



AMERICAN FORK CITY PLANNING COMMISSION AGENDA

Regular Session
September 17, 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
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 September 17, 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 September 3, 2025, Planning Commission minutes

3. Action Items (Action Items is that class of Commission action that requires further discussion on Site Plans and proposed zoning designation for annexing areas. The Planning Commission will have authority to approve Site Plans for final action and provide recommendations for the zone of annexing property.)

- a. Review and action on a request for a parking determination related to the Commercial Site Plan for Liberty Treatment Center, located at approximately 1088 E 390 S in American Fork City. The Commercial Site Plan will be on approximately 1.29 acres and will be in the Professional Office (PO-1) Zone.
- b. Review and action on an application for a Commercial Site Plan, known as Sunline Landscapes (App #2), located at approximately 360 E 1700 S, American Fork City. The Commercial Site Plan will be on approximately 4.33 acres and will be in the Industrial (I-1) Zone.

4. Other Business

- a. Upcoming Projects

5. Adjournment

Dated this 4th day of September 2025

Patrick O'Brien

Development Services Director

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

UNAPPROVED MINUTES

09.03.2025

AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION

September 3rd, 2025

The American Fork City Planning Commission met in a regular session on September 3rd, 2025 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Geoff Dupaix, Rodney Martin, David Bird

Commissioners Absent: Harold Dudley

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Ken Berg, Bryan Larsen, Renee Rhoton, H.L. Adams, Sherlene Adams, Bryant Bishop

REGULAR SESSION

Christine Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the August 20th, 2025 Planning Commission Regular Session.**

Rodney Martin motioned to approve the Common Consent agenda.

Chris Christiansen seconded the motion.

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Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
Christine Anderson	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on an application for a Land Use Map Amendment, known as Maxwell Square, located at 148 N 100 E, American Fork City. The Land Use Map Amendment will be on approximately 0.93 acres and is in the Residential High Density and will change to the General Commercial land use designation.**

Cody Opperman reviewed the background information for Public Hearing Item letter a: The proposed amendment to the Land Use Map looks to change from the Residential High Density to the General Commercial land use. The change in the land use map is requested by the applicant to provide a mixed-use development. He explained that two of the three parcels for this project are already in the CC-1 zone, and the one remaining parcel is in the R4-7500 zone. In order for the applicant to move forward with his project the most northern parcel needs to be changed to the CC-1 zone as well. While the project will still need to go through the development review process if this amendment is approved, the applicant has provided information showing the plan to build a 55-foot-high building with 18 one bedroom and 18 two bedroom units along with 2000 square feet of commercial space on the ground floor.

Commissioner Dupaix asked if the applicant has had any conversations with UDOT as that is usually a requirement for a project like this that could impact the traffic.

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Ben Hunter informed him that there had been both a pre-application meeting with UDOT and a pre-diagnostic meeting as well.

Commissioner Oldham asked if the property is already residential high-density, is the change so they can have commercial use on the bottom floor.

Cody Opperman explained the different residential requirements for both the R4-7500 and the CC-1 zones and noted that mixed-use is a requirement in the CC-1 zone.

Commissioner Dupaix spoke to his skepticism on mixed-use projects as some of the other developments in the city that were approved with commercial use on the bottom floor are not very viable. He added that 2000 square feet is not much space for a sustainable business and would like to know what types of business the applicant would market to bring to this location.

Commissioner Anderson asked if this land use map amendment is approved if the zone change would directly follow.

Cody Opperman explained that the process now requires the land use map amendment to take place before the zone change, so the zone change would come through at a later date.

The applicant, Bryant Bishop acknowledged that there can be challenges in having commercial on the bottom floor like parking and finding the right type of use, and while it is too early in the process for him to know exactly what will work there, it would probably need to be something destination based like a hair salon.

Commissioner Dupaix reiterated his skepticism on mixed-use projects and feels it would probably make more sense if this were approved for only apartments, as this type of concept hasn't worked successfully here in American Fork.

Bryant Bishop explained that what they are proposing is based on what the zoning requirements are right now. He informed the commissioners that a proposal was brought to the city back in October for retail units, but the code changed in January, and they had to go back and reconfigure the project to meet the city's guidelines.

Commissioner Martin noted his opinion that the city does need more mixed-use development throughout the city and reminded the commission that this is only about the land use tonight. He asked Commissioner Dupaix if his concerns were specifically with the TOD area and Commissioner Dupaix noted his concerns with the area behind Deseret Industries also having too many vacant commercial spaces.

Public Hearing Open

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Tom Miller asked for information on the traffic plan that was asked about earlier in the meeting.

Ben Hunter explained that when a project is within 1000 Feet of a railroad crossing, the state requires that a diagnostic meeting be held with Union Pacific, UDOT and UTA. The discussion pertains more to the actual site plan layout, not necessarily the land use change that's before commission tonight, and no decisions were made, only discussions.

Tom Miller spoke to the fact that the traffic is currently backed up from light to light, and he does not think it is very smart to add something commercial along with 5 stories of apartments to an area that cannot accommodate that kind of an increase in population.

Renee Rhoton informed the commissioners that she has lived in this area for 30 years, and herself and her husband support this being rezoned to be commercial because she thinks it could make this area safer. If it is developed as it is right now, she believes it is not safe, so she and her husband would like to request that her lot, as well as the neighbors to her north also be included in this re-zoning so the entire block can be planned for a commercial mixed use. She added that if this is developed as it is now, it would make it even more unsafe to pull in and out of their driveways so the developer should be required to make some modifications to make it safer for the existing residents like a semi-circle driveway.

Brian Larsen owns the property right to the south, he owns an insurance agency there, and while he is not against people developing their property, he has some concerns from a parking standpoint as right now he has some overflow parking throughout the night. He is not there during the evenings, so it has not become a huge issue yet, but he is concerned that adding all of these residents without enough parking would cause an overflow into his parking lot and while he likes having traffic come by his business, he can see the traffic becoming a major bottlenecking problem.

Howard Adams is also concerned with the traffic and how that many people are going to get in and out of that space. He is also concerned with the height of the building when everything else on that block is single family homes and asked if there was going to be any green space or only concrete and black top.

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Cody Opperman explained again that this project is very conceptual, and while there will be some landscaping requirements if this concept is approved, it does not have a small park or anything of that nature.

Howard Adams told the commissioners that if this was happening on their street, he believes they would not be very happy. He further explained that he has already been backing into his driveway for the last 40 years, but even with that it puts the nose of his car into the traffic which is not safe, and he suggested that they sit with a police officer on the street and observe the danger.

Public Hearing Closed

Bryan Bishop noted that he can see the concerns with backing in and out of driveways on these busy roads and explained that the north drive isle on their plans is about 46 feet and will significantly increase the visibility. He also added that they are trying to have a conversation with the 18 plex next to this property about the possibility of access there as well.

Commissioner Anderson spoke to change being hard, especially in an area like this where 65% of the growth are families where their kids want to stay close to the areas they grew up in. She spoke about the lack of housing as well as the affordability issues and added that she has to back into her driveway as well, and she wishes she had a small grocery store on the corner she could walk to instead of having to drive. She spoke to the other areas of the country where there are little areas of commercial use in residential areas and that seems to help with the traffic problems. She asked if there were any plans to widen this road.

Commissioner Dupaix said that he looked it up and there are no plans to widen that road in the next 30 years.

Commissioner Anderson asked about the parking requirements.

Cody Opperman explained there are parking requirements for both the commercial and residential uses, and they hope the parking standards would mitigate the impact on people parking in other areas, and added that because this is very early in the concept, all of this would depend on what the applicant actually proposes to do if the land use change is approved.

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Commissioner Dupaix mentioned that they have dealt with parking issues in the past like with Alvera apartments where they had to do a parking agreement with Cal Ranch and others nearby but added that would be something that would be up to the property owners to figure out.

Commissioner Bird mentioned that a positive thing with the apartment parking lot is that it would mean that the residents would not have back in and out, which would also make things safer, but also noted that this particular road is a UDOT road and the city does not have the control here.

Commissioner Christiansen thanked the public for their comments as well as his fellow commissioners. He added that he really likes the idea of commercial and residential use, after spending several years in Europe where you can just go down a few sets of stairs and get the groceries you need. He concluded that while he does see the parking seems to be a little short for what is needed, he feels like the overall project does fit.

Commissioner Dupaix clarified that as a city they cannot force a developer to incorporate other properties into the project so that would be a conversation that would need to happen with the developer.

Commissioner Martin mentioned that there are going to be many applications, and they have received many applications to fill in the land in this area, and while people hate change and do not like the traffic, he believes in the future a lot of this area is going to become commercial, he reminded them again that tonight is only about the land use and while he hears the concerns about traffic they need to focus more on the issue of land use.

Commissioner Dupaix noted that while he agrees with Commissioner Martin, he does think these discussions are important at the concept level.

Commissioner Anderson agrees that this area is going to become more commercial, but she does like the idea of having residential options included as well, so she would like to see this area become mixed use, where more residents have access to things without having to clog up the streets, because they can just walk.

Commissioner Oldham noted that she agrees with commissioner Dupaix's earlier comments that mixed use is very hard to do well, and she does not think that it is a great use for this space. She concluded that while she can see a multi-family or a general commercial use working, she just does not see mixed use working well here.

Commissioner Christiansen agrees that as an area becomes more commercial the zones change and creep up until a specific street seems to become a natural hard boundary.

Commissioner Anderson wanted to make sure that everyone understands that these changes are dependent on a landowner wanting to make a change to their land, and she doesn't want anyone

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to be worried that they will be affected until they decide they want to change the use of their land.

Chris Christiansen moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 148 N 100 E, American Fork City, from the Residential High Density land use to the General Commercial land use designation, subject to any conditions found in the staff report.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	NAY
Christine Anderson	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Administrative Site Plan Approvals, of the American Fork City Municipal Code. Amending Section 17.6.101, the Code Text Amendment plans to amend the Site Plan Approval Process.**

Cody Opperman reviewed the background information for Public Hearing Item letter b: The staff has initiated for a Code Text Amendment to amend Section 17.6.101 of the American Fork City Municipal Code. The proposed amendment looks to amend the Site Plan approval process. He

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explained that this item has been here before, but the City Council made some changes that required this to come back to the planning commission to approve the revisions.

Commissioner Anderson asked if the extension or expiration dates have changed.

Cody Opperman informed that the original site plan approval process had an expiration date of two years, and this will change the expiration date to one year.

Public Hearing Open

No Comments

Public Hearing Closed

Geoff Dupaix moved to recommend approval for the proposed Code Text Amendment, amending Section 17.6.101, titled Administrative Site Plan Review, relating to DRC Site Plan approval for Site Plan amendments and providing an effective date for the ordinance.

Claire Oldham seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
Christine Anderson	AYE

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Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

ACTION ITEMS

- a. Review and action on a request for consideration of an extension for a previously approved Commercial Site Plan, known as Surg LLC Office Building, located at approximately 1141 E 50 N, American Fork City. The Commercial Site Plan will be on approximately 0.60 acres and will be in the Professional Office (PO-1) Zone.**

Cody Opperman reviewed the background information for Action Item letter a: Surg LLC Office Building's current Commercial Site Plan is set to expire on September 26th, 2025, two years from the original approval date. The applicant has requested to come to the Planning Commission to ask for an extension on the proposed site plan approval. The approval authority, at its discretion, may grant up to a 6-month extension for the current Commercial Site Plan.

Commissioner Bird asked why it has been two years since the approval, and they need an extension.

Cody Opperman explained the project ran into some financial restraints partially from tariffs, which caused the applicant to delay the project.

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Rodney Martin moved to approve the proposed Commercial Site Plan Extension for Surg LLC Office Building, located at 1141 E 50 N, American Fork City, in the PO-1 zone for a maximum of 6 months.

Chris Christiansen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
Christine Anderson	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- b. Review and action on an application for a Commercial Site Plan, known as RBD Reception Center, located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone.**

Cody Opperman reviewed the background information for Action Item letter b: The applicant has applied for a Commercial Site Plan to develop a Reception Center along Main Street. The commercial site plan that is currently under review and has been approved to move forward with conditions of approval. As the final plat shows two individual lots, owned by the applicant, parking and access associated with the two lots are shared between each other. A shared access and parking agreement has been established between the two lots and each new use that will be associated with the commercial site plan shall be required to have the corresponding parking for their uses.

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An outstanding comment relates to a Fire Department requirement. Discussion with the Deputy Fire Marshall outlines that the issue can be addressed with the change to be made by condition, if approved.

Commissioner Dupaix told the applicant that he was glad to see the access changes because this is so close to 300 West and asked about ingress and egress and if they are allowing in and out from both accesses.

Ken Berg explained that both of the accesses are large enough that they can do both.

Ben Hunter added that there was coordination with UDOT on the accesses as well.

