



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

**Regular Session
March 19, 2025
Wednesday 6:00 PM**

**American Fork City Hall
31 North Church Street
American Fork City, UT 84003**

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

Planning Commission Members

**Christine Anderson, Chair
Chris Christiansen, Vice Chair
Geoff Dupaix
Bruce Frandsen**

**Rod Martin
David Bird
Harold Dudley
Claire Oldham**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on March 19, 2025, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. Regular Session

- a. Pledge of Allegiance
- b. Roll Call

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

- a. Approval of the March 5, 2025, Planning Commission minutes

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

- a. Public hearing, review, and recommendation on a proposed Zone Change, known as 375 S 570 W Zone Change, located at approximately 375 S 570 W, American Fork City. On approximately 4.94 acres, the property proposes to change from the Residential Agricultural (RA-1) zone to the Transit Oriented Development (TOD) Zone.
- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Storm Water System Design and Management Standards of the American Fork City Municipal Code. Amending Section 13.94.040, the Code Text Amendment plans to:
 - i. Add requirements related to individual lot detention and retention systems
 - ii. Clarify responsibility of property owners to prevent runoff from their property to neighboring properties
 - iii. Clarify geotechnical report requirements for infiltration designs.

4. Other Business

- a. Upcoming Projects

5. Adjournment

Dated this 6th day of March 2025

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

UNAPPROVED MINUTES

03.05.2025

AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION

March 5th, 2025

The American Fork City Planning Commission met in a regular session on March 5th, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Rodney Martin, Bruce Frandsen, David Bird, Harold Dudley,

Commissioners Absent: Geoff Dupaix

Staff Present:

Travis Van Ekelburg	Senior Planner
Cody Opperman	Planner II
JJ Hsu	Engineer
Angie McKee	Administrative Assistant I

Others Present: Mike Robinson

REGULAR SESSION

Chistine Anderson led the “Pledge of Allegiance”

Roll Call

Election of Chairperson and Vice Chairperson

Chairwomen Anderson decided that because a commission member was stuck in traffic and had not arrived at the meeting, she would hold the Election during the ‘Other Business’ portion of the agenda so everyone was present.

COMMON CONSENT AGENDA

- 1. Minutes of the February 5th, 2025 Planning Commission Regular Session.**

UNAPPROVED MINUTES

03.05.2025

Bruce Frandsen motioned to approve the Common Consent agenda.

Rodney Martin seconded the motion.

Voting was as follows:

Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Chairwomen Anderson explained the Planning Commissions roll in the action that takes place during the public hearings portion of the agenda.

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Strata Investments, located at approximately 195 E 600 S American Fork City. On approximately 2.40 acres, the property proposes to change from the Design Commercial designation to the Design Industrial land use designation.**

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter a: City Staff has initiated a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from the Design Commercial designation to the Design Industrial designation for the following two properties:

- 13:050:0268
- 13:050:0267

UNAPPROVED MINUTES

03.05.2025

Commissioner Frandsen asked where this is a staff-initiated amendment, if the landowner was on board with the change. Travis Van Ekelenburg indicated that while he was not a part of the conversations with the landowner, it was his understanding that the change is in line with what the property owners' future plans for the property. Chairwomen Anderson noted that it seems to fit better for the city as it gets rid of an island and better for the applicant because it lines up with the applicants plans for the property. Travis Van Ekelenburg confirmed. Commissioner Dudley noted that while we need industrial areas in the city, there seems to be a lot of GC-2 areas on the map. He added that as long as the landowner is okay with the change, it is probably okay. Commissioner Bird asked just for clarification that there are currently not any landowners in that area that would have a problem with this change, and Travis Van Ekelenburg informed that there was none to his knowledge. Chris Christiansen entered the meeting at this time.

Public Hearing Open

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Land Use Map Amendment, located at 195 East 600 South, American Fork City, UT 84003, from the Design Commercial to the Design Industrial Land Use designation.

David Bird seconded the motion.

Voting was as follows:

Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Zone Change, known as Strata Investments, located at approximately 195 E 600 S, American Fork City. On approximately 2.40 acres, the property proposes to change from the General Commercial (GC-2) Zone to the Planned Industrial (PI-1) Zone.**

Travis Van Ekelburg reviewed the background information for Public Hearing Item letter b: City Staff has initiated a proposed Zoning Map Amendment (Zone Change). The project looks to change the Zoning Map from the GC-2 Planned Commercial zoning designation to the PI-1 Planned Industrial zoning designation for the following property:

- 13:050:0268

Public Hearing Open

No Comment

Public Hearing Closed

David Bird moved to recommend approval for the proposed Zone Change, located at 195 E 600 S, American Fork City, UT 84003, from the GC-2 zoning designation to the PI-1 designation, subject to any conditions found in the staff report.

UNAPPROVED MINUTES

03.05.2025

Rodney Martin seconded the motion.

Voting was as follows:

Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Chairwomen Anderson explained the Planning Commissions roll in the action that takes place during the Action Items portion of the agenda.

ACTION ITEMS

- a. Review and action on an application for a Commercial Site Plan, known as North Pointe Business Park, Building “F” (Application #3), located at approximately 1260 S 630 E, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.05 acres and will be in the PI-1 (Planned Industrial) Zone.**

Travis Van Ekelburg reviewed the background information for Action Item letter b: The applicant has applied for a Commercial Site Plan to develop an office/warehouse development. The project looks to provide 10,990 square feet of office use and 98,900 square feet of warehousing to the area. This is the final piece to the North Pointe Business Park between E Bromley Drive and 1300 South.

UNAPPROVED MINUTES

03.05.2025

Harold Dudley moved to approve for the proposed Commercial Site Plan, located at approximately 1260 S 630 E, American Fork City, in the PI-1 Zone, subject to any conditions found in the staff report.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Other Business

The Election for the Chairperson and Vice Chairperson was done during this section of the agenda.

Bruce Frandsen nominated Christine Anderson as the Planning Commission Chairperson for the upcoming year.

Voting was as follows:

Chris Christiansen	AYE
Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

UNAPPROVED MINUTES

03.05.2025

The motion passed

Harold Dudley nominated Chris Christiansen as the Vice Chairperson of the Planning Commission for the upcoming year.

Voting was as follows:

Chris Christiansen	AYE
Rodney Martin	AYE
Christine Anderson	AYE
Bruce Frandsen	AYE
David Bird	AYE
Harold Dudley	AYE

The motion passed

Christine Anderson highly recommended that the commissioners take the time to attend the fall Planning conference this year as it will be in Salt Lake City.

Adjournment

Bruce Frandsen motioned to adjourn the meeting.

The motion passed

Meeting adjourned at 6:30PM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

03.05.2025

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

Agenda Topic

Public hearing, review, and recommendation on a proposed Zone Change, known as 375 S 570 W Zone Change, located at approximately 375 S 570 W, American Fork City. On approximately 4.94 acres, the property proposes to change from the Residential Agricultural (RA-1) zone to the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		375 South 570 West
Project Type:		Zone Change
Applicants:		Chad Spencer
Existing Land Use:		Transit Oriented Development
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Transit Oriented Development; Residential Low Density
	East	Residential Medium Density
	West	Transit Oriented Development
Existing Zoning:		RA-1
Proposed Zoning:		TOD
Surrounding Zoning:	North	Unincorporated Territory
	South	Unincorporated Territory
	East	R1-7500
	West	PR-3.0

Background

The applicant has applied for a proposed Zone Change. The property is located within the Transit-Oriented Development Overlay prompting the zone change to be consistent with the area. As this property is located within the Transit-Oriented Development Overlay, the character district the property is in is called the East Neighborhood Edge District.

The East Neighborhood Edge District is located at the end of the TOD area, incorporating a more single-family and smaller townhome environment rather than large multi-family. Although there may be single-family homes and a small townhome environment, the applicant is proposing to have a church located on the site, which would be an allowed use within the East Neighborhood Edge District.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council.

Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
 1. Published on the Utah Public Notice Website;
 2. Posted in at least three public locations within the city, or on the city's official website; and
 3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

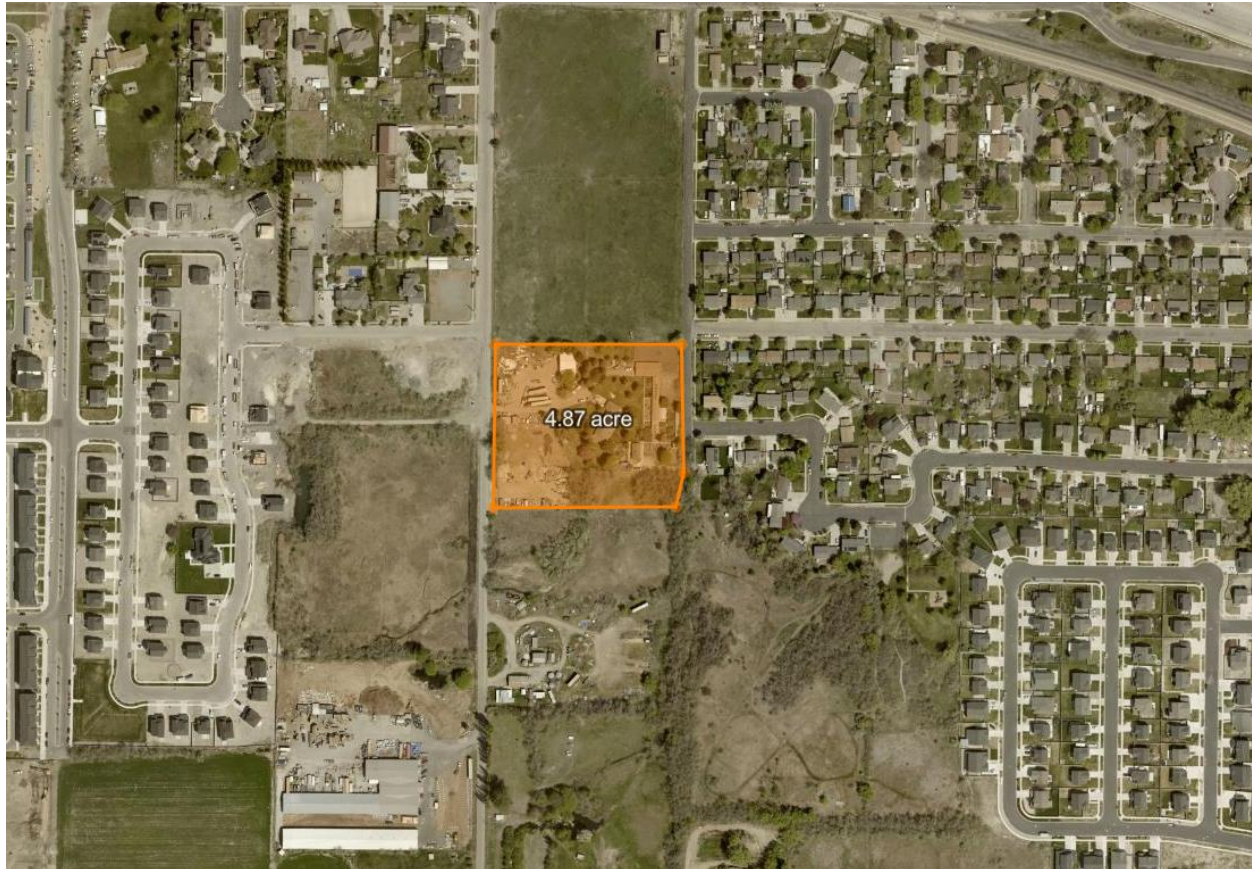
Project Conditions of Approval

1. As a condition of the zone change approval, the necessary right-of-way for 570 West, 330 South, and 500 West shall be dedicated to the City with an application of a plat within 90 days of the zone change approval.

Findings of Fact

1. The Zone Change MEETS the requirements of Section 17.11.

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 Zone Change MEETS the requirements of Section 17.11. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Zone Change

Approval

I move to recommend approval for the proposed Zone Change, located at approximately 375 S 570 W, American Fork City, UT 84003, from the Residential Agricultural (RA-1) Zone to the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Zone Change, located at approximately 375 S 570 W, American Fork City, UT 84003, from the Residential Agricultural (RA-1) Zone to the Transit Oriented Development (TOD) Zone.

Table

I move to table action for the proposed Zone Change, located at approximately 375 S 570 W, American Fork City, UT 84003, from the from the Residential Agricultural (RA-1) Zone to the Transit Oriented Development (TOD) Zone, and instruct staff/developer to.....



COMPATIBILITY STATEMENT

DATE: February 19, 2025
PROJECT NAME: Pacific Drive I

To Whom it May Concern,

It is proposed that the property located at 375 South 570 West, parcel number 13:043:0246, be re-zoned from the RA-I zone to the TOD zone per the land use map from American Fork City. This is a requirement from American Fork City Planning Department to continue with the approvals for this project.

Thanks!

 <div>American Fork City Development Review Committee</div>
Planning and Zoning Reviewed tvanekeleburg 03/06/2025
Engineering Division Reviewed rburkhill 03/06/2025

Next Step:
Proceed to Planning Commission
03/19/2025

← No comments



LEGAL DESCRIPTION

DATE: February 19, 2025
PROJECT NAME: Pacific Drive I

BEGINNING AT THE SOUTHWEST CORNER OF MOUNTAIN MEADOWS SUBDIVISION PLAT "F", SAID POINT BEING LOCATED SOUTH 0°03'28" WEST ALONG SECTION LINE 193.55 FEET AND WEST 165.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°59'45" EAST 4.00 FEET; THENCE SOUTH 15°35'39" WEST 93.26 FEET; THENCE SOUTH 89°41'13" WEST 482.76 FEET; THENCE NORTH 0°56'47" EAST 434.52 FEET; THENCE SOUTH 89°47'45" EAST 497.02 FEET; THENCE SOUTH 0°03'40" WEST ALONG THE WESTERLY BOUNDARY OF MOUNTAIN MEADOWS SUBDIVISION PLAT "F" A DISTANCE OF 340.23 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 4.947 ACRES MORE OR LESS
NUMBER OF LOTS = 1

4.944393 per Utah
County Parcel Map

BASIS OF BEARING: NAD83 STATE PLANE COORDINATE SYSTEM

Note:

As a condition of the zone change is approval, the necessary right-of-way for 570 West, 330 South, and 500 West shall be dedicated to the City with an application of a plat within 90 days of the zone change approval.

 American Fork City Development Review Committee
Planning and Zoning Reviewed tvaneekelenburg 03/06/2025
Engineering Division Reviewed rburkhill 03/06/2025

Next Step:

Proceed to Planning Commission
03/19/2025

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____[Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

Address comments

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Storm Water System Design and Management Standards of the American Fork City Municipal Code. Amending Section 13.94.040, the Code Text Amendment plans to:

- i. Add requirements related to individual lot detention and retention systems
- ii. Clarify responsibility of property owners to prevent runoff from their property to neighboring properties
- iii. Clarify geotechnical report requirements for infiltration designs.

Background

The staff has initiated a Code Text Amendment to amend Section 13:94:040 of the American Fork City Municipal Code. The proposed amendment looks to:

- iv. Add requirements related to individual lot detention and retention systems
- v. Clarify responsibility of property owners to prevent runoff from their property to neighboring properties
- vi. Clarify geotechnical report requirements for infiltration designs.

Potential Motions – Code Text Amendment

Approval

I move to recommend approval for the proposed Code Text Amendment, amending Section 13.94.040, relating to Storm Water System Design and Management Standards, and providing an effective date for the ordinance.

Denial

I move to recommend denial for the proposed Code Text Amendment, amending Section 13.94.040, relating to Storm Water System Design and Management Standards.

Table

I move to table action for the proposed Code Text Amendment, amending Section 13.94.040, relating to Storm Water System Design and Management Standards and instruct staff to.....

Sec 13.94.040 Storm Water System Design And Management Standards

A. Irrigation ditches.

1. All existing irrigation ditches located on the site or straddling a site property boundary shall be piped with a sufficiently-sized pipe and shall be coordinated with the water user and city engineer.
2. Property owners are responsible for the protection of irrigation ditches per the relevant sections of this ordinance.
3. Discharges to private ditches require written approval from the ditch owners and design shall comply with the terms of approvals and the storm water design standards and regulations and the land disturbance permit.
4. Piping of ditches and modification to the diversion boxes require documented coordination with ditch owners or representative(s) but are not required to receive written approval of ditch owners. Design and coordination requirements shall comply with the storm water design standards and regulations and the land disturbance permit documents.

B. Storm water design and BMP manuals.

1. Adoption. The municipality adopts as its storm water design and best management practices (BMPs) manuals the following publications, which are incorporated by reference in this chapter as if fully set out herein:
 - a. American Fork City Storm Water Design Standards and Regulations.
 - b. American Fork City Storm Water Master Plan.
 - c. Other guidance document for Storm used in the administration of the American Fork City Storm Water Management Program.
 - d. American Fork City Storm Water Technical Manual.
 - d.e. [A Guide to Low Impact Development within Utah prepared for Utah Department of Environmental Quality Division of Water Quality and the BMPs included within this document as allowed and approved by the Public Works Department](#)
2. These manuals include a list of acceptable BMPs and include specific design performance criteria and operation and maintenance requirements for each storm water practice. The manuals may be updated and expanded from time to time at the discretion of the governing body of the city, upon the recommendation of the city engineer, based on improvements in engineering, science, monitory and local maintenance experience. Storm water facilities that are designed, constructed, and maintained in accordance with these BMP criteria will be presumed to meet the minimum water quality performance standards.

C. General performance criteria for storm water management. Unless granted a waiver or judged by the city engineer to be exempt, the following post construction performance criteria shall be addressed for storm water management at all sites:

1. Design of storm drain systems in boundaries and discharges into an American Fork City storm drain system required direct supervision of a Utah Registered Professional Engineer, and shall carry the seal of the same supervising professional engineer.

2. All site designs shall control the peak flow rates of storm water discharge associated with design storms specified in this chapter or in the BMP manuals and reduce the generation of post construction storm water runoff to preconstruction levels or one-hundred-year historical runoff flow rates. These practices should seek to utilize pervious areas for storm water treatment and to infiltrate storm water runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity.
3. To protect stream channels from degradation, specific channel protection criteria shall be provided as prescribed in the BMP manuals.
4. Storm water discharges to critical areas with sensitive resources (i.e., cold water fisheries, swimming beaches, recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain storm water management practices.
5. Storm water discharges from "hot spots" may require the application of specific structural BMPs and pollution prevention practices.
6. Prior to or during the site design process, applicants for land disturbance permits shall consult with the city engineer to determine if they are subject to additional storm water design requirements.
7. The calculations for determining peak flows as found in the BMP manuals shall be used for sizing all storm water facilities.

D. Minimum control requirements.

1. Storm water discharge during all construction activities shall comply with the terms of the land disturbance permit, the storm water design standards and regulations, and/or requirements set forth by the International Building Code and the state of Utah UPDES requirements.
2. Storm water designs shall meet the multi-stage storm frequency storage requirements as identified in the BMP manuals unless the city engineer has granted the applicant a full or partial waiver for a particular BMP pursuant to Section 13.94.060 of this chapter.
3. Runoff rates from one lot to another shall not exceed pre-existing conditions, one-hundred-year historical runoff flow rates, or increase in such a manner that may unreasonably and unnecessarily cause greater harm than before.
4. All property owners shall manage and maintain both irrigation and stormwater on their own property to prevent any runoff from flowing onto adjacent parcels and lots.
- 3.5. Where individual lot detention or retention basins are proposed, a note shall be placed on the final plat recorded at the Office of the County Recorder, together with any prohibition or limitation to the excavation, removal or modification of the individual lot detention or retention basins without written approval from the City's Public Works Department. Excavation limitations resulting from development shall be attached to the lot as a condition of development approval. Any lot which has excavation limitations shall be identified on each lot on the final plat through the

placement of a symbol consisting of a capital E within a circle with a slash through the circle.

- 4.6. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the city engineer may impose any and all additional requirements deemed necessary to control the volume, flow velocity, timing, and rate of runoff.
- E. Storm water management plan (SWMP) requirements. Property owners are responsible to manage storm water runoff and sediment, whether in conduit systems or on the surface, that traverse or originate on their property, unless this responsibility is relinquished through the terms and conditions of an easement. The storm water management plan (SWMP) shall include sufficient information to allow the city engineer to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. To accomplish this goal, the storm water management plan (SWMP) shall include the following:
1. Topographic base map. A one inch = one hundred feet topographic base map of the site which extends a minimum of two hundred fifty feet beyond the limits of the proposed development and indicates:
 - a. Existing surface water drainage, including stream, ponds, culverts, ditches, sink holes, wetlands; and the type, size, elevation, etc., of nearest upstream and downstream drainage structures;
 - b. Current land use, including all existing structures, locations of utilities, roads, and easements;
 - c. All other existing significant natural and artificial features;
 - d. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns, locations of utilities, roads, and easements; and the limits of clearing and grading;
 - e. Proposed structural BMPs;
 - f. A written description of the site plan and justification of proposed changes in natural conditions may also be required;
 - g. Tabulations shall be provided for both existing and proposed land use and surface coverage materials, with specific types of permeability characteristics;
 - h. When deemed necessary by the city engineer, the topographic base map and survey shall conform to the minimum levels established by the American Land and Title Association (A.L.T.A. Survey).
 2. Calculations. Hydrologic and hydraulic design calculations for the pre-development, during construction, and post-development conditions for the design storms specified in the BMP manuals. These calculations must show that the proposed storm water management measures are capable of controlling runoff from the site in compliance with this chapter and the guidelines of the BMP manuals. Such calculations shall include:

- a. A description of the design storm frequency, duration, and intensity where applicable;
- b. Time of concentration;
- c. Soil curve numbers or runoff coefficients, including assumed soil moisture conditions;
- d. Peak runoff rates and total runoff volumes for each watershed area;
- e. Infiltration rates verified by percolation tests or geotechnical reports, where applicable;
- f. Culvert, storm water sewer, ditch, and/or other storm water conveyance capacities;
- g. Flow velocities;
- h. Data on the increase in rate and volume of runoff for the design storms referenced in the BMP manuals; and
- i. Documentation of sources for all computation methods and field test results.

3. Soils information. If a storm water management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based upon on-site boring logs or soil pit profiles survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure but shall follow these minimum requirements:

a. A minimum of two borings for every subdivision or commercial site plan application.

b. A minimum of one boring near each proposed sump location at least 18' deep.

c. Sumps shall not be permitted within zones 1 and 2 of well protection zones as determined by the City.

3.d. Provide infiltration tests near the proposed sump locations.

- 4. Maintenance and repair plan. The design and planning of all storm water management facilities shall include detailed maintenance and repair procedures to ensure their continued performance. These plans will identify the parts or components of a storm water management facility that need to be maintained and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. A permanent elevation benchmark shall be identified in the plans to assist in the periodic inspection of the facility.
- 5. Landscaping plan. The applicant must present a detailed plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is

preserved. Where it is required by the BMP, this plan must be prepared by a registered landscape architect licensed in the state of Utah.

- F. Maintenance easements. The applicant must ensure access to the site for the purpose of inspection and repair by securing all the maintenance easements needed. These easements must be binding on the current property owner and all subsequent owners of the property and must be properly recorded in the land record.
- G. Maintenance agreement. The owner of the property to be served by an on-site storm water management facility must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners. The maintenance agreement shall:
 - 1. Assign responsibility for the maintenance and repair of the storm water facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.
 - 2. Provide for a periodic inspection for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this chapter. The property owner will arrange for this inspection to be conducted by a registered storm water inspector in the state of Utah who will submit a sealed report of the inspection to the city public works department. It shall also grant permission to the city to enter the property at reasonable times and to inspect the storm water facility to ensure that it is being properly maintained.
 - 3. Provide that the minimum maintenance and repair needs include, but are not limited to: the removal of silt, litter, and other debris, the cutting of grass, grass cuttings and vegetation removal, and the replacement of landscape vegetation, in detention and retention basins, and inlets and drainage pipes and any other storm water facilities. It shall also provide that the property owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the BMP manuals.
 - 4. Provide that maintenance needs must be addressed in a timely manner, on a schedule to be determined by the city engineer.
 - 5. Provide that, if the property is not maintained or repaired within the prescribed schedule, the city public works department shall perform the maintenance and repair at its expense, and bill the same to the property owner. The maintenance agreement shall also provide that the city public works department's cost of performing the maintenance may be filed as a lien against the property.
- H. Dedication. The municipality shall have the discretion to accept the dedication of any existing or future storm water management facility, provided such facility meets the requirements of this chapter, and includes adequate and perpetual access and sufficient areas, by easement or otherwise, for inspection and regular maintenance. Any storm water facility accepted by the municipality must also meet the municipality's construction standards and any other standards and specifications that apply to the particular storm water facility in question.

- I. Sediment and erosion control plans. The applicant must prepare a sediment and erosion control plan for all construction activities that complies with Section 13.94.040(9) below.

The sediment and erosion control plan shall accurately describe the potential for soil erosion and sedimentation problems resulting from land disturbing activity and shall explain and illustrate the measures that are to be taken to control these problems.

The length and complexity of the plan is to be commensurate with the size of the project, the severity of the site condition, and the potential for off-site drainage. The plan shall be sealed by a registered professional engineer licensed in the state of Utah. The plan shall also conform to the requirements found in the BMP manuals and shall include at least the following:

1. Project description. Briefly describe the intended project and proposed land disturbing activity, including the number of units and structures to be constructed and infrastructures required.
2. A topographic map with contour intervals of two feet or less showing present conditions and proposed contours resulting from land disturbing activity.
3. All existing drainage ways, including intermittent and wet weather. Include any designated floodways or flood plains.
4. A general description of existing land cover. Individual trees and shrubs do not need to be identified.
5. Stands of existing trees as they are to be preserved upon project completion, specifying their general location on the property. Differentiation shall be made between existing trees to be preserved, trees to be removed, and proposed planted trees.

Tree protection measures must be identified and the diameter of the area involved must also be identified on the plan and shown to scale. Information shall be supplied concerning the proposed destruction of exceptional and historic trees in setbacks and buffer strips, where they exist. Complete landscape plans may be submitted separately. The plan must include the sequence of implementation for tree protection measures.

6. Approximate limits of proposed clearing, grading, and filling.
7. Approximate flows of existing storm water leaving any portion of the site.
8. A general description of existing soil types and characteristics and any anticipated soil erosion and sedimentation problems resulting from existing characteristics.
9. Location, size, and layout of proposed storm water and sedimentation control improvements.
10. Proposed drainage network.
11. Proposed sizing for storm system piping, dewatering facilities, or other waterways.
12. Approximate flows leaving site after construction and incorporating water run-off mitigation measures. The evaluation must include projected effects

on property adjoining the site and on existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development: When water is concentrated, what is the capacity of waterways, if any, accepting storm water offsite; and what measures, including infiltration, sheeting into buffers, etc., are going to be used to prevent the scouring of waterways and drainage areas off-site, etc.

13. The projected sequence of work represented by the grading, drainage, and sedimentation and erosion control plans as related to other major items of construction; beginning with the initiation of excavation and including the construction of any sediment basins or retention facilities or any other structural BMPs.
14. Specific remediation measures to prevent erosion and sedimentation runoff. Plans shall include detailed drawings of all control measures used. Stabilization measures, including vegetation and non-vegetation measures, both temporary and permanent, will be detailed. Detailed construction notes and a maintenance schedule shall be included for all control measures in the plan.
15. Specific details for the construction of rock pads, wash-down pads, and settling basins for controlling erosion; road access points; eliminating or keeping soil, sediment, and debris on streets and public ways at a level acceptable to the city engineer. Soil, sediment, and debris brought onto streets and public ways must be removed by the end of the work day by machine, broom, or shovel to the satisfaction of the city engineer. Failure to remove the sediment, soil, or debris shall be deemed a violation of this chapter.
16. Proposed structures. Location (to the extent possible) and identification of any proposed additional buildings, structures, or development on the site.
17. A description of on-site measures to be taken to recharge surface water into the ground water system through infiltration.
18. Future phasing plans and impervious areas if applicable.