90	4550.47L
			$\frac{3}{4}$ Δ	AUTO MALL	+1+18.28	L41.52	4555.13				$\frac{1}{2}$ Δ	AUTO MALL	+1+24.79	R31.79	4555.08				$\frac{3}{4}$ Δ	AUTO MALL	8+86.68	L27.05	4550.54
			PT	AUTO MALL	+1+16.00	L53.00	4555.30				$\frac{3}{4}$ Δ	AUTO MALL	+1+34.52	R28.28	4554.82				PT	AUTO MALL	8+73.03	L23.00	4550.61





CR#4							CR#5							CR#6								
TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	LABEL	NORTHING	EASTING	TBC ELEV.
25.00	73° 47' 38"	32.20'	PC	G20 SOUTH	+0+39.01	L18.00	4553.54	25.00	101° 10' 45"	44.45	PC	AUTO MALL	+4+15.91	L23.00	4553.04	25.00	89° 02' 44"	38.85'	PC	7,301,589.66	1,558,694.06	4556.33
			1/4Δ	G20 SOUTH	+0+32.39	L19.55	4553.50				1/4Δ	AUTO MALL	+4+06.22	L25.60	4553.17				1/4Δ	7,301,587.61	1,558,703.49	4556.23
			1/2Δ	AUTO MALL	+3+55.27	L28.41	4553.46L				1/2Δ	AUTO MALL	+3+98.82	L32.79	4553.45				1/2Δ	7,301,582.13	1,558,711.44	4556.12
			3/4Δ	AUTO MALL	+3+48.99	L24.40	4553.52				3/4Δ	G20 SOUTH	+0+46.55	P19.68	4553.79				3/4Δ	7,301,574.05	1,558,716.72	4556.01
			PT	AUTO MALL	+3+41.79	L23.00	4553.59				PTΔ	G20 SOUTH	+0+59.89	R18.00	4554.10				PT	7,301,564.57	1,558,718.55	4555.90



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AUTO MALL DRIVE REALIGNMENT PLAN AND PROFILE SHEET

ROADWAY CONSTRUCTION
620 SOUTH 100 EAST
AMERICAN FORK, UTAH

PROJ. #: 2023007
CAD FILE: 2023007PP02.dgn
DRAWN BY: HJC
DESIGN BY: HJC
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'
SHEET

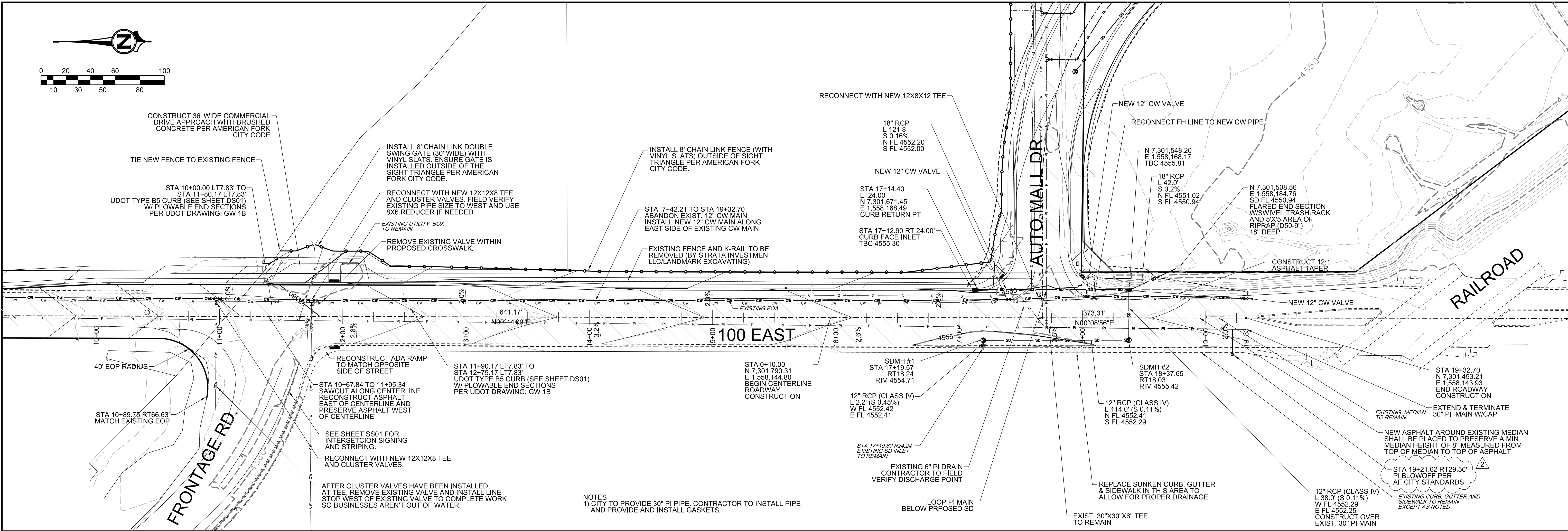
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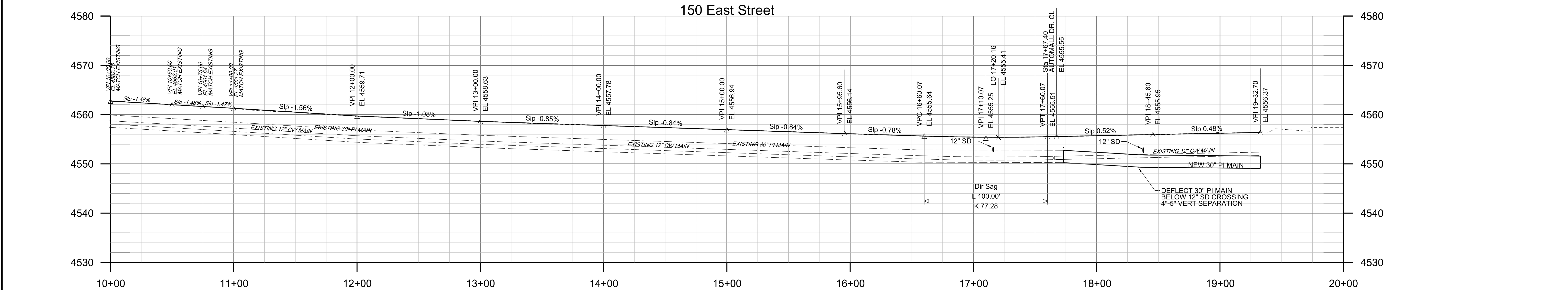
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THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S. SURVEY FOOT, NORTH ZONE, N.A.D. 83
NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WITH STATE PLANE COORDINATE VALUES OF
N 7,300,934.65 NAD83
E 1,559,044.63 NAD83
EL 4551.67'
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°05'45" EAST

NOTES
1) CITY TO PROVIDE 30" PI PIPE. CONTRACTOR TO INSTALL PIPE AND PROVIDE AND INSTALL GASKETS.

LEGEND
BOUNDARY LINE
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER WITH 3/4" SERVICES
6" PRESSURE IRRIGATION (C900 DR-14 PVC) MAIN WITH 3/4" SERVICES
STORM DRAIN (RCP TYPE III)
EXISTING ASPHALT TO BE REMOVED



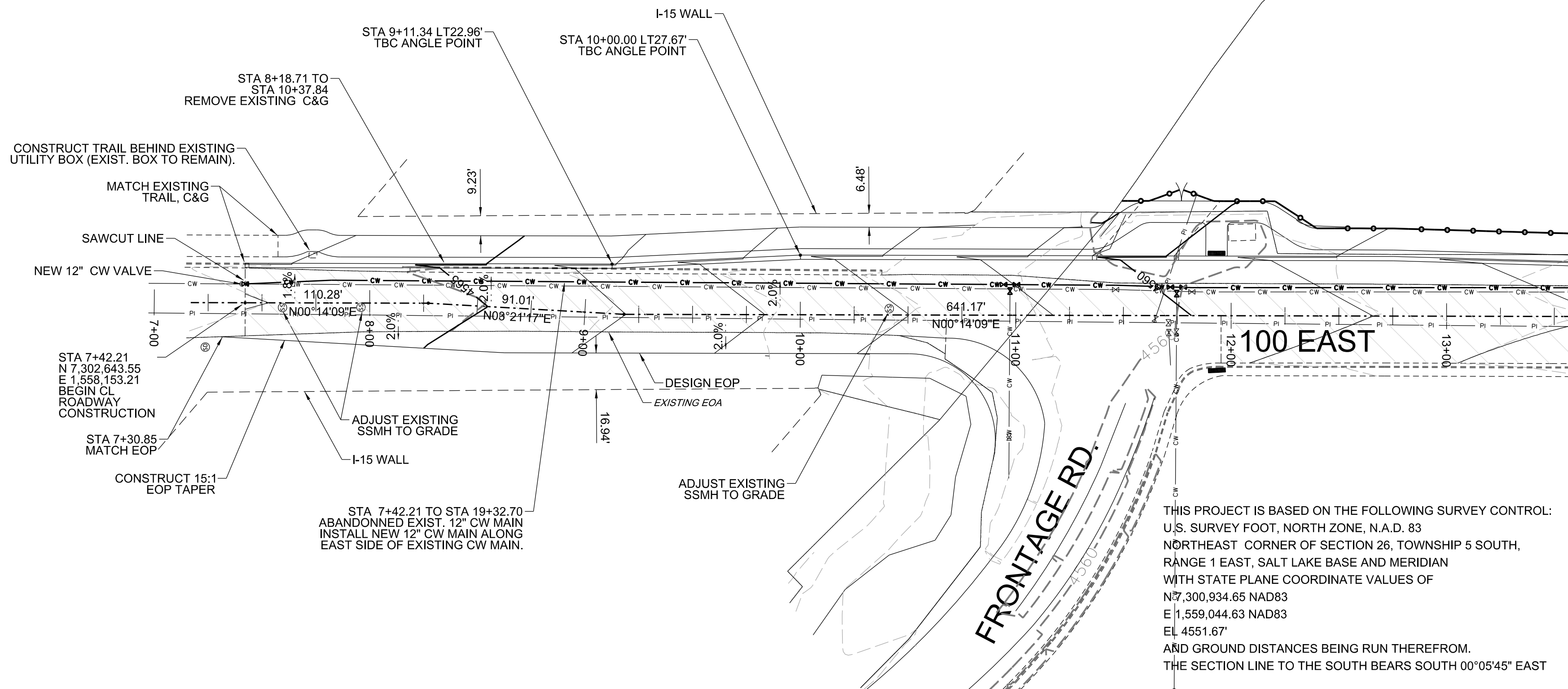
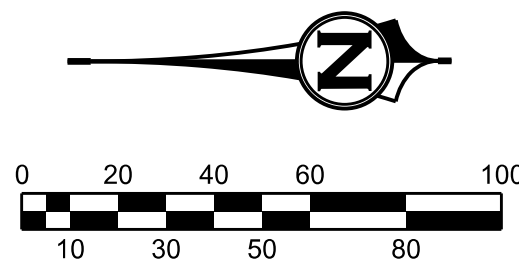
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

H. JAMES
CHRISTENSEN
4769345

REVISION	DATE	BY	APP'D
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PROJ. #: 2023007
CADD FILE: 2023007PP03.dgn
DRAWN BY: HJC
CHECKED BY: RMJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

SHEET
PP03
OF
4



FRONTAGE RD.

100 EAST

I-15 WALL

STA 9+11.34 LT27.96' TBC ANGLE POINT

STA 10+00.00 LT27.67' TBC ANGLE POINT

STA 8+18.71 TO STA 10+37.84 REMOVE EXISTING C&G

CONSTRUCT TRAIL BEHIND EXISTING UTILITY BOX (EXIST. BOX TO REMAIN).

MATCH EXISTING TRAIL, C&G

SAWCUT LINE

NEW 12" CW VALVE

STA 7+42.21 N 7,302,643.55 E 1,558,153.21 BEGIN CL ROADWAY CONSTRUCTION

STA 7+30.85 MATCH EOP

CONSTRUCT 15:1 EOP TAPER

ADJUST EXISTING SSMH TO GRADE

I-15 WALL

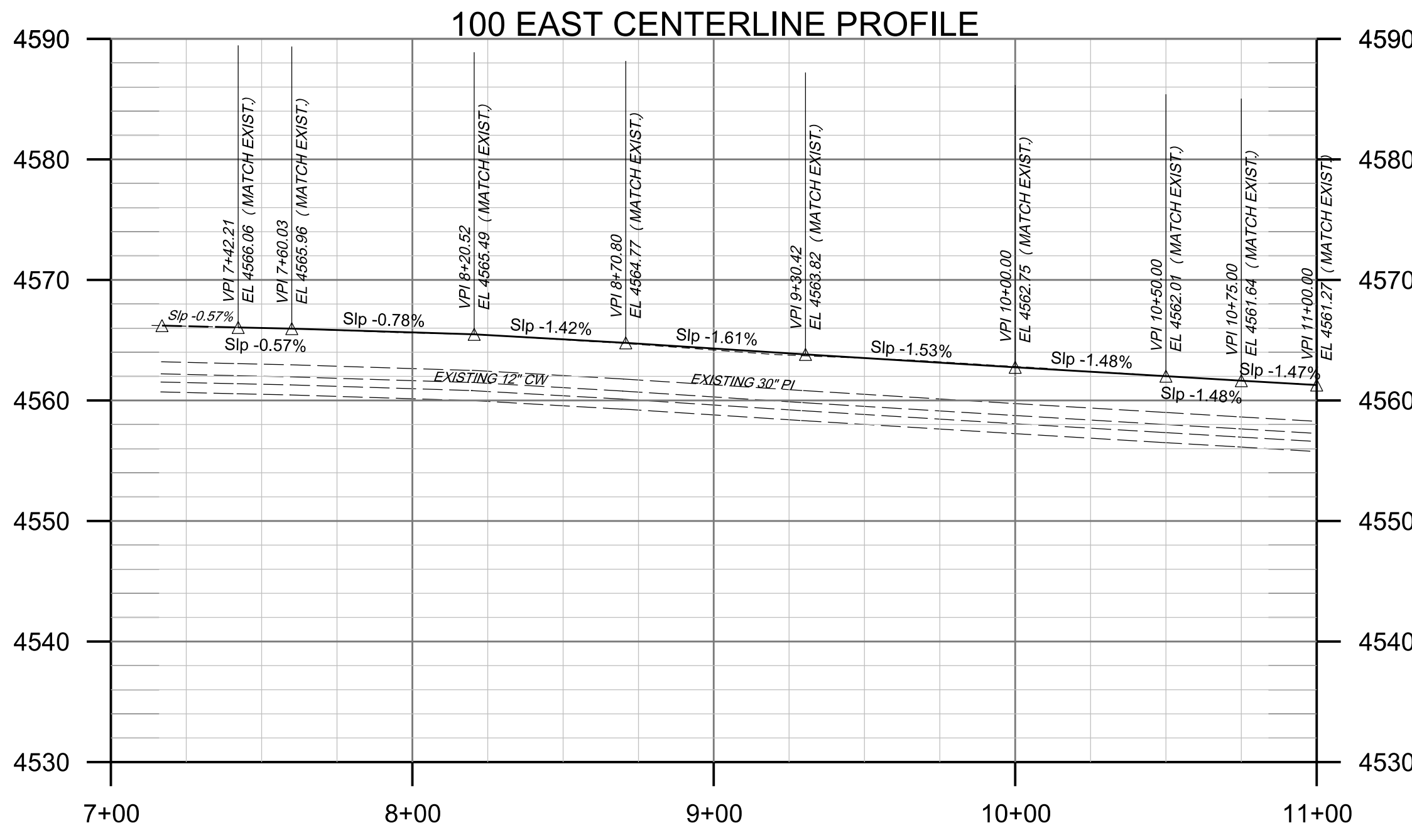
STA 7+42.21 TO STA 19+32.70 ABANDONNED EXIST. 12" CW MAIN INSTALL NEW 12" CW MAIN ALONG EAST SIDE OF EXISTING CW MAIN.

DESIGN EOP

EXISTING EOA

ADJUST EXISTING SSMH TO GRADE

- LEGEND
- BOUNDARY LINE
 - STREET CENTER LINE
 - LOT LINE AND RIGHT OF WAY LINE
 - EASEMENT
 - 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
 - 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER WITH 3/4" SERVICES
 - 6" PRESSURE IRRIGATION (C900 DR-14 PVC) MAIN WITH 3/4" SERVICES
 - STORM DRAIN (RCP TYPE III)
 - EXISTING ASPHALT TO BE REMOVED



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



DRAWING RELEASE STATEMENT			
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REVISION			
			3.2%

SECTION 1 LOOKING NORTH
FROM STA 7+42.19 TO STA 10+00.00

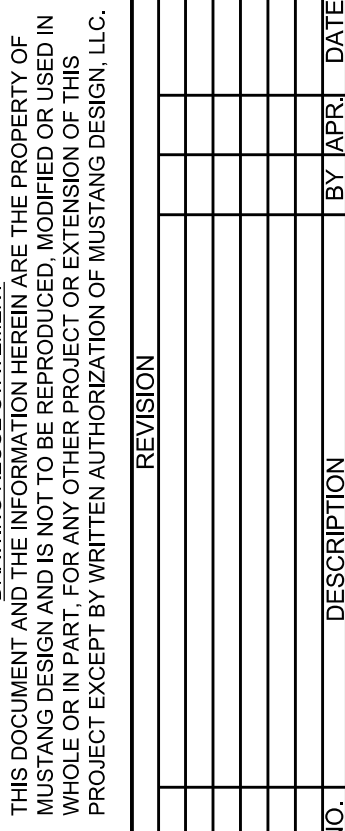


100 EAST CROSS SECTION (PARTIAL - NORTH OF AUTOMALL DR.)

100 EAST CROSS SECTION (PARTIAL - NORTH OF AUTOMALL DR.)

100 EAST CROSS SECTION (PARTIAL - SOUTH OF AUTOMALL DR.)

1



AMERICAN FORK CITY CORPORATION
FROM 685 SOUTH AUTOMALL DRIVE TO 100 EAST & 620 SOUTH
AMERICAN FORK, UTAH

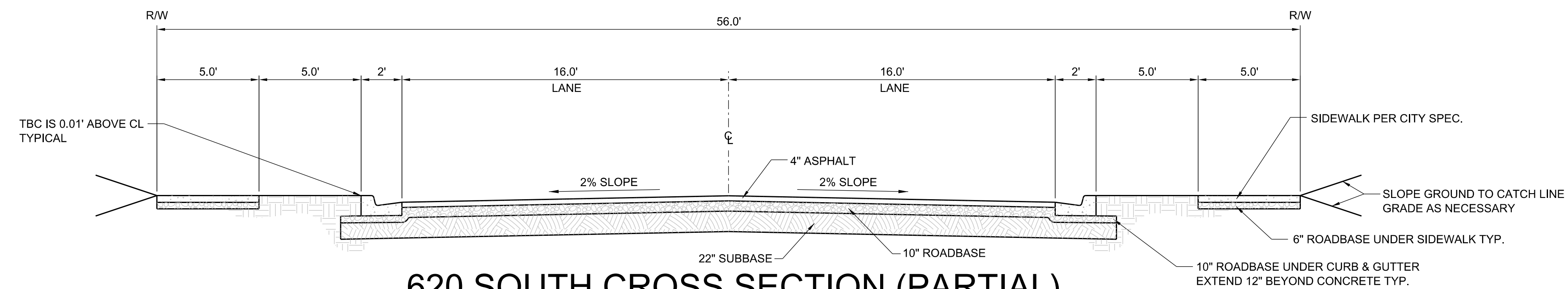
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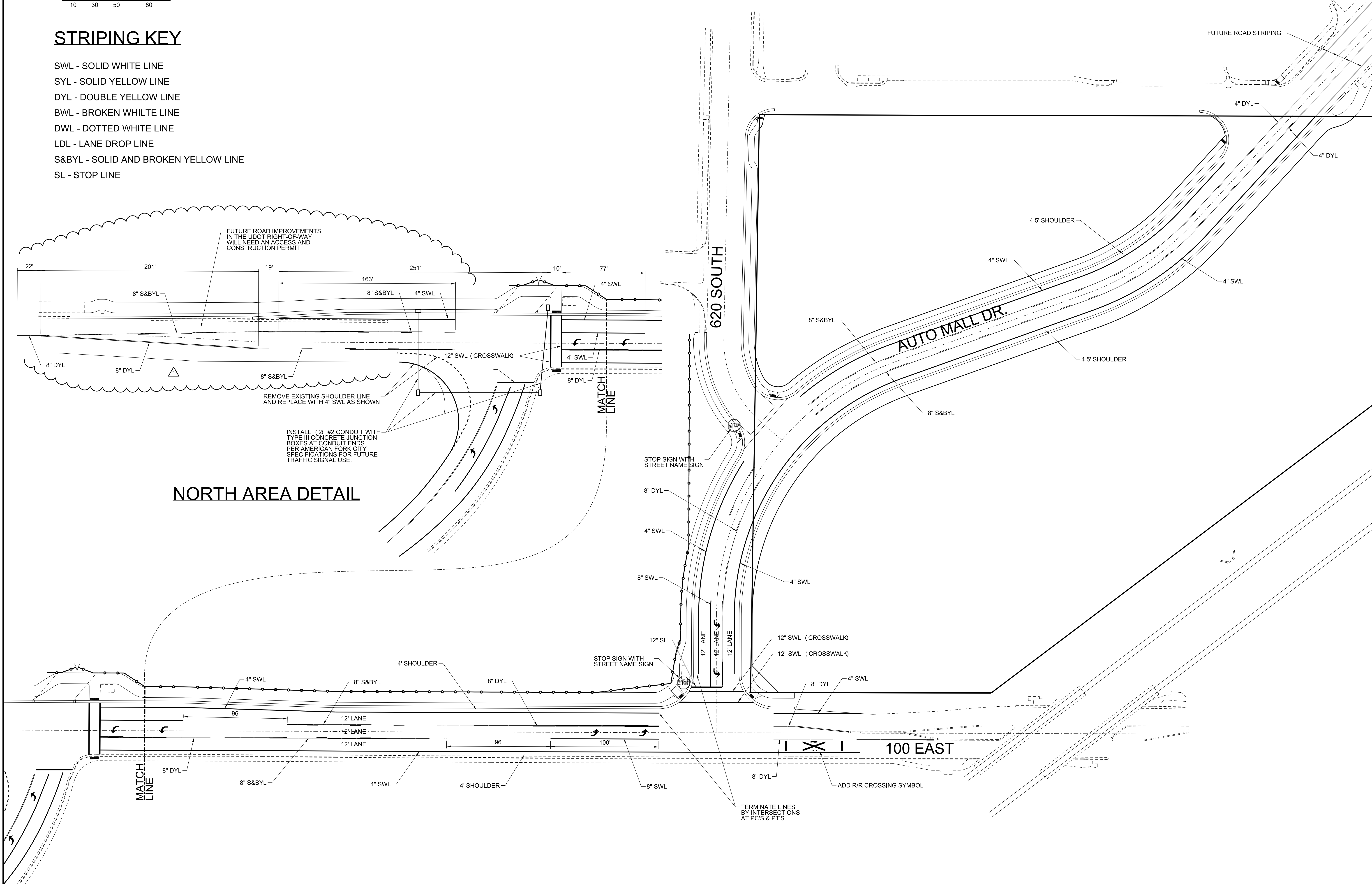
620 SOUTH CROSS SECTION (PARTIAL)

(TYPICAL SECTION LOOKING EAST)





NORTH AREA DETAIL



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



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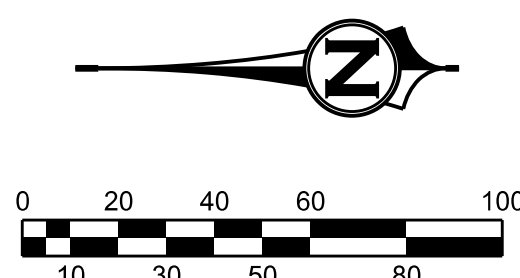
REVISION			
1	REVISED STRIDING AT MODEL INTERSECTION	M11	1/18/20 JANDRE

AUTO MALL DRIVE REALIGNMENT STRIPING & SIGNAGE PLAN

ROADWAY CONSTRUCTION
620 SOUTH 100 EAST
AMERICAN FORK, UTAH

PROJ. #: 2023007
CAD FILE: 2023007SS01.dgn
DRAWN BY: HJC
DESIGN BY: HJC
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

SHEET
OF

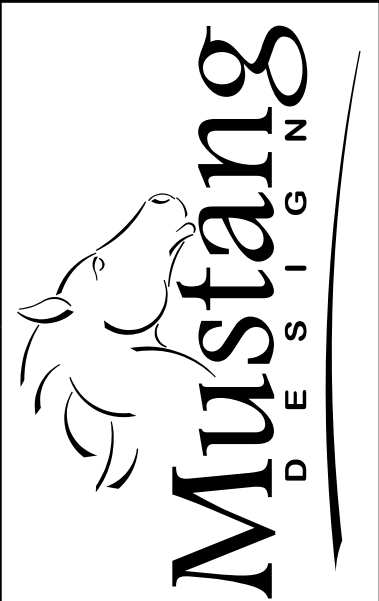
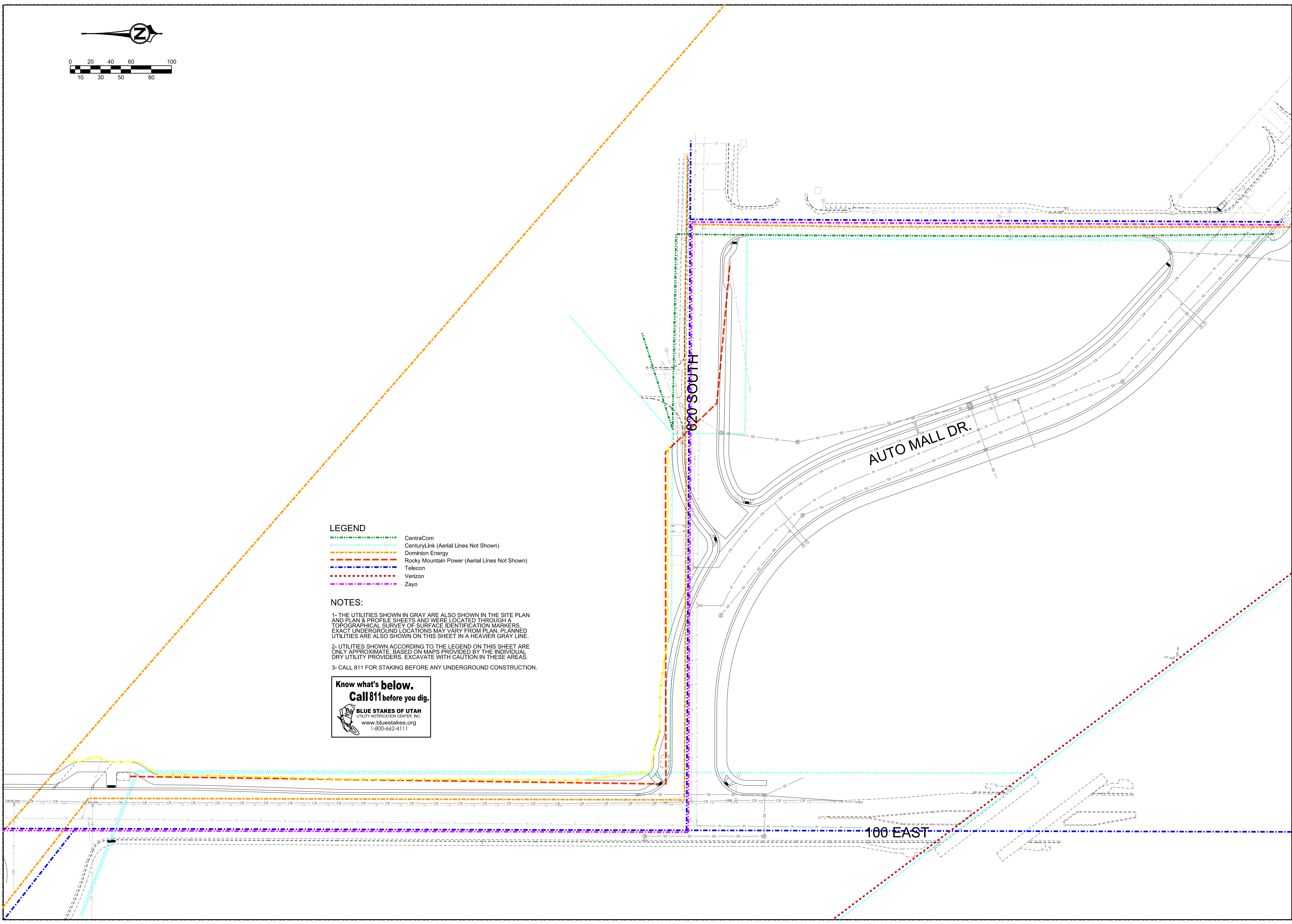


- LEGEND**
- ContraCom
 - CenturyLink (Aerial Lines Not Shown)
 - Dominion Energy
 - Rocky Mountain Power (Aerial Lines Not Shown)
 - Telecom
 - Verizon
 - Zayo

- NOTES:**
- 1- THE UTILITIES SHOWN IN GRAY ARE ALSO SHOWN IN THE SITE PLAN AND PLAN & PROFILE SHEETS AND WERE LOCATED THROUGH A TOPOGRAPHICAL SURVEY OF SURFACE IDENTIFICATION MARKERS. EXACT UNDERGROUND LOCATIONS MAY VARY FROM PLAN. PLANNED UTILITIES ARE ALSO SHOWN ON THIS SHEET IN A HEAVIER GRAY LINE.
 - 2- UTILITIES SHOWN ACCORDING TO THE LEGEND ON THIS SHEET ARE ONLY APPROXIMATE. BASED ON MAPS PROVIDED BY THE INDIVIDUAL DRY UTILITY PROVIDERS. EXCAVATE WITH CAUTION IN THESE AREAS.
 - 3- CALL 811 FOR STAKING BEFORE ANY UNDERGROUND CONSTRUCTION.

Know what's below.
Call 811 before you dig.

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



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LEHI, UTAH 84043



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REVISION				
		</		

AUTO MALL DRIVE REALIGNMENT
DRY UTILITIES

ROADWAY CONSTRUCTION
620 SOUTH 100 EAST
AMERICAN FORK, UTAH

PROJ. #:	2023007
CAD FILE:	SFILEABBREVS
DRAWN BY:	HJC
DESIGN BY:	HJC
CHECKED BY:	MLJ
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	1" = 10'
SHEET	DU01
OF	1

Agenda Topic

Review and action on an application for a Final Plat, known as Automall Subdivision, located at approximately 620 S Auto Mall Drive, American Fork City. The Final Plat will be for approximately 6.98 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		620 S Auto Mall Drive
Project Type:		Final Plat
Applicants:		American Fork City
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Commercial
	South	Residential Low-Density
	East	Design Commercial/Design Industrial
	West	Design Commercial
Existing Zoning:		PI-1
Surrounding Zoning:	North	GC-2
	South	Unincorporated
	East	GC-2
	West	Unincorporated
Square Footage (By Use)		N/A
Total Number of Units		N/A
Parking Requirement		N/A

Background

This is a Capitol Project initiated by the city that will create improved roadway for Auto Mall Drive and the creation of three (3) lots. The lots are approximately 67,000 and 97,000 square feet in area.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:

- A. Application for final plan/plat approval.
- B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
- C. Copies of the detailed engineering documents and other supporting materials.
- D. An itemized engineers estimate of the cost of constructing the required improvements.
- E. Copy of project documentation.
- F. Evidence of payment of review and recording fee.
- G. Documents conveying water rights to city.
- H. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- I. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the developer the Development Services Director or assignee shall review the plans/plats and supporting materials for accuracy and completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

- A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
 2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
 3. The detailed engineering plans and materials comply with the city standards and policies.
 4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
 5. The water rights conveyance documents have been provided.
- B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat meets code section 17.7.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Final Plat meets the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Final Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1 zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1 zone.

Table

I move to table action for the proposed Final Plat, located at 620 S Auto Mall Dr., American Fork City, UT 84003, in the PI-1 zone and instruct staff/developer to...

AUTOMALL SUBDIVISION
AMERICAN FORK CITY, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NORTH 652.10'

N00°03'01"W 2666.32' (BASIS OF BEARING)

FOUND UTAH COUNTY BRASS CAP
EAST QUARTER CORNER
S23, T5S, R1E, SLB&M

FOUND UTAH COUNTY BRASS CAP
SOUTHEAST CORNER
S23, T5S, R1E, SLB&M

0 60 120

PUBLIC RIGHT-OF-WAY

LANDMARK EXCAVATING INC
13.050.0060

GENERAL NOTES:
1. GENERAL SITE REQUIREMENTS TO FOLLOW ZONING REQUIREMENTS OF
THE PL-1 (PLANNED INDUSTRIAL ZONE) AS ADOPTED BY AMERICAN FORK CITY.

LANDMARK EXCAVATING INC
13.050.0058

STRATA INVESTMENTS LLC
13.050.0061

AA ALPINE STORAGE-AF LLC
13.050.0168

LOT 1
687 S AUTOMALL DR
67,156 SF

LOT 2
706 S AUTOMALL DR
98,859 SF

LOT 3
684 S AUTOMALL DR
97,888 SF

620 SOUTH

100 EAST

DENVER & RIO GRANDE WESTERN RAILROAD

LEGEND

- BOUNDARY LINE
- STREET CENTER LINE
- EASEMENT LINE
- LOT LINE AND RIGHT OF WAY LINE
- SECTION CORNER
- SURVEY MONUMENT TO BE SET PER WEBER
COUNTY SURVEYOR MONUMENT PERMIT
- PLAT CORNER (SET 5/8" REBAR & CAP I.S. #7173588, OR
SET PLUG IN CURB AT EXTENSION OF PROPERTY LINE)
- POINT OF INTERSECTION (NOT SET)
- TIE LINE TO CORNER

VICINITY MAP

I-15

100 E

AUTOMALL DR

PROJECT AREA

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	217.00'	70°14'47"	266.05'	S 54°43'40" E	249.70'
C2	250.00'	39°56'57"	174.31'	S 39°34'45" E	170.80'
C3	72.00'	17°39'28"	22.19'	S 69°38'25" W	22.10'
C4	15.00'	101°10'45"	26.49'	S 10°13'18" W	23.18'
C5	283.00'	20°45'48"	102.56'	S 29°59'11" E	102.00'
C6	10.00'	36°07'20"	6.30'	N 71°56'20" W	6.20'
C7	217.00'	27°48'50"	105.34'	S 33°30'42" E	104.31'
C8	250.00'	27°48'50"	121.36'	S 33°30'42" E	120.17'
C9	283.00'	27°48'50"	137.38'	S 33°30'42" E	136.04'
C10	24.00'	56°04'10"	22.49'	N 53°13'44" E	22.56'
C11	19.00'	30°27'02"	10.10'	S 32°11'35" E	9.98'
C12	30.00'	30°27'02"	15.94'	S 32°11'35" E	15.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	26.11'
L2	N 45°08'56" E	35.04'
L3	S 89°51'04" E	46.00'
L4	N 53°52'40" W	2.80'
L5	N 89°07'46" W	13.63'
L6	N 00°09'09" E	4.92'
L7	N 74°05'34" W	5.57'
L8	S 16°58'04" E	6.40'
L9	S 47°25'06" E	0.35'

PREPARED BY

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

JANUARY 2025

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, 20____

DEVELOPMENT SERVICES DIRECTOR _____
PUBLIC WORKS DIRECTOR _____
FIRE CHIEF _____

WATER & SEWER AUTHORITY APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY _____
DIRECTOR OF PUBLIC WORKS _____ DATE _____

SCALE 1" = 60'
SURVEYOR'S SEAL
Dan E. Knowlden Jr.
7173588
STATE OF UTAH

I, DAN E. KNOUDLEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS **AUTOMALL SUBDIVISION**. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SEE SEAL BELOW)

BEGINNING AT A POINT LOCATED NORTH 652.10 FEET AND WEST 863.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 222.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF D.&RG.W. RAILROAD; THENCE SOUTH 37°02'17" EAST 881.58 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF NORTHSHORE CORPORATION CENTER PLAT "B" ON FILE AS ENTRY NO. 82948.2007 IN THE UTAH COUNTY RECORDERS OFFICE; THENCE NORTH 00°09'10" EAST 918.37 FEET ALONG SAID WEST LINE; THENCE NORTH 89°07'46" WEST 533.52 FEET TO A POINT OF BEGINNING.

CONTAINING 6.98 ACRES OR 304,113 SQFT. MORE OR LESS

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, 20__.

AMERICAN FORK CITY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME JARED LINDSTROM, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE MANAGER OF FLAP JAXON HOLDINGS LLC, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY'S FULL NAME AND COMMISSION NUMBER

MY COMMISSION EXPIRES

PREPARED BY



JANUARY 2025

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF
UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND
EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, 20 _____

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

APPROVED THIS _____ DAY OF _____ 20_____
BY THE WATER AND SEWER AUTHORITY

DIRECTOR OF PUBLIC WORKS
DATE _____

SCALE 1" = 60'

SHEET 1 OF 1

SURVEYOR'S SEAL

CITY ENGINEER'S

CLERK-RECORDER

COUNTY RECORDER