David Bird moved to approve the proposed Commercial Site Plan, located at located at approximately 241 W Main Street, American Fork City. The Commercial Site Plan will be on approximately 1.86 acres and will be in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
Christine Anderson	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

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Other Business

Cody Opperman updated the commissioners on the upcoming plans and projects for the city. The commissioners want to change the meeting to 6:30 pm as it is hard for many to arrive by 6:00 pm.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
Claire Oldham	AYE
Christine Anderson	AYE
Geoff Dupaix	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

Meeting adjourned at 7:27 PM

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

Agenda Topic

Review and action on a request for a parking determination related to the Commercial Site Plan for Liberty Treatment Center, located at approximately 1088 E 390 S in American Fork City. The Commercial Site Plan will be on approximately 1.29 acres and will be in the Professional Office (PO-1) Zone.

Background

The property in question has come to the Planning Commission for a determination for the number of off-street parking stalls associated with their proposed new treatment facility for individuals with disabilities. Liberty has come to the Planning Commission in the past to request a reasonable accommodation for the treatment facility for individuals with disabilities, and has been identified as a permitted use within the PO-1 zone of the City.

The current use of the property is an assisted living facility called Bel Aire Senior Living. As Liberty Addiction Recovery Center's use is considered an additional permitted use than the existing use, there is a change of use, which triggers the need for an updated site plan. As a new site plan application will need to be submitted for review, and due to the differences in existing and proposed uses, the parking associated with the facility needs to be assessed under the proposed use, to ensure adequate parking is provided for the use.

A treatment facility for individuals with disabilities is not a listed use found within Section 17.5.133 Off-Street Parking Standards of the American Fork City Code. As such, the Planning Commission is required to determine what the appropriate parking ratio should be, as outlined in Section 17.5.133 (C)(6). The language will be as follows:

- *Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.*

The Zoning Clearance Officer, who's responsibilities are outlined in the Municipal Code, is tasked with providing relevant Information to the Planning Commission to aid in their decision-making responsibility. Staff, through the Zone Clearance Officer, recommends to the Planning Commission, to utilize a combination of ratios, for the specific uses within the facility. The purpose of doing so would allow for the most accurate parking need to be provided for the

different uses within the building, but to avoid overlapping the areas to assess a larger ratio. Essentially, the recommendation is to take the square footage of the different uses, or the parking ratios for room numbers, and combine them as the total required amount of parking.

The Zoning Clearance Officer recommends

- Medical Clinic: Five (5) spaces per one thousand square feet of gross floor area (for this use only—not to include the area occupied by bedrooms)
- Group Homes: One (1) parking stall per room

The medical clinic designation is for the specialized services and programs that the facility will provide. The group home designation is for the group living arrangement that the facility will provide.

Ultimately, the Planning Commission is the determining body for parking stalls for Liberty's proposal. A formal land use application has not been received at this point from the applicant.

Potential Motions – Request for a Parking Determination

Determination of Parking Standard

I move to approve Liberty Treatment Center's request for a parking determination only, and not a formal site plan approval, and require that the following parking ratio be utilized for their use when submitting a formal site plan application: _____



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September 9, 2025

Honorable Christine Anderson, Chairperson
American Fork City Planning Commission
c/o Development Services
American Fork, Utah 84003
Via Email: mwhite@americanfork.gov

Re: Applicant: Liberty Addiction Recovery Centers, LLC (“Liberty”)
Property: 1088 East 390 South, Tax Parcel No. 46:569:0008 (“Property”)

Dear Chairperson Anderson and Honorable Planning Commission Members:

I. Introduction and Summary of the Issues.

As you will recall, Liberty is under contract to purchase the Property described above. The Property has historically (and most recently) been used as a 61-resident “Type II” assisted living facility for the elderly known as Bel Aire Senior Living. Liberty wants to use the Property primarily for a residential treatment facility licensed by the Utah Department of Health and Human Services (“UDHHS”) to assist adults suffering from low level mental health handicaps and disabilities with the comorbidity of drug and/or alcohol addiction and/or substance use disorders (“SUDs”). Liberty also plans to seek licensure from UDHHS for social detoxification as well as having a certain portion of the Property used as a UDHHS-licensed recovery residence to provide transitional housing for those stepping down to a lower level of care after residential treatment. Although the desired resident census would be determined by UDHHS regulations, our preliminary assessment suggests the Property will accommodate approximately 118+/- residents in 43 bedrooms. The facility **currently has more than 50 bedrooms and approximately 25 on-site parking stalls**, which have historically serviced the Bel Aire facility.

On August 6, 2025, the Planning Commission unanimously determined that Liberty’s proposed use was permitted in the City’s PO-1 zone. The Planning Commission’s Notice of Action approving Liberty’s use is attached as **Exhibit A** (without exhibits). City staff has subsequently required Liberty to go through the site plan review and approval process. As part of that process, another dispute between Liberty and City staff has arisen as to the proper interpretation of the City Code’s off-street parking requirements.

That dispute can be summarized as follows:

Liberty’s position: As evidenced by Liberty’s original application to the Planning Commission, relevant portions of which are attached as **Exhibit B**, and its more recent

correspondence with staff, attached as **Exhibit C**, Liberty has always maintained that there aren't any off-street parking regulations in the PO-1 zoning regulations (Ex. B at p. 16; Ex. C at p. 2). But if the general Off-Street Parking Standards of the City Code (Section 17.5.133) apply, then Liberty is most analogous to and should be treated like **"Elderly housing, assisted living"** under City Code § 17.5.133(C)(6), which would require Liberty to provide **17.2 off-street parking spaces** based on its intent to use 43 bedrooms. *See* Ex. B at p. 17. Alternatively, Liberty contends that the next most appropriate comparable use would be "Elderly housing, independent living, which would require 25.8 off-street parking spaces. *See id.*

Liberty also wants to clarify whether the Planning Commission approved Liberty's parking plan when it approved Liberty as a permitted use. Liberty feels that was within the Planning Commission's purview and powers under Liberty's original request for approval. Staff seems to disagree. In any event, Liberty once again asks the Planning Commission to expressly make that determination.

In short, Liberty believes that its use is more analogous to the existing use of Bel Aire as "Elderly housing, assisted living" and that, as such, Liberty can meet applicable parking regulations using the same 25 parking spaces currently utilized by Bel Aire.

Staff's position: Staff claims in a September 4, 2025, email, attached as **Exhibit D**, that the general Off-Street Parking Standards of the City Code (Section 17.5.133) apply. Staff claims that Liberty's social detoxification and residential treatment uses are a type of **"Medical clinic[]"** under Section 17.5.133(C)(3)(d) **and** that its recovery residence component is a **"Group, convalescent, and nursing home[]"** under Section 17.5.133(C)(6). Under the staff's interpretations, Liberty would be required to have **70.471 parking stalls**: 43 resident parking stalls (one for each resident room) for the "group" living *plus* an additional 27.471 "medical clinic[]" parking stalls (5 parking stalls per 1,000 square feet of the 27,471 gross floor area).¹

II. Key Facts

Social detoxification:

- 4 bedrooms, 10 clients (4 female, 6 male)
- Lasts 3-5 days
- Medical staff not typically present (though overseen by a nurse practitioner)
- Regular Liberty front line staff provide emotional support, safety, and structure
- Clients have moderate withdrawal symptoms – no serious medical issues
- Clients rest and transition into treatment activities such as group and individual therapy
- **No cars** and **no visitors** allowed for clients

¹ This square footage is according to the official property information records of the Utah County Recorder. *See Exhibit E.*

Residential treatment:

- 23 bedrooms, 70 clients (33 female, 37 male)
- Clients work on recovery 24/7 through intensive clinical and group support for 60-90 days
- Liberty clinical staff provides individual therapy, group therapy, etc.
- Peak staff presence = 24 persons (usually M-F, 9 a.m. to 5 p.m.)
- Off peak staff presence = 8 persons (e.g., weekends)
- No cars allowed for clients
- No off-site visits allowed unless supervised by staff
- In person visits allowed once every two weeks, 1 hour only, on Sundays (when office admin, case management, and management staff are not present) – max 20 vehicles on site during visiting hours
- Visiting schedule with 30-minute cushions to prevent congestion from arrivals/departures

Recovery residences:

- 16 bedrooms, 38 clients (15 female, 23 male)
- Clients have completed treatment phase and are in stable recovery
- Still involved in intensive outpatient therapy (delivered off site) 20-25 hours per week
- Same staff is used to supervise as for residential treatment
- No cars allowed for clients
- Liberty shuttle or public transportation must be used for off-site visits
- No visitors allowed

For a more detailed narrative of Liberty's operations please see **Exhibit F**, which is a narrative prepared by Liberty's CEO, Roger Williams.

III. Legal Analysis

A. Section 17.5.133 does not expressly apply.

According to the City Code, the City's off-street parking standards, Section 17.5.133, are applicable as follows:

Wherever the terms of the American Fork Development Code or other ordinance of the city require that off-street parking facilities be required in conjunction with a specific use or development project, the minimum number of spaces to be provided, the location of off-street parking facilities, vehicular access to and circulation within the parking area, the layout and design, and the landscape treatment of the areas designated for off-street parking shall conform to the terms of this section.

City Code § 17.5.133(B) (emphasis added).

The PO-1 zoning regulations contain no off-street parking requirements. *See* City Code § 17.4.406. Additionally, the City Code does not expressly require off-street parking for social detoxification, residential treatment, or recovery residence facilities—anywhere. Accordingly, it is Liberty’s position that the express language of the City Code does not allow staff to impose off-street parking requirements because Liberty’s “specific use or development project” is not listed anywhere in the City Code.

The City Code’s failure to impose off-street parking requirements for these type of uses may be a legislative oversight. But, if so, it’s illegal for staff to fill in the gaps or de facto legislate what the City Council did not legislate. Accordingly, Liberty generally objects to the imposition of any off-site parking requirements by staff as illegal, arbitrary, and capricious.

B. If Section 17.5.133 applies, did the Planning Commission already determine that Liberty’s parking plan was adequate?

Liberty’s original application to the Planning Commission spent more than two, single-spaced pages discussing the parking issues. *See* Ex. B at pp. 16-18. It contained a rough site plan depicting Liberty’s proposed parking spaces. *See* Ex. B at p. 16 & Ex. P. As Liberty then explained

There is no need for resident parking because no client is permitted to leave a vehicle or have their own vehicle on site. *See* Ex. K at ¶ 80. In terms of staff parking, Liberty expects to have a maximum of 24 staff members on site during the days. *See id.* at ¶ 81. As the site plan, attached as **Exhibit P**, shows, there are at least 25 off-street parking places when only approximately a maximum of only 24 spaces are needed to accommodate Liberty’s staff. Liberty will transport its clients to needed appointments and off-site visits/activities through Liberty’s transportation van(s)/buses. *Id.* at ¶¶ 80-81.

Ex. B at p. 16.

Liberty’s prior application to the Planning Commission also contained an operational narrative in the Declaration of Jason Webb, LCSW, ASUDC. Ex. B at Ex. K, ¶¶ 72-81. This narrative also specifically addressed parking. *See* Ex. B, Ex. at ¶¶ 80-81.

Liberty’s prior application expressly requested that the Planning Commission treat Liberty as either type of “Elderly housing” under Section 17.5.133(C)(6) because, either way, Liberty had enough parking to meet the City’s requirements. *See* Ex. B at pp. 16-18. The August 7th Notice of Action from the Planning Commission states, “Your application in the PO-1 zone has been **APPROVED** by the Planning Commission” Ex. A. Hence, in Liberty’s view, it was within the scope of Liberty’s original request for approval—and, moreover, within the Planning Commission’s powers and purview—to have the Planning Commission approve Liberty’s proposed parking plan under Liberty’s original request for approval. Staff seems to disagree. Accordingly, Liberty asks the Planning Commission to either re-affirm that Liberty’s parking plan

satisfies City requirements or, once again, asks the Planning Commission to expressly make that determination for the reasons explained in the next subsection.

C. If Section 17.5.133 applies, the Planning Commission should determine that Liberty’s use is “most comparable” to the use it is replacing—“Elderly housing, assisted living”.

If Section 17.5.133 applies, then the City Code requires the Planning Commission to look through Section 17.5.133(C)(1) through (5) of the City Code to see if those sections list specific parking requirements for social detoxification, residential treatment, and/or recovery residences. They do not.

This is where staff made their first mistake. It claims Liberty’s social detoxification and residential treatment operations make Liberty a “Medical clinic[]” as that term is used in Section 17.5.133(C)(3)(d). While there may be some general aspects in common between medical clinics, social detoxification and residential treatment—such as medical supervision, licensing, clinical therapy provided, etc.—the City Code expressly states the use must be “specifically listed” and demarcated as a “specific use” in order for the concomitant parking regulations to apply.

Section 17.5.133(C) begins by stating, “The minimum number of off-street parking spaces required for a *specific* use shall be as set forth on the following schedule[.]” City Code § 17.5.133(C) (emphasis added). If the “specific use” is not listed in subsections 1 through 5 then subsection 6 says it governs “[u]ses not *specifically* listed.” *Id.* § 17.5.133(C)(6) (emphasis added).

Since social detoxification, residential treatment, or recovery residence facilities are each a “specific use” that are not “specifically listed” in Section 17.5.133(C)(1) through (5), subsection 6 says the Planning Commission is the authority to decide the parking issue, not staff.

For example, Section 17.5.133(C)(6) of the City Code provides:

For uses not identified in the above schedule, the number of off-street parking spaces ***shall be determined by the planning commission***. The determination shall be based upon the requirements for ***the most comparable use*** listed, and/or that certain ***table*** entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, ***all at the discretion of the planning commission***.

City Code § 17.5.133(C)(6) (emphasis added).

In short, staff usurped the Planning Commission’s authority when it imposed parking requirements upon Liberty. Section 17.5.133(C)(6) of the City Code requires the Planning

Commission to determine “the most comparable use” to Liberty in the chart found in 17.5.133(C)(6) in order to establish the applicable parking requirements.

This is where staff made their next errors. Liberty’s operations are “most comparable” to the use it is replacing—“Elderly housing, assisted living”—not a “Medical clinic” or “Group convalescent, and nursing homes” as staff contends.

First, the federal courts with jurisdiction over Utah have already agreed with Liberty on this point. Under the most recent decisions of the United States Court of Appeals for the Tenth Circuit, Soaring Hope Recovery Center sought to provide treatment and housing for people recovering from drug and alcohol addictions in a zone where group homes and assisted living facilities for the elderly were permitted. The county code in that case treated Soaring Hope differently from assisted-living for the elderly, which is discriminatory. *See Courage to Change*, 73 F.4th at 1193. In determining that assisted-living facilities for the elderly were the most relevant comparator group for residential facilities for the disabled such as Soaring Hope, the Tenth Circuit held:

As a matter of law, we agree with Soaring Hope that the other structured group-living arrangements governed by the Code, ***especially group homes for the aged***, are the relevant comparators to group homes for disabled persons.

Id. (emphasis added).

Second, staff is not assigning Liberty the “most comparable” use.

Staff claims social detoxification and residential treatment is “most comparable” to “Medical clinics”. But medical clinics are things such as doctor’s offices, surgical centers, and dentist’s offices, where outpatients are free to come and go to receive the delivery of outpatient services. Hence, linking parking spaces to building square footage makes sense for those type of uses because presumably the larger the building the more outpatient visitors it will generate and the more parking will be needed. **But no outpatient services are provided at Liberty**. Social detox and treatment residents are not free to come and go as they please like medical clinic visitors. They don’t have their own vehicles unlike most medical clinic visitors. Moreover, people also don’t stay overnight in medical clinics, and certainly don’t *live* in medical clinics like Liberty’s residents do. And visits to medical clinics are not strictly regulated like visits to Liberty are regulated. Thus, while Liberty is a medical clinic in the sense that it delivers medical and clinical interventions to persons with disabilities, it is not “most comparable” to a “medical clinic” for purposes of determining parking demands.

Staff next claims recovery residence living is “most comparable” to “Group convalescent, and nursing homes”. But “Group convalescent, and nursing homes” are things such as physical rehab centers and skilled nursing centers where persons (often non-ambulatory) recover from serious physical illnesses or injuries and need the care of doctors, nurses, orderlies, and other medical professionals. People in skilled nursing facilities are generally free to have visitors

whereas visitors are prohibited for recovery residence residents at Liberty. Staff-to-resident ratios in skilled nursing facilities are much higher than in recovery residences, where no onsite staff is legally required.

Liberty has always contended that, as a whole, it is “most comparable” to “Elderly housing, assisted living” or, alternatively, “Elderly housing, independent living” shown in the Section 17.5.133(C)(6) chart. The definitions section of the City Code, Chapter 17.12, defines “Assisted living facility” as follows:

A residential facility, conforming to the requirements of the state division of human services or successor agency, as a type I or type II facility, occupied or intended to be occupied by two or more elderly persons and providing assistance with “activities of daily living” and social care to residents.”

City Code § 17.12.201(F).²

Like an “assisted living facility”, Liberty is also regulated by the UDHHS. It also provides assistance with activities of daily living such as meal preparation, psychosocial education, staying sober, etc. Its delivery of individual and group therapy and the structured group activities provided by Liberty is a form of “social care” like the type of social care delivered at assisted living facilities.

The physical structure of Bel Aire was designed for type II assisted living and has historically been used for assisted living for the elderly. Liberty is simply taking over its space and does not plan to make any external modifications. That makes Liberty more like assisted living than a medical clinic or skilled nursing home.

The main differences between Bel Aire and Liberty are that Bel Aire does not have a no vehicles policy for its residents, according to Bel Aire’s operations manager. Also, Bel Aire’s residents are free to come and go as they please whereas Liberty’s residents have more strict supervision and monitoring. Finally, Liberty has a strict visitation policy unlike most assisted living facilities, which place little or no restrictions on guest visitors.

IV. Conclusion

At the end of the day, the City Council delegated this parking determination to the Planning Commission, to use its land use planning expertise and experience, as well as its combined life experience, to make common sense and reasonable parking determinations. The Planning Commission should determine that Liberty’s use is “most comparable” to the use it is replacing—“Elderly housing, assisted living.”

² Under state law, “a type II assisted living facility[] ... is a residential facility with a home-like setting that provides an array of coordinated supportive personal and health care services available 24 hours per day to residents who have been assessed under [UDHHS] rule to need any of these services.” Utah Code Ann. § 26B-2-201(5)(a)(ii).

Despite the fact that the facility was designed for type II assisted living, despite the fact that Liberty will not make any physical alterations to the structure, despite the fact that Liberty has a no-vehicles policy for its residents, despite the fact that Liberty will have a max of 24 vehicles during peak staff hours, despite the fact that there are only 25 existing parking stalls at the site, and despite the fact that the site cannot physically accommodate any additional parking stalls, staff is mandating that Liberty provide a total of 70.471 off-street parking stalls when the “most comparable” use would mandate 17.2 stalls.

Hence, Liberty once more needs the assistance of the Planning Commission to exercise its practical and common sense judgment to impose parking requirements that match existing site/design realities and the realities of Liberty’s operations.

Sincerely,

MCDONALD FIELDING PLLC

A handwritten signature in blue ink, appearing to read "D J McDonald", is written over the printed name.

Daniel J. McDonald

Exhibit A

Notice of Action – Planning Commission

Development Services | 275 E 200 N, American Fork, UT 84003



August 7th, 2025

Dan McDonald

Liberty Addiction Recovery Centers – Reasonable Accommodation Request

dan@mcdonaldfielding.com

RE: Notice of Action for Liberty Addiction Recovery Centers – Reasonable Accommodation Request

Mr. Daniel J McDonald,

Your application in the PO-1 zone has been **APPROVED** by the Planning Commission on August 6th, 2025. The commission has found the proposed use of the property located at 1088 East 390 South, American Fork, as a residential treatment facility for individuals with disabilities, is a permitted use within the PO-1 Zone applicable to the subject property.

Please retain this letter for your records, as it may be required as evidence of approval when submitting an application for building permits.

Respectfully,

American Fork City's Development Services Department

Exhibit B



Dan McDonald
P.O. Box 1184
Pleasant Grove, Utah 84062
Email: dan@mcdonaldfielding.com
Telephone: (801) 372-0055
www.mcdonaldfielding.com

July 8, 2025

American Fork City Development Services
c/o Patrick O'Brien, Director
275 East 200 North
American fork, Utah 84003
Via Email: pobrien@americanfork.gov

Heather Schriever, Esq.
American Fork City Attorney
Via Email: hschriever@americanfork.gov

Re: Reasonable Accommodation Request Under the federal Fair Housing Act (42 U.S.C.A. § 3604(f)(3)(B)), Title II of the ADA (42 U.S.C. § 12132), Rehabilitation Act (29 U.S.C. § 794), and the Utah Fair Housing Act (Utah Code Ann. § 57-21-5(4)(b))

Applicant: Liberty Addiction Recovery Centers, LLC ("Liberty" / "Applicant")
Property: 1088 East 390 South, Utah County Parcel No. 46:569:0008 (the "Property")

Dear Patrick and Heather:

This firm represents the above-referenced Applicant. Per your emails to me dated June 18, 2025, and July 1, 2025, Liberty hereby requests a reasonable accommodation pursuant to the federal Fair Housing Act (42 U.S.C.A. § 3604(f)(3)(B)), Title II of the ADA (42 U.S.C. § 12132), Rehabilitation Act (29 U.S.C. § 794), and the Utah Fair Housing Act (Utah Code Ann. § 57-21-5(4)(b)). *See also* City Code § 17.15.050.

Liberty is under contract to purchase the Property described above. The Property has historically (and most recently) been used for a 61-resident "Type II" assisted living facility known as Bel Aire Senior Living. Liberty wants to use the Property primarily for a residential treatment facility licensed by the Utah Department of Health and Human Services ("UDHHS") to assist adults suffering from debilitating disabilities and handicaps. Liberty's residents suffer primarily from various low level mental health handicaps and disabilities with the comorbidity of drug and/or alcohol abuse and addiction and/or substance use disorders ("SUDs"). In other words, it's a dual diagnosis facility where residents will have an underlying mental health disability (i.e., anxiety, depression, etc.) with the comorbidity of addiction or SUDs. Liberty may also potentially use the Property for and seek licensure from UDHHS for social and/or medical detoxification as well as having a certain portion of the Property used as a licensed recovery residence to provide transitional housing for those stepping down to a lower level of care after residential treatment. Although the desired resident census would be determined by UDHHS regulations, our preliminary assessment suggests the Property will accommodate approximately 118+/- residents (10 for detoxification, 70 for treatment, and 38 for recovery residence services).

The Property is in the City's PO-1 professional office zone. According to the City Code, that zone "is established to provide an area which will accommodate the community's hospital and related buildings housing various health care uses; nursing homes and similar structures providing assisted care residential facilities; and a mixture of offices and related facilities for professional persons." City Code § 17.4.406(A).

I. Information required by City Code § 17.15.050:

A. Applicant information:

Name: Liberty Addiction Recovery Centers, LLC
Mailing Address: 837 East 1200 South, Orem, UT, 84097, USA
Phone Number: 801-577-3086

B. Action for which reasonable accommodation is being sought:

1. On June 9, 2025, Liberty asked the planning and development staff to have Liberty be treated as a permitted use in the PO-1 zone. *See Exhibit A* attached hereto. Liberty believes it should be considered a type of human care hospital and/or medical clinic with office buildings and professional space within the meaning of City Code § 17.4.406(B). *See id.* City staff denied Liberty's request on June 18, 2025. *See Exhibit B.* Liberty asked City staff to reconsider its determination for the detailed legal reasons explained in its June 19, 2025, letter to City staff attached as *Exhibit C.* The City Attorney denied Liberty's request for reconsideration on July 1, 2025. *See Exhibit D* attached hereto.
2. If City staff is correct, and Liberty is not a type of human care hospital and/or medical clinic with office buildings and professional space within the meaning of City Code § 17.4.406(B), then the City has effectively banned medical and clinical services for persons with the disability of addiction from the PO-1 while allowing it for similarly situated uses such as hospitals and medical clinics with office space and residential facilities for elderly persons such as Bel Aire. Liberty requests that the City waive that ban, which is necessary and reasonable to give Liberty's residents an equal housing opportunity under the federal and state Fair Housing Acts and to avoid discrimination based on the residents' disabilities under Title II of the ADA and Section 504 of the Rehabilitation Act.
3. Although Liberty does not agree with staff's determination that it meets the City definition of a "residential facility for persons with a disability"

(“RFPD”) under Chapter 17.15 of the City Code,¹ City staff is treating Liberty as if it is (or should be) an 8-person RFPD under City Code § 17.15.010(G), which is a conditional use in all residential zones under City Code § 17.15.030(A). Liberty seeks a reasonable accommodation from this staff determination and/or the 8-person census cap under City Code § 17.15.010(G) and -17.15.030(D).

4. Although Liberty does not agree with City staff’s determination that it is an RFPD under City Code § 17.15.010(G), Liberty seeks a reasonable accommodation from this staff determination and/or the ban on RFPDs in all but residential zones found in City Code § 17.15.010(J).

C. Exact ordinance or policy from which a reasonable accommodation is needed.

The staff determinations, policies and relevant ordinances from which Liberty needs accommodations are discussed in Section I.B., above.

D. The proposed reasonable accommodation.

While the exact contours of Liberty’s requested accommodation are set forth in more detail below, Liberty seeks to operate a UDHHS-licensed facility for approximately 118+/- residents (10 for detoxification, 70 for treatment, and 38 for recovery residence services).

The Utah Health and Human Services Code defines “social detoxification” as “short-term residential services for persons who are experiencing or have recently experienced drug or alcohol intoxication, that are provided outside of a health care facility licensed under Part 2, Health Care Facility Licensing and Inspection, and that include: (a) room and board for persons who are unrelated to the owner or manager of the facility; (b) specialized rehabilitation to acquire sobriety; and (c) aftercare services.” *Id.* § 26B-2-101(54).

The Utah Health and Human Services Code defines “residential treatment” as “a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies.” Utah Code Ann. § 26B-2-101(50)(a) (effective 7/1/2025). Liberty will operate a “mental health treatment program”, “substance abuse treatment program”, and/or “substance use disorder treatment program” as those terms are defined by the health and human services code. *See id.* §§ 26B-2-101(36), & -(56). These programs provide structured intervention to improve mental health, prevent mental disorders, and treat mental health conditions, and also specialized drug or alcohol

¹ Among other reasons for this is the fact that Liberty will have more than 8 residents and an RFPD, by definition, has only 8 or fewer residents under City Code § 17.15.010(G).

treatment, rehabilitation, and/or habilitation services to persons with a diagnosed SUD or chemical dependency disorder. *Id.*

A “recovery residence” is a home, residence, or facility that meets at least two of the following requirements:

- (i) provides a supervised living environment for individuals recovering from a substance use disorder;
- (ii) provides a living environment in which more than half of the individuals in the residence are recovering from a substance use disorder;
- (iii) provides or arranges for residents to receive services related to the resident's recovery from a substance use disorder, either on or off site;
- (iv) is held out as a living environment in which individuals recovering from substance abuse disorders live together to encourage continued sobriety; or
- (v)
 - (A) receives public funding; or
 - (B) is run as a business venture, either for-profit or not-for-profit.

Id. § 47(a).

Under UDHHS regulations “[a] provider wishing to provide medically monitored inpatient withdrawal management under a social detoxification license may only do so” if, among other things, “medical and nursing professionals provide 24-hour medically monitored evaluation and withdrawal management under physician-approved policies and physician-monitored procedures and protocols[.]” Utah Admin. Code R501-11-6(2)(a). In short, social detoxification is a medically-managed level of clinical care. So is residential treatment for mental health and SUDs.

For example, under UDHHS regulations Liberty will be offering “clinical” treatment. “‘Clinical’ means treatment or service delivered by a mental health or medical professional that is licensed by the Division of Professional Licensing.” Utah Admin. Code R501-1-3(5). Amy Parry DNP, APRN, PMHNP-BC, (Psychiatric Mental Health Nurse Practitioner with a license to prescribe psychiatric and controlled medications) will be Liberty’s medical director. Further, “[e]ach residential treatment provider providing services to a substance use disorder client shall[] ... only admit a substance use disorder client with a level of care that falls within American Society of Addiction Medicine levels 3.1 through 3.5[.]” Utah Admin. Code R501-19-3(9)(a). In other words, treatment for substance use disorders is a medical intervention governed by medical criteria. UDHHS regulations mandate that “[a] clinical professional shall oversee any therapeutic services conducted in the therapeutic environment[.]” *Id.* R501-19-3(12).

UDHHS regulations essentially make inpatient treatment a type of medical clinic that delivers clinical care and medical interventions.

Recovery residences are another type of medical intervention. The UDHHS requires each recovery residence provider to “contract with, or otherwise provide as needed, referral information for client access to” a physician, psychiatrist, mental health therapist, or substance use disorder

counselor. *Id.* R501-18-6(1). Each recovery residence must be overseen by a qualified clinical director. *See id.* R501-18-6(2)-(5). Courtney Baker, L.C.S.W. , who has a master’s degree and is state-licensed by UDHHS, will be the recovery residence’s qualified clinical director.

E. Why the accommodation is necessary.

1. *Strict application of the City Code would result in unlawful disparate treatment housing discrimination.*

The federal Fair Housing Act (“FHA” or “FHAA”) makes it illegal “[t]o discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of ... (A) that buyer or renter, (B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or (C) any person associated with that buyer or renter.” 42 U.S.C. § 3604(f)(1). The Utah Fair Housing Act mirrors this prohibition. *See* Utah Code Ann. § 57-21-5(1). Section 504 of the Rehabilitation Act provides “[n]o otherwise qualified individual with a disability in the United States . . . shall, solely by reason of her or his disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance” 29 U.S.C. § 794(a). And title II of the ADA provides “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity”. 42 U.S.C. § 12132/

Liberty’s residents are handicapped and/or have disabilities, which include drug and alcohol addiction. *See, e.g.*, 42 U.S.C. § 3602(h) (federal Fair Housing Act definition of handicap); 24 C.F.R. § 100.201(a)(2) (same). *See also* 29 U.S.C. § 705(9) (definition of disability under the federal Rehabilitation Act); 42 U.S.C. § 12102 (definition of disability under the federal Americans with Disabilities Act or “ADA”). *See also* Utah Code Ann. § 57-21-5(1).

Discrimination occurs when similarly situated persons are treated differently. *See Courage to Change Ranches Holding Co. v. El Paso Cnty.*, 73 F.4th 1175, 1191-92, 1201-03 (10th Cir. 2023) (discussing facial and as-applied discrimination). Like the Orem City ordinance at issue in *Bangerter v. Orem City Corp.*, 46 F.3d 1491, 1498 (10th Cir. 1995), American Fork City’s zoning ordinances “facially single out the handicapped and apply different rules to them[,]” which is illegal under federal law. *Bangerter*, 46 F.3d at 1500. If Liberty is not a type of medical clinic or human services hospital, then the City’s zoning scheme gives an approved use for those types of facilities and for the elderly but expressly denies that same use to persons with disabilities. “[A] plaintiff makes out a prima facie case of intentional discrimination under the FHAA merely by showing that a protected group has been subjected to explicitly differential—i.e. discriminatory—treatment.” *Id.* at 1501. Thus, under the authority of *Bangerter*, if the City refuses to consider Liberty a type of permitted medical clinic or human services hospital, Liberty could “state[] a direct claim of facially discriminatory treatment of handicapped persons[,]” *id.* at 1502, because the City Code facially discriminates against disabled persons.

Under the most recent decisions of the United States Court of Appeals for the Tenth Circuit, which is the federal appellate court with jurisdiction over Utah, there can be no doubt that assisted living residential facilities for elderly persons (“**RFEPs**”) are *the* relevant comparator group for purposes of anti-discrimination analysis. In *Courage to Change*, Soaring Hope Recovery Center sought to provide treatment and housing for people recovering from drug and alcohol addictions in a zone where group homes and assisted living facilities for the elderly were permitted. The county code in that case treated Soaring Hope differently from group homes and assisted-living for the elderly. Specifically, there were different occupancy caps with elderly living having higher occupancy than was allowed for addiction treatment facilities such as Soaring Hope. *See Courage to Change*, 73 F.4th at 1193.

In determining that assisted-living facilities for the elderly were the relevant comparator group for residential facilities for the disabled such as Soaring Hope, the Tenth Circuit held:

As a matter of law, we agree with Soaring Hope that the other structured group-living arrangements governed by the Code, ***especially group homes for the aged***, are the relevant comparators to group homes for disabled persons.

Id. (emphasis added). The court based its reasoning on *Cinnamon Hills Youth Crisis Ctr., Inc. v. Saint George City*, 685 F.3d 917 (10th Cir. 2012), a case that I won for my client, the City of St. George., in 2012. It held:

... our reasoning in *Cinnamon Hills* ... supports that in identifying relevant comparators for group homes for disabled persons, we look to other structured group-living arrangements in the zoning scheme.

After examining the Code, Colorado's statutes, and our precedent, we hold that the relevant comparators for group homes for disabled persons are other structured group-living arrangements in the Code, including group homes for the aged.

This being so, we conclude that the Code's occupancy caps for disabled persons are facially discriminatory. Like the ordinance in *Bangerter*, the Code "facially single[s] out" disabled persons by applying five-person occupancy limits to group homes for disabled persons while allowing eight or more occupants in all other structured group-living arrangements. *Id.* at 1500. We find evidence of discriminatory intent and purpose on the face of the Code.

Courage to Change, 73 F.4th at 1196.

If American Fork City persists in not treating Liberty as a permitted use (i.e., a type of human services hospital or medical clinic) your situation is even worse than it was for the guilty county in *Courage to Change*. Instead of just imposing different census caps on the elderly vs. the disabled, American Fork City will have ***altogether excluded*** a similarly situated use in the PO-

1 zone on the basis that Liberty's residents have disabilities. In short, ***the City cannot legally allow assisted living facilities while prohibiting Liberty's proposed use in the same zone.*** This is clear from the face of the code *if* the City refuses to treat Liberty as a permitted use (and treats it as an RFPD).

Additionally, *Courage to Change* recognized a “zoning out” theory of disparate treatment discrimination that is applicable here. *See id.* at 1201 (“We find Soaring Hope’s ‘zoning-out’ argument persuasive.”). Under this theory of discrimination, because Bel Aire provides similar therapy, treatment, and longer-term living opportunities to the elderly that Liberty provides to its disabled residents the City cannot lawfully permit the former and prohibit the latter in the same zone. *See id.* at 1201-1204. The Tenth Circuit concluded that “[t]he record supports a conclusion that the County treated nondisabled residents more favorably than it did Soaring Hope” when it “allowed other structured group-living arrangements to engage in medical and mental-health therapies ... while prohibiting the same activities” for Soaring Hope’s residents. *Id.* at 1203.

Similarly, the staff’s determination states: “the City concludes that a residential treatment facility—particularly one involving long-term housing, recovery residence operations, and transitional care—is not specifically listed or contemplated as a permitted or conditional use in the PO-1 zone.” Ex. B. But assisted living facilities like Bel Aire do just that—they provide long-term housing and care for the elderly. What Liberty proposes to do for the disabled is substantially similar to what Bel Aire provided for the elderly. Of course, there are *some* differences but they are not substantial enough to remove Bel Aire as a relevant comparator for purposes of federal and state anti-discrimination laws. The *Courage to Change* and *Cinnamon Hills* cases make this clear. Hospitals and medical clinics are, for that matter, *also* relevant comparators for purposes of Title II of the ADA and the Rehabilitation Act. The city cannot allow those while excluding treatment for disabled persons.

Indeed, if the City prohibits Liberty’s desired use it will have unlawfully “denied to it zoning relief granted to similarly situated applicants without disabilities” or available to similarly situated non-disabled persons under the City Code. *Cinnamon Hills*, 685 F.3d at 920. It will have unlawfully “subjected [Liberty] to conditions not imposed on other group homes in [American Fork] that were permitted in areas zoned [PO-1]” *Bangerter*, 46 F.3d at 1502. *See also* 42 U.S.C. 3604(4)(1) and –(2); 42 U.S.C. § 12132 (“no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity”); 29 U.S.C. § 794(a) (“[n]o otherwise qualified individual with a disability in the United States . . . shall, solely by reason of her or his disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance”).

Section 3613(a)(1)(A) of the Fair Housing Act authorizes private parties to bring a civil action for such discriminatory housing practices. 42 U.S.C. § 3613(a)(1)(A). The relief available to Liberty in such an action would be as follows:

(1) In a civil action under subsection (a), if the court finds that a discriminatory housing practice has occurred or is about to occur, the court may award to the plaintiff actual and punitive damages, and subject to subsection (d), may grant as relief, as the court deems appropriate, any permanent or temporary injunction, temporary restraining order, or other order (including an order enjoining the defendant from engaging in such practice or ordering such affirmative action as may be appropriate).

(2) In a civil action under subsection (a), the court, in its discretion, may allow the prevailing party, other than the United States, a reasonable attorney's fee and costs. The United States shall be liable for such fees and costs to the same extent as a private person.

42 U.S.C. § 3613(c). The ADA, RA, and Utah Fair Housing Act all provide similar relief.

2. Federal and state law require a reasonable accommodation.

Federal law provides that discrimination against the handicapped or disabled includes “a refusal to make **reasonable** accommodations ... when such accommodations may be **necessary** to afford such person equal opportunity to use and enjoy a dwelling,” 42 U.S.C.A. § 3604(f)(3)(B) (emphasis added). *See also Olmstead v. L.C.*, 527 U.S. 581, 592 (1999) (Title II of the ADA “requires public entities to ‘make reasonable modifications’ to avoid ‘discrimination on the basis of disability,’ unless those modifications would entail a ‘fundamenta[l] alter[ation]’[.]”) (quoting 28 C.F.R. § 35.130(b)(7)(i)). The Utah Fair Housing Act has similar requirements. *See Utah Code Ann. § 57-21-5(4)(b).*

As the Tenth Circuit explained in *Bangerter*, 46 F.3d at 1502, “the thrust of a reasonable accommodation claim is that a defendant must make an affirmative change in an otherwise valid law or policy.” *Id.* at 1502. By definition, “a ‘reasonable accommodation’ involves ‘changing some rule that is generally applicable so as to make its burden less onerous on the handicapped individual.’” *Id.* at 1502. Waiving otherwise enforceable code provisions is precisely what a reasonable accommodation contemplates. *Cinnamon Hills*, 685 F.3d at 923. (“And that is precisely the point of the reasonable accommodation mandate: to require changes in otherwise neutral policies that preclude the disabled from obtaining ‘the same ... opportunities that those without disabilities automatically enjoy.’”).

The FHA’s “‘reasonable accommodations’ provision prohibits the enforcement of ‘zoning ordinances and local housing policies in a manner that denies people with disabilities access to housing on par with that of those who are not disabled.’” *Hovsons, Inc. v. Township of Brick*, 89 F.3d 1096, 1104 (3d Cir. 1996) (quoting Laurie C. Malkin, *Troubles at the Doorstep: The Fair Housing Amendments Act of 1988 and Group Homes for Recovering Substance Abusers*, 144 U. Pa. L.Rev. 757, 804 (1995)).

If a local government's laws, ordinances or practices would otherwise prohibit the type of housing proposed, then the FHA imposes "'an affirmative duty' to make reasonable accommodations on behalf of handicapped persons." *Id.* Hence, courts interpreting the reasonable accommodation provisions of the FHA, ADA and/or Rehabilitation Act have ruled that municipalities "must change, waive, or make exceptions in their zoning rules to afford people with disabilities the same opportunity to housing as those who are without disabilities." *Horizon House Developmental Servs., Inc. v. Township of Upper Southampton*, 804 F. Supp. 683, 699-700 (E.D. Pa. 1992).

As the following subsections show, the City is required to grant Liberty's highlighted requests for accommodation above as they are both necessary and reasonable as those terms are used in the law.

a. The meaning of "necessary" under federal law.

Liberty's residents are a protected class and protected from unlawful housing discrimination under federal and state law for two reasons.

First, due to a special relationship between the Ute Indian Tribe and Liberty a substantial portion of Liberty's residents will be Native American. The federal Fair Housing Act ("FHA" or "FHAA") makes it illegal "[t]o discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin." 42 U.S.C. § 3604(b). The Utah Fair Housing Act mirrors this prohibition. *See* Utah Code Ann. § 57-21-5(1).

Second, as previously mentioned, all of Liberty's residents are handicapped and/or have disabilities, which include drug and alcohol addiction. *See, e.g.*, 42 U.S.C. § 3602(h) (federal Fair Housing Act definition of handicap); 24 C.F.R. § 100.201(a)(2) (same). *See also* 29 U.S.C. § 705(9) (definition of disability under the federal Rehabilitation Act); 42 U.S.C. § 12102 (definition of disability under the federal Americans with Disabilities Act or "ADA"). *See also* Utah Code Ann. § 57-21-5(1). Indeed, the the Tenth Circuit has held that "treatment homes for drug and alcohol addiction are covered dwellings under the FHAA." *Courage to Change*, 73 F.4th at 1200.

The Tenth Circuit has made it clear "that the object of the statute's necessity requirement is a level playing field in housing for the disabled." *Cinnamon Hills*, 685 F.3d at 923. Put simply, the statute requires accommodations that are necessary (or indispensable or essential) to achieving the objective of equal housing opportunities between those with disabilities and those without." *Id.*

Under the *Cinnamon Hills* reasonable accommodation analysis, accommodations can only be granted to the handicapped "because of conditions created by their disabilities." *Id.* (emphasis in original). There must be "evidence that the disabled, because of their disabilities, are ... less able to take advantage of [housing opportunities] than the non-disabled." *Id.* at 924 (emphasis in

original). Decisionmakers must consider “barriers, imposed by the disability, that prevent the disabled from obtaining a housing opportunity others can access.” *Id.* (emphasis added).

An application seeking an accommodation is required to show the residents’ disabilities require them to live and receive treatment in a group living arrangement and with the group census size requested. *See, e.g., Recovery Land Holdings, LLC v. City of South Ogden*, 2019 U.S. Dist. LEXIS 58499 ,*15 (D. Utah April 4, 2019) (“Brighton has not pointed to any evidence that all of these individuals require treatment in residential group settings, nor has it provided evidence that such treatment must occur in groups of thirty-two as opposed to twenty.”).

When an applicant comes forward with “substantial evidence” of “their need to live in a group home setting ... in order to facilitate their continued recovery” or for other reasons necessary to address their handicaps, then such ordinances must yield to the reasonable requirements of the disabled. *Tsombanidis v. West Haven Fire Dept.*, 352 F.3d 565, 577-78 (2d Cir. 2003). When the disabled persons have not choice but to live in such a setting as that provided by a provider such as Liberty, the City Code must yield to the reasonable needs of the disabled. *Lewis v. Draper City*, No. 2:09-CV-589 (September 21, 2010). Liberty has substantial evidence of its need for this accommodation and/or why this accommodation is “necessary” as that term is used in federal law.

To begin, it is well established in the scholarly literature that group living with other addicts is medically and therapeutically necessary for persons recovering from drug and alcohol addictions. “Individuals recovering from addiction should be surrounded by a community in which they feel they belong and are able to obtain sobriety goals (Jason & Kobayashi, 1995).” *Counteracting “Not in My Backyard”: The Positive Effects of Greater Occupancy with Mutual-help Recovery Homes*, J. Community Psychol., Jason, Groh et al. at p.3 (September 1, 2008) (Attached as **Exhibit E**.) Studies have shown that a sufficient number of residents is “a necessary component in the effectiveness [of the treatment model] through the mechanism of social support.” *Id.*

Group living in a clean and sober environment is absolutely essential to recovery. As one scholarly study recognized:

Research continues to document the important role of social factors in recovery outcome (Polcin, Korcha, Bond, Galloway & Lapp, in press). For example, in a study of problem and dependent drinkers Beattie and Longabaugh (1999) found that social support was associated with drinking outcome. Not surprising, the best outcomes were predicted by ... social support that discouraged drinking. Similarly, Zywiak, Longabaugh and Wirtz (2002) found that clients who had social networks with a higher number of abstainers and recovering alcoholics had better outcome 3 years after treatment completion.

What Did We Learn From Our Study on Sober Living Houses and Where Do We Go From Here?, J. Psychoactive Drugs, at p. 1 (Polcin et al., 2010), attached as **Exhibit F**.

“A critically important aspect of one’s social network is their living environment.” *Id.* at p. 2. “Lack of a stable, alcohol and drug free living environment can be a serious obstacle to sustained abstinence.” *Id.* at p. 1. “Destructive living environments can derail recovery for even highly motivated individuals.” *Id.*

“An important component of relapse appears to be immediate re-exposure to risks associated with one’s ongoing living situation (e.g., high substance availability, family and peers non-supportive of recovery, interpersonal conflict, poorly structured time). Drug-free housing that supports recovery, risk avoidance, and employment ... heighten one’s chances of recovery (Jason, Olson, Ferrari, & Davis, 2004).” *The Need for Substance Abuse After-Care: Longitudinal Analysis of Oxford House, Addictive Behaviors* 32 at p. 804 (2007), attached as **Exhibit G**.

The requested census size is necessary because, “Larger homes ... offer more opportunities to exchange positive social support” *Id.* at p. 1. Studies indicate that “larger Houses will promote recovery through their ability to promote larger (Zywiak, Longabaugh, & Wirtz, 2002), more supportive social networks (MacDonald, 1987), that include sober others in recovery (Hawkins & Fraser, 1987, Zywiak et al.), constructs linked to sober living.” *Id.* at p. 3.

“[L]arger social networks” are correlated with “stronger improvement on abstinence.” *Interaction of Motivation and Social Support on Abstinence among Recovery Home Residents*, J. Drug Issues at p. 9 (Korcha, Polcin & Bond, 2016) (attached as **Exhibit H**). “Given the widespread finding that social contact and social support facilitates health and well-being,” the experts urge that “recovery home service providers ... consider ways to increase social support for socially isolated residents through structured recreational and social activities within the home” among other things. *Id.* at pp. 9-10. *See also Social Networks Among Residents in Recovery Homes*, Adv. Psychol. Study at p. 8 (Jason et al., 2012), attached as **Exhibit I** (“studies suggest a strong relationship between an individual’s social connection ... and their own likelihood of remaining abstinent” and that “the overall size of the important person network was materially significant”); *see also Benefits of Peer Support Groups in the Treatment of Addiction*, Substance Abuse and Rehabilitation at p. 145 (Tracy & Wallace, 2016), attached as **Exhibit J**.

Addiction is a complex disability that requires a multi-faceted and flexible approach to treatment. For example, while larger social networks and peer support networks are generally essential to recovery, quite often addiction is accompanied by other mental illnesses that require specialized treatment in more individualized settings and groups. There are also gender and ethnic differences in the approach to treatment and the experiences that lead to the need for treatment. For example, women are more likely to present with a history of abuse, which is often associated with post-traumatic stress disorder or eating disorders. Men, on the other hand, tend to be more likely to present with anxiety and depression. Of course, both genders can suffer from the same comorbidities with alcohol or drug addiction as a common denominator. But, quite often, groups need to be separated into homogenous 12-step work groups, psycho-educational groups, meaning process groups, and dialectical behavior therapy groups.

As the declaration of Liberty's expert witness, Jason Webb LCSW, ASUDC, attached as **Exhibit K**, explains, due to the nature and variety of addictions and mental illnesses that Liberty treats, as well as the unique Native American ethnicity of residents, it will need to separate its program into at least 4 of these type of homogenous groups

- Male Native American group – minimum of 12 clients in each group
- Female Native American group – minimum of 12 clients in each group
- Female trauma group – minimum of 12 clients in each group
- Male trauma group – minimum of 12 clients in each group

(See Ex. 17 at ¶ 62.) What is absolutely critical for the City to understand is that census size is driven, in large part, by program design, which, in turn, is driven by the particular disabilities of the residents. "Writers recommending the number of participants in a group acknowledge that the optimal size of the group should depend on the goals of the program, the theoretical orientation of the program, the profile of the participants and the requirements of the agency." *A Review of Optimal Group Size and Modularisation or Continuous Entry Format for Program Delivery*, (Stewart et al., 2009), attached as **Exhibit L**, at p. iii.

The Substance Abuse and Mental Health Services Administration (SAMHSA) is the agency within the U.S. Department of Health and Human Services that leads public health efforts to advance the behavioral health of the nation. SAMHSA, along with the Center for Substance Abuse Treatment (CSAT), a subdivision of SAMHSA, has recognized the crucial role such homogenous therapy groups within the context of multi-model milieus play in substance abuse recovery:

There has been significant debate within the field regarding the pros and cons of heterogeneous and homogeneous groups.... However, the homogeneous group, ***particularly when composed of clients with substance abuse disorders***, tends to lend itself more quickly to issues of cohesion and safety. For this reason, homogeneity has particular utility in the time-limited group intervention.

An important issue within the context of the homogeneous substance abuse disorder group, whether time limited or not, is the group's tendency to bond around its history of substance abuse rather than its commitment to recovery. Although the general focus of substance abuse treatment is on the abuse itself, ***the focus also must include issues of living within the context of the group***. Through modeling and gentle persuasion, the group facilitator can broaden the scope of a substance

abuse treatment group to include relationships, concerns about daily living, and newly discovered personal integrity. Such are the struggles of all people in all circumstances. The movement from "what is wrong with us" to "how do we build better lives?" is an important transition in the time-limited group, whether psychoeducational or process sensitive.

Group therapy can be conducted within the context of almost any theoretical framework familiar to the therapist and appropriate to group goals. ***Often the therapist will work with two or more models at the same time.*** The theoretical bases supporting both process-sensitive groups and a more directive style can be ***combined effectively to address substance-abusing clients.***

Treatment Improvement Protocols (TIP) Series, No. 34, SAMHSA/CSAT (1999), attached as **Exhibit M**, at p. 3 (emphasis added).

This is precisely what Liberty does. It combines a number of therapeutic models, as recommended by the SAMHSA/CSAT protocols. Also, it should be noted that "there is growing consensus among therapists that, whenever possible, women need to have their own groups, particularly during early recovery[.]" *Id.* at p. 13. *See also id.* at pp. 12-13.

Importantly, the City shouldn't confuse necessary therapeutic group size with the necessary residential treatment and recovery census. They are two different issues. Perhaps the easiest way to understand what happens in residential treatment is to think of the residential treatment center as a microcosm of society with more diversity and more complex social networks and the therapy groups as surrogate families functioning within that larger microcosm. The treatment center size is necessary so that "[t]he lessons in therapy are practiced in the normal social network." *Id.* at p. 1. Thus, residential treatment centers such as Liberty facilitate smaller groups, which are necessary for "breaking the isolation associated with substance abuse," among other things, within a larger social context, which is also necessary for "connecting individuals with others whose common purpose is to dramatically change their lives through connection **and** community." *Id.* (emphasis added).

As Mr. Webb explains in his declaration, it is necessary to recovery that Liberty's residents receive the needed social support at all social layers—from the smallest, most intimate groups, such as the "survival group" of 3-5 persons (such as roommates, etc.); to the intermediate layer of support found in the "sympathy group" (such as Liberty's therapeutic groups); to the broader "affinity band" or therapeutic community (or tribe) and the "active network" of approximately 150 known people, all of which are essential to create the structured environment necessary for recovery. *See* Ex. 17 at ¶¶ 52-68.

Further justifying Liberty's need for the desired census of 118 residents is its mentorship program, which is explained in Mr. Webb's declaration. *See id.* at ¶¶ 37.f, 66. Under this program, those at the higher stages of recovery mentor and model appropriate behavior for those in the lower

levels. Those at the lower levels receive support, training and instruction from those at the higher levels.

A census of 118 residents is necessary to avoid unnecessary resident isolation. *See id.* at ¶¶ 69-74. Indeed, because of their disability of addiction/SUDs it is necessary that a minimum of two persons occupy a bedroom, and sometimes the handicap of addiction requires three persons per bedroom to provide the support (and avoid isolation) necessary to recovery. *See id.* at ¶ 73. This is perhaps the main way that Liberty differs from the existing residents at Bel Aire and the main reason Liberty needs almost double the census of Bel Aire. While the elderly may be able to use and enjoy their dwelling rooms with just one resident, Liberty's residents cannot be alone in a single room due to their disabilities and handicaps. The disability of addiction/SUDs mandates a "buddy" system. The facility has 55 bedrooms. But, unlike Bel Air's residents, those 55 rooms cannot be occupied by a single resident suffering from addiction and/or SUDs. Thus, to have an "equal" housing opportunity to the 55-bedroom 61-resident housing opportunity that was given to Bel Air's residents, Liberty would need an accommodation at 118 residents so that there can be at least 2 residents per smaller room and a minimum of 3 residents in the larger rooms.

Also, because of the residents' disabilities and, thus, certain applicable UDHHS regulations, of the 55 bedrooms approximately 12 of them will be needed for staff offices and/or group therapy rooms. *See id.* at ¶ 74. That leaves 43 rooms for patients/residents.

The larger bedrooms will be used to house at least 3 residents. The smaller bedrooms will be used to house 2 residents per room. Residents with more acute addictions (i.e., who need more supervision and support from roommates) will be assigned to the 3-resident minimum rooms. Residents who are less acute will be assigned to the 2-bedroom room. The goal of making room assignments based upon resident acuity is to prevent loneliness and isolation, which is essential to avoid for those recovering from addiction and SUDs. *See Ex. K* at ¶ 74.

Additionally, 118 residents is necessary because there is a normal attrition that occurs in any therapeutic context. For example, speaking of psychotherapeutic groups, one of the foremost scholars in this area, Irvin D. Yalom, writes, "Since it is likely that one or possibly two clients will drop out of the group in the course of the initial meetings, it is advisable to start with a group slightly larger than the preferred size; thus, to obtain a group of seven or eight members, many therapists start a new group with eight or nine." *The Theory and Practice of Group Psychotherapy*, Irvin D. Yalom (5th ed. 2005), at p. 292, attached as **Exhibit N**. *See also Ex. 17* at ¶¶ 75-79. The approval of a census of 118 is also essential to maintain the therapeutic community size and affinity band at all times due to resident absences caused by conflicting schedules, appointments, and admissions schedules and cycles. *See id.*

In short, because of their disabilities these residents must live together in a structured therapeutic community with a minimum of 118 residents. This is the only type of living arrangement that will work for these particular people at this juncture in their lives. Hence an accommodation from the City Code provisions set forth above is "necessary" under federal and state law.

F. Evidence the accommodation is reasonable.

“An ‘[a]ccommodation is not reasonable if it either (1) imposes undue financial and administrative burdens on a [city] or (2) requires a fundamental alteration in the nature of [a city] program.’” *Schwarz v. City of Treasure Island*, 544 F.3d 1201, 1220 (11th Cir. 2008) (quoting *Sch. Bd. of Nassau Cty. v. Arline*, 480 U.S. 273, 288 n. 17, 107 S.Ct. 1123, 94 L.Ed.2d 307 (1987) (quotation marks, alteration, and citations omitted)). In assessing whether an accommodation is reasonable, “a court may consider as factors the extent to which the accommodation would undermine the legitimate **purposes** and **effects** of existing zoning regulations” *Bryant Woods Inn, Inc. v. Howard Cty.*, 124 F.3d 597, 604 (4th Cir. 1997) (emphasis added). In other words the analysis of reasonableness is both aspirational/normative (evaluating purposes and goals) and actual/descriptive (taking into consideration the actual “effects” of existing zoning regulations). *Id.* See also *Courage to Change*, 73 F.4th at 1204.

The basic purpose of zoning is to bring complementary land uses together, while separating incompatible ones. See *Vill. of Euclid v. Ambler Realty Co.*, 272 U.S. 365, 388, 47 S.Ct. 114, 71 L.Ed. 303 (1926) (“A nuisance may be merely a right thing in the wrong place, like a pig in the parlor instead of the barnyard.”). “Thus, ordering a municipality to waive a zoning rule ordinarily would cause a ‘fundamental alteration’ of its zoning scheme if the proposed use was incompatible with surrounding land uses.” *Schwarz*, 544 F.3d at 1221. “On the other hand, if the proposed use is quite similar to surrounding uses expressly permitted by the zoning code, it will be more difficult to show that a waiver of the rule would cause a ‘fundamental alteration’ of the zoning scheme.” *Id.*

For example, in *Hovsons, Inc. v. Township of Brick*, 89 F.3d 1096 (3rd Cir. 1996), the Third Circuit concluded that allowing the developer to build a nursing home in a residential zone would not be a “fundamental alteration” of the zoning code because the proposed facility was “similar to that of the local planned residential retirement communities” already allowed in that zone. *Id.* at 1105. Likewise, the requested accommodation in this case is “reasonable” because it is consistent with the stated purposes for the PO-1 zone.

According to the City Code, that zone “is established to provide an area which will accommodate the community's hospital and related buildings housing various health care uses; nursing homes and similar structures providing assisted care residential facilities; and a mixture of offices and related facilities for professional persons.” City Code § 17.4.406(A). We believe Liberty’s proposed uses fits the stated intent of this zone. After all, Liberty would be licensed by the UDHHS and, thus, would put the Property to a “health care use[.]” *Id.*

Although I was unable to find a definition of “hospital” or “medical clinic” anywhere in the City Code, when a code does not define terms such as these it is appropriate to give those terms their common, dictionary definitions. See *State v. Bagnes*, 2014 UT 4, ¶ 14, 322 P.3d 719; *South Weber City v. Cobblestone Resort, LLC*, 2022 UT App 63, ¶ 23, 511 P.3d 1207. We think Liberty would fall within the meaning of “Hospitals (human care)” because it is a place “where the sick or injured are given medical or surgical care”. <https://www.merriam->

[webster.com/dictionary/hospital](https://www.merriam-webster.com/dictionary/hospital); see also <https://www.dictionary.com/browse/hospital>. It also provides “medical” care. See <https://www.merriam-webster.com/dictionary/medical> (“of, relating to, or concerned with physicians or the practice of medicine”). It meets the definition of “medical” because what it provides to its residents is “curative; medicinal; therapeutic” and is “pertaining to or requiring treatment by other than surgical means”. <https://www.dictionary.com/browse/medical>.

Liberty’s proposed use will not fundamentally alter or change the character of the neighborhood. It will simply be replacing occupancy by 61 non-disabled (albeit aged) persons with occupancy with 118 disabled persons, a good number of whom will be Native American members of the Ute Tribe. There will be no material change in traffic patterns, parking patterns, etc.

Bel Aire is currently licensed by UDHHS as a Type II assisted living facility for 61 residents. See **Exhibit O**. “[A] type II assisted living facility[] ... is a residential facility with a home-like setting that provides an array of coordinated supportive personal and health care services available 24 hours per day to residents who have been assessed under [UDHHS] rule to need any of these services.” Utah Code Ann. § 26B-2-201(5)(a)(ii).

There is no need for resident parking because no client is permitted to leave a vehicle or have their own vehicle on site. See Ex. K at ¶ 80. In terms of staff parking, Liberty expects to have a maximum of 24 staff members on site during the days. See *id.* at ¶ 81. As the site plan, attached as **Exhibit P**, shows, there are at least 25 off-street parking places when only approximately a maximum of only 24 spaces are needed to accommodate Liberty’s staff. Liberty will transport its clients to needed appointments and off-site visits/activities through Liberty’s transportation van(s)/buses. *Id.* at ¶¶ 80-81. Consequently, the neighborhood shouldn’t notice the change of occupancy in any way.

I note that the PO-1 zoning regulations contain no parking requirements. See City Code § 17.4.406. Accordingly, the City’s off-street parking standards found in City Code § 17.5.133 (the “**Off-Street Parking Standards**”), do not strictly apply according to the plain language of the City Code.² I could not find any parking requirements for the type of facility that Liberty will operate. Therefore, it is difficult to discern what, if any, parking regulations may apply.

Assuming, for purposes of argument only, that the Off-Street Parking Standards apply, they state that “[f]or uses not identified ... the number of off-street parking spaces shall be determined by the planning commission.” City Code § 17.5.133(C)(6). “The determination shall be based upon the requirements for the most comparable use listed” in the table set forth in City Code § 17.5.133(C)(6) “all at the discretion of the planning commission.” City Code § 17.5.133(C)(6).

² According to the code, the Off-Street Parking Standards only apply “[w]herever the terms of the American Fork Development Code or other ordinance of the city require that off-street parking be required in conjunction with a specific use or development project[.]...” City Code § 17.5.133(B). As mentioned, the PO-1 zoning regulations contain no parking requirements. See City Code § 17.4.406. There is also no specific parking requirement mentioned anywhere in the code in conjunction with residential treatment, social detoxification, or recovery residences.

Under this table, the following parking requirements may apply, depending upon what use the planning commission thinks Liberty is most comparable to:

Use	Parking Spaces Required	Parking Spaces Required (based on 43 bedrooms)
Elderly housing, independent living	.6 per dwelling unit	25.8
Elderly housing, assisted living	.4 per dwelling unit	17.2

Liberty easily meets these requirements if the planning commission feels Liberty is more akin to either “Elderly housing, independent living” or “Elderly housing, assisted living.” *See* City Code § 17.5.133(C)(6) (Table).

If Liberty is treated like an RFPD—which is what staff has labeled Liberty—then it easily meets the “three off-street parking spaces” required by City Code § 17.15.020.G.

If Liberty is treated like a “[l]ong-term patient care facilit[y]³” under the Off-Street Parking Standards, then it would need to provide “[o]ne space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.” City Code § 17.5.133(C)(1)(c). Liberty meets the employee parking requirement because it will have a maximum of 24 staff members on site during the maximum care period and there are 25 off-street parking sites on the Property. *Id.*; Ex. P. But the visitor parking requirement is more challenging. Since there will be 43 patient rooms, *see* Ex. K at ¶ 74, that means Liberty would need an additional 10.75 parking spaces, if this code provision is strictly applied. However, there are a number of ways to address this requirement if the City insists that it applies, and if the planning commission wants to impose certain conditions of approval:

- Liberty could impose a “no visitors” parking policy. Visitors could be limited to off-site visits or virtual visits.
- Given that the Property is just steps away from UTA Bus Route 850, *see Exhibit Q*, Liberty could require that all visitors use public transit or park off site.
- Liberty could be required to lease, purchase, or otherwise acquire 11 off-site parking stalls for visitors and/or employees. Liberty is in the process of trying to secure just such an off-site parking arrangement.
- The visitor parking requirement could be waived by the planning commission under the authority of the FHA, ADA, and/or Rehabilitation Act as part of the reasonable accommodation granted by the City.

³ The City Code lists “assisted living centers, rest homes[, and] nursing homes” as an example of this type of facility. City Code § 17.5.133(C)(1)(c).

As it regards parking, the bottom line is this: Liberty will be no more intense than Bel Aire was and, in any event, City Code § 17.5.133(C)(6), the FHA, ADA, and RA all give the planning commission substantial discretion to make reasonable parking adjustments and determinations.

Further, Liberty's use will not fundamentally alter the character of the neighborhood, which has already been altered by the City's prior land use decisions and approval of Bel Aire as an assisted living facility, as well as the widening of North County Boulevard and State Street.

Liberty's use will not create any additional traffic impact that cannot be absorbed by existing City infrastructure. Liberty's use will be no more intense than the assisted living facility. As Exhibit P shows, the Property is situated on the west side of North County Boulevard, which is a "Legacy Arterial (5 lanes)" road according to the City's master transportation plan, attached as **Exhibit R**. It is immediately south of the Maverick intersection of State Street and North County Boulevard. State Street is a "Legacy Principal Arterial (7lanes)" road at this location. Hence, the immediate road infrastructure is more than adequate to absorb any increased traffic due to Liberty, if any. But, again, there won't be any increased traffic burden caused by Liberty.

The use is reasonable because the physical capacity of the structure is more than adequate to accommodate the number of residents proposed by Liberty. As **Exhibit S** shows, there are 55 existing bedrooms at the facility. Some are larger than others. The larger bedrooms will be used to house at least 3 residents. The smaller bedrooms will be used to house 2 residents per room. Residents with more acute addictions (i.e., who need more supervision and support from roommates) will be assigned to the 3-resident minimum rooms. Residents who are less acute will be assigned to the 2-bedroom room. The goal of making room assignments based upon resident acuity is to prevent loneliness and isolation, which is essential to avoid for those recovering from addiction and SUDs. *See Ex. K at ¶ 74.*

UDHHS regulates the minimum square footage required per room for each resident. Liberty will ensure that it complies with UDHHS's square footage requirements and, based upon Liberty's calculations from Exhibit S, the facility is more than adequate to meet UDHHS regulations.

Finally, Liberty's proposed use "is quite similar to surrounding uses expressly permitted by the zoning code," and, therefore, granting Liberty an accommodation will not "cause a 'fundamental alteration' of the zoning scheme." *Schwarz*, 544 F.3d at 1221. As mentioned, it is very similar to the existing use as an assisted living facility. Liberty will simply be replacing non-disabled elderly persons with disabled non-elderly persons and Native Americans.

G. Physical address of the Property.

1088 East 390 South, Utah County Parcel No. 46:569:0008.

III. CONCLUSION

For the reasons set forth above, Liberty respectfully requests land use approval for a 118-resident facility as described above and an accommodation from the City Code provisions, staff interpretations, and/or City rules and policies described in Section I.B. and I.C. above.

It is imperative that the City act quickly on this request. Liberty is under contract to purchase the Property. It's due diligence period expires on July 20th. Hence, Liberty respectfully requests that it placed upon the Planning Commission's next available meeting, which, according to the City's website, should be July 16th. Because Liberty's due diligence deadline is July 20th, Liberty asks that the Planning Commission announce its decision at the meeting, followed by a written decision within ten (10) days of the date of its meeting.

If Liberty loses its opportunity to purchase the Property because of the City's refusal to treat Liberty as a permitted use and/or to grant a reasonable accommodation it will suffer at least \$20 million in damages. Accordingly, Liberty hereby reserves the right bring a legal action to, among other things, compel compliance with state and federal law and/or seek its damages as permitted under federal and state law.

Finally, I would welcome the opportunity to discuss this application for reasonable accommodation with the City's planning staff, the City's administration, and/or the City's legal counsel, especially if you have questions about Liberty or its operations or federal case law. For example, there are important differences between the FHA, ADA and/or the Rehabilitation Act, which may come to bear.

While, for the most part, the FHA and ADA analysis is identical, *Courage to Change*, 73 F. 4th at 1187, the ADA is broader than the FHA in that it encompasses not just housing. Also, the ADA imposes a more "flexible ... process" intended by Congress under the ADA when "considering a reasonable accommodation." *Seward v. Roy City*, 2020 U.S. Dis. LEXIS 11572, *11-*12 (D. Utah Jan. 22, 2020) (discussing ADA's flexibility in the employment context). The flexible process contemplated by the ADA requires good faith interaction with Liberty about any concerns the City's attorney or staff may have with its application. *See The Corp. of the Episcopal Church in Utah v. West Valley City*, 119 F. Supp. 2d 1215, 1221 (D. Utah 2000) ("the issue of reasonable accommodation under the Americans with Disabilities Act" is "intended to be an interactive process").

Sincerely,

MCDONALD FIELDING PLLC



Daniel J. McDonald

Exhibit O



LICENSE FOR ASSISTED LIVING - TYPE II

Name of Facility: Bel Aire Senior Living
Address: 1088 East 390 South, American Fork, UT 84003
Administrator: Sherry Hornbuckle
Owner/Licensee: Anchor Bel Aire, LLC
Approved Capacity: 61 Secure Unit Beds: 15
Date Issued: October 23, 2023
License No: 2024-ALII-F23-106492
Variance Granted: No

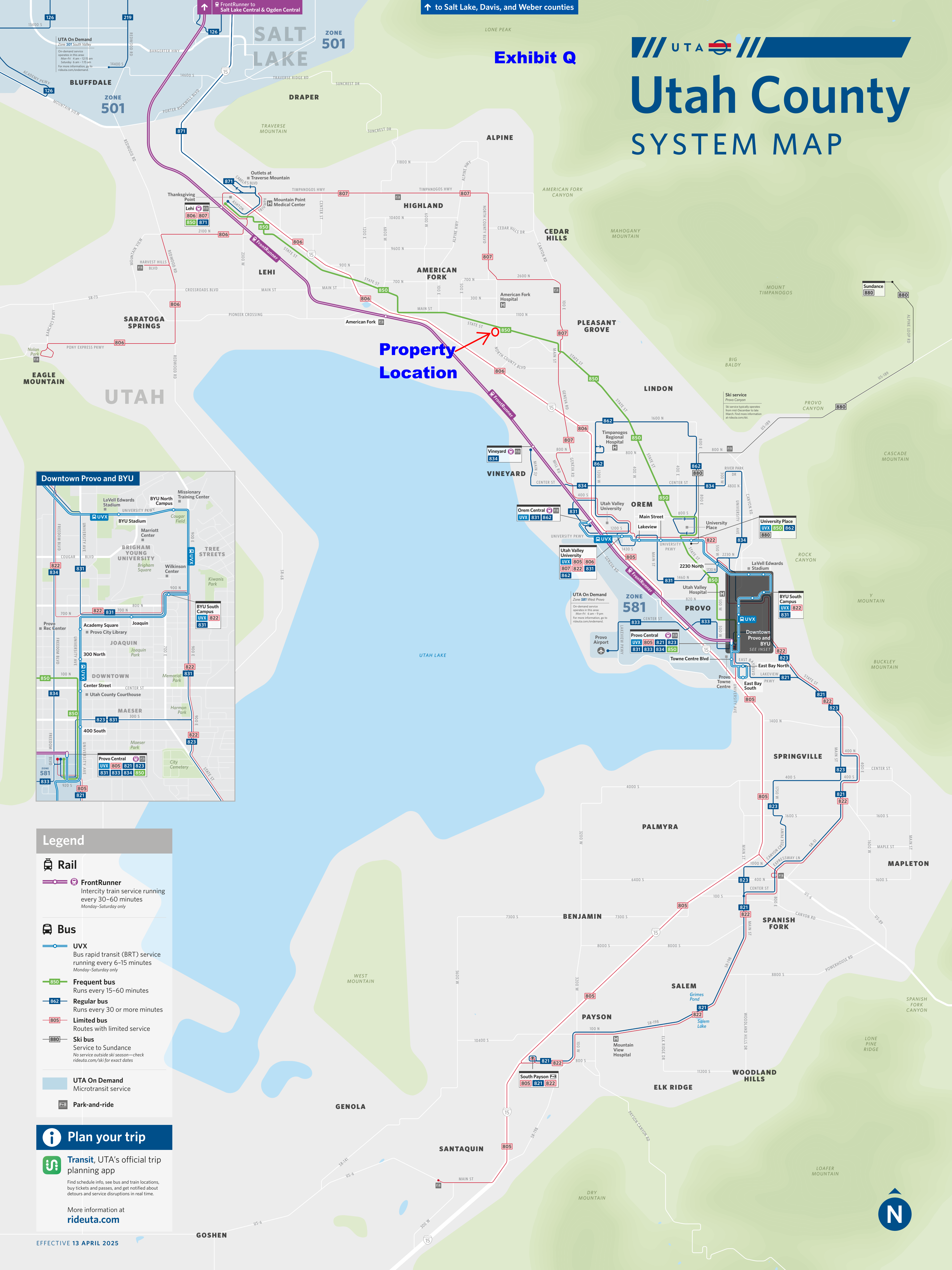
Date of Expiration: August 31, 2026


Shannon Thoman-Black
Office of Licensing
Director

Our Vision: Quality health and safety services for People in Utah!



Utah County SYSTEM MAP



Property Location

Downtown Provo and BYU



Legend

- Rail**
 - FrontRunner**
Intercity train service running every 30-60 minutes Monday-Saturday only
- Bus**
 - UTX**
Bus rapid transit (BRT) service running every 6-15 minutes Monday-Saturday only
 - Frequent bus**
Runs every 15-60 minutes
 - Regular bus**
Runs every 30 or more minutes
 - Limited bus**
Routes with limited service
 - Ski bus**
Service to Sundance
No service outside ski season—check rideuta.com/ski for exact dates
- UTA On Demand**
Microtransit service
- Park-and-ride**

Plan your trip

Transit, UTA's official trip planning app
Find schedule info, see bus and train locations, buy tickets and passes, and get notified about detours and service disruptions in real time.

More information at rideuta.com



FIGURE 3-4: VISION ROADWAY NETWORK

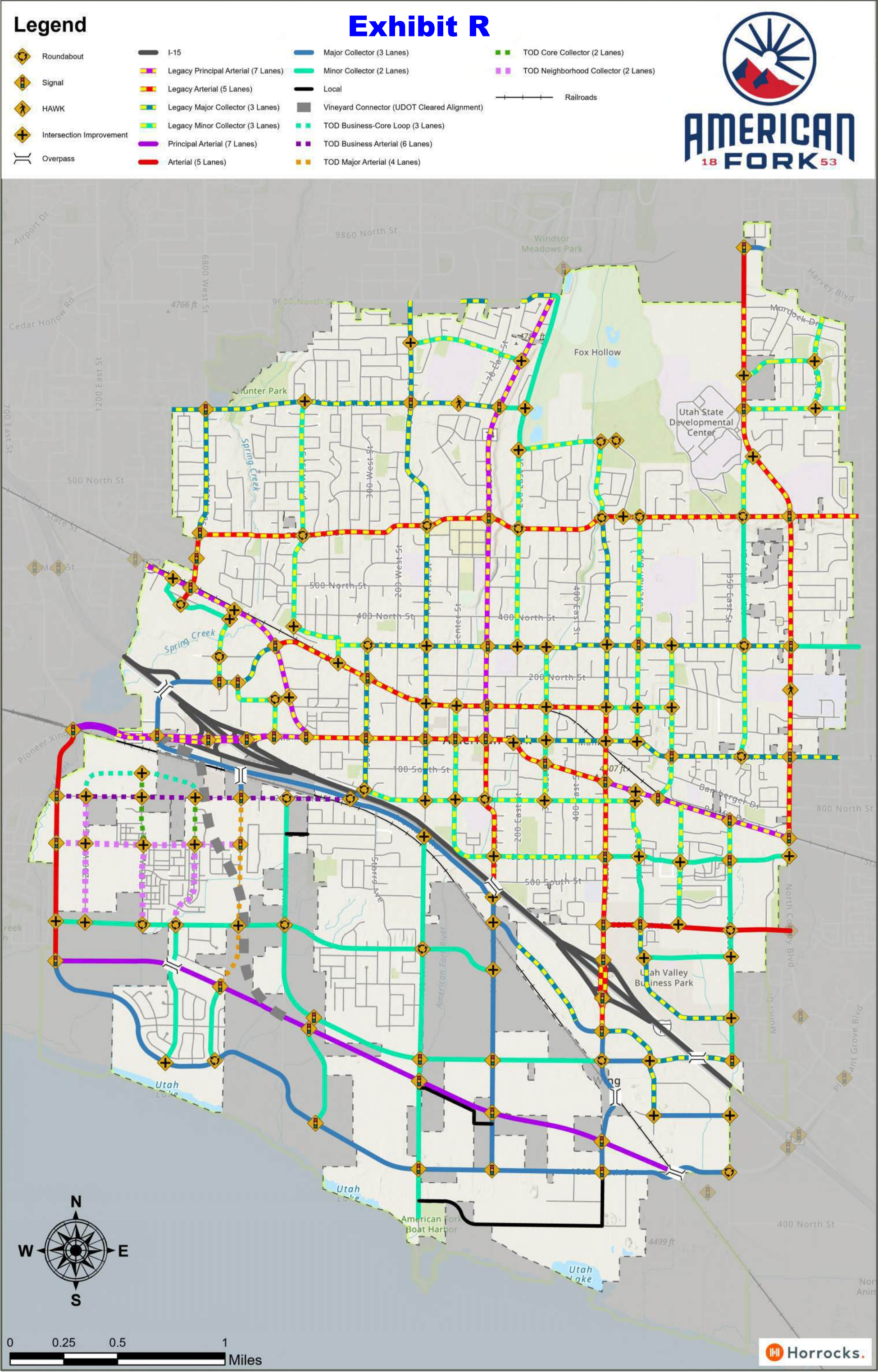
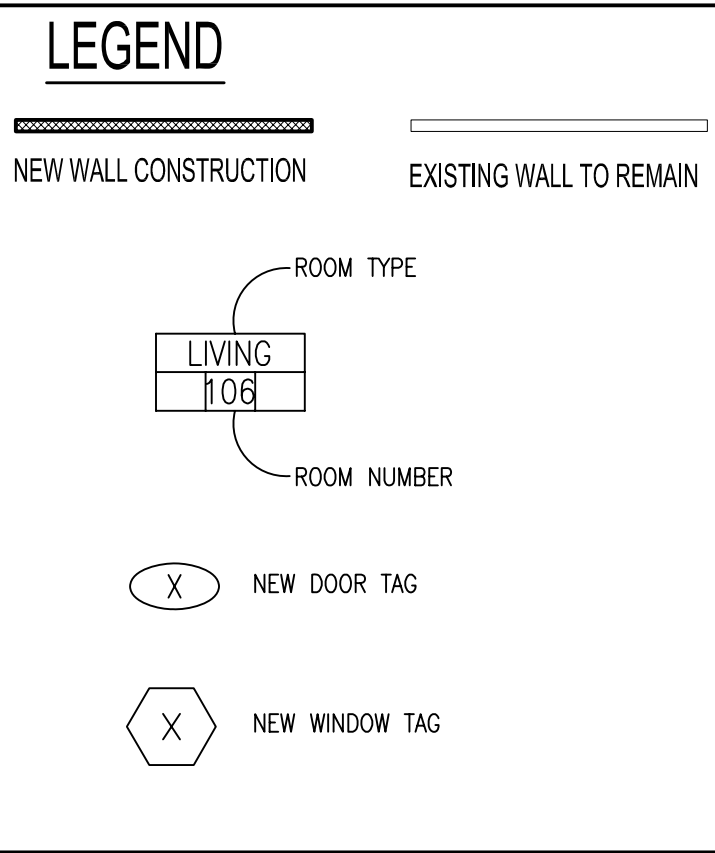


Exhibit S



GENERAL NOTES

- SEE SHEET T-104 FOR MOUNTING HEIGHT OF RESTROOM AND BATHROOM FIXTURES, ACCESSORIES, AND ACCESSIBILITY SIGNS
- NEW DOORS AND WINDOWS ARE REFERENCED WITH DOOR OR WINDOW TAGS AND ARE DESCRIBED ON THE DOOR AND WINDOW SCHEDULES
- EXISTING DOORS AND WINDOWS ARE NOT REFERENCED WITH A TAG

EXISTING AREA: 13,739 S.F.
MAIN FLOOR = 11,177 S.F.
UPPER FLOOR = 2,562 S.F.

ADDITION AREA: 17,340 S.F.
MAIN FLOOR = 7,160 S.F.
UPPER FLOOR = 6,303 S.F.

NUMBER OF ADDED UNITS = 21

FIRE RESISTANCE RATING BASED ON DISTANCE
IBC TABLE 602
OCCUPANCY GROUP I

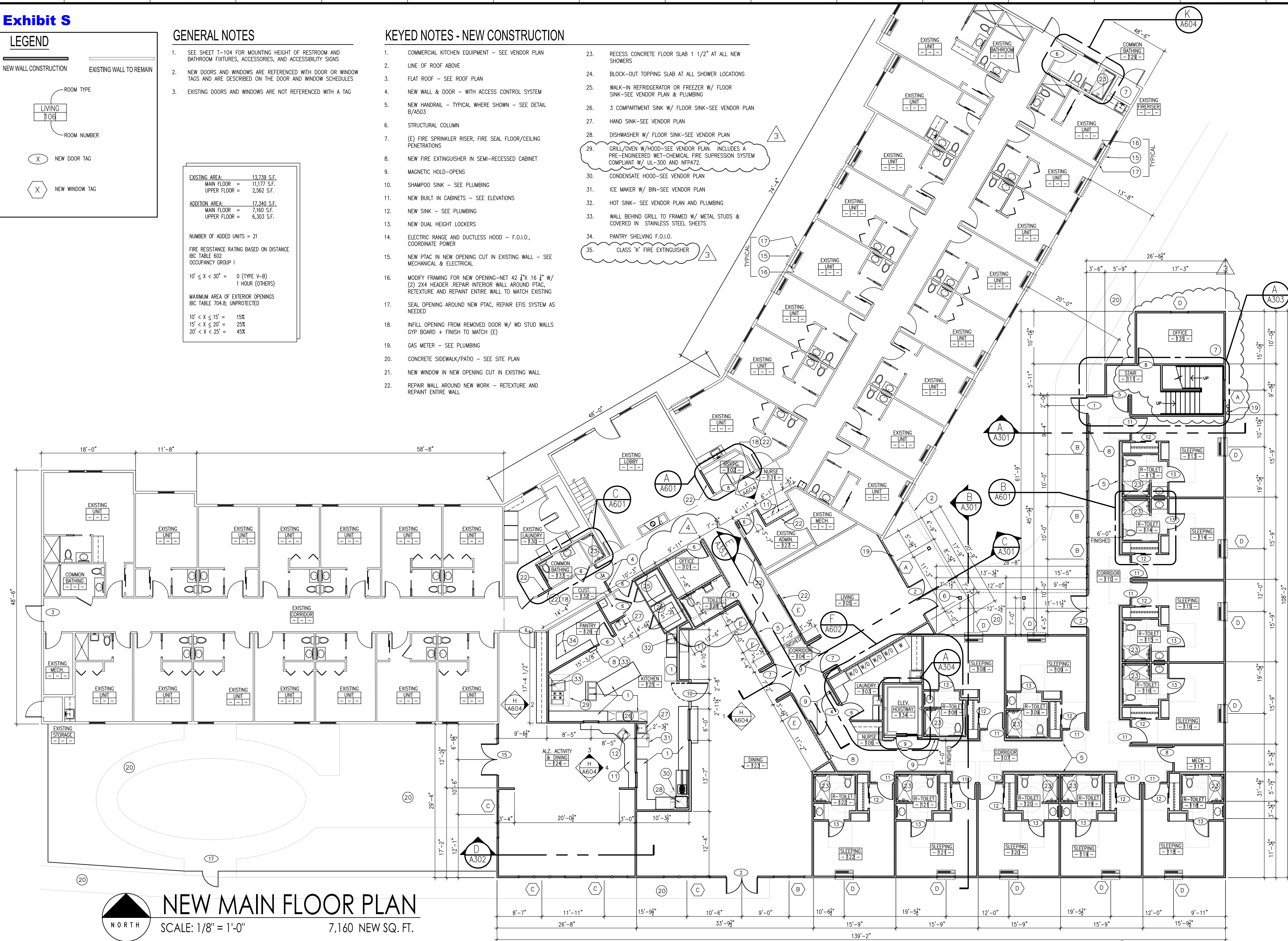
10' ≤ X < 30' = 0 (TYPE V-B)
1 HOUR (OTHERS)

MAXIMUM AREA OF EXTERIOR OPENINGS
IBC TABLE 704.8, UNPROTECTED

10' < X ≤ 15' = 15%
15' < X ≤ 20' = 25%
20' < X ≤ 25' = 45%

KEYED NOTES - NEW CONSTRUCTION

- COMMERCIAL KITCHEN EQUIPMENT - SEE VENDOR PLAN
- LINE OF ROOF ABOVE
- FLAT ROOF - SEE ROOF PLAN
- NEW WALL & DOOR - WITH ACCESS CONTROL SYSTEM
- NEW HANDRAIL - TYPICAL WHERE SHOWN - SEE DETAIL B/A503
- STRUCTURAL COLUMN
- (E) FIRE SPRINKLER RISER, FIRE SEAL FLOOR/CEILING PENETRATIONS
- NEW FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- MAGNETIC HOLD-OPENS
- SHAMPOO SINK - SEE PLUMBING
- NEW BUILT IN CABINETS - SEE ELEVATIONS
- NEW SINK - SEE PLUMBING
- NEW DUAL HEIGHT LOCKERS
- ELECTRIC RANGE AND DUCTLESS HOOD - F.O.I.O., COORDINATE POWER
- NEW PTAC IN NEW OPENING CUT IN EXISTING WALL - SEE MECHANICAL & ELECTRICAL
- MODIFY FRAMING FOR NEW OPENING-NET 42 1/2" X 16 1/2" W/ (2) 2X4 HEADER, REPAIR INTERIOR WALL AROUND PTAC, RETEXTURE AND REPAINT ENTIRE WALL TO MATCH EXISTING
- SEAL OPENING AROUND NEW PTAC, REPAIR EFIS SYSTEM AS NEEDED
- INFILL OPENING FROM REMOVED DOOR W/ WD STUD WALLS GYP BOARD + FINISH TO MATCH (E)
- GAS METER - SEE PLUMBING
- CONCRETE SIDEWALK/PATIO - SEE SITE PLAN
- NEW WINDOW IN NEW OPENING CUT IN EXISTING WALL
- REPAIR WALL AROUND NEW WORK - RETEXTURE AND REPAINT ENTIRE WALL
- RECESS CONCRETE FLOOR SLAB 1 1/2" AT ALL NEW SHOWERS
- BLOCK-OUT TOPPING SLAB AT ALL SHOWER LOCATIONS
- WALK-IN REFRIGERATOR OR FREEZER W/ FLOOR SINK-SEE VENDOR PLAN & PLUMBING
- 3 COMPARTMENT SINK W/ FLOOR SINK-SEE VENDOR PLAN
- HAND SINK-SEE VENDOR PLAN
- DISHWASHER W/ FLOOR SINK-SEE VENDOR PLAN
- GRILL/OVEN W/HOOD-SEE VENDOR PLAN. INCLUDES A PRE-ENGINEERED WET-CHEMICAL FIRE SUPPRESSION SYSTEM COMPLIANT W/ UL-300 AND NFPA72.
- CONDENSATE HOOD-SEE VENDOR PLAN
- ICE MAKER W/ BIN-SEE VENDOR PLAN
- HOT SINK - SEE VENDOR PLAN AND PLUMBING
- WALL BEHIND GRILL TO FRAMED W/ METAL STUDS & COVERED IN STAINLESS STEEL SHEETS
- PANTRY SHELVING F.O.I.O.
- CLASS 'K' FIRE EXTINGUISHER

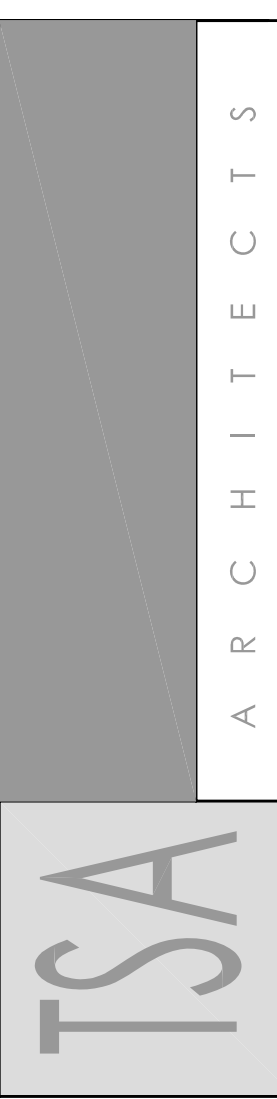


NEW MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

7,160 NEW SQ. FT.

TRACY STOCKING & ASSOCIATES



17 EXCHANGE PLACE • SALT LAKE CITY, UTAH 84111 • PHONE: 463-7108

SEAL:

DATE	REVISION
7/8/08	REVISIONS
8/5/08	PLAN REVIEW CORRECTIONS
9/26/08	RESTROOM REVISION

BEL AIRE ASSISTED LIVING FACILITY

BEL AIRE ASSISTED LIVING FACILITY
1088 EAST 390 SOUTH
AMERICAN FORK, UTAH

Description:
MAIN FLOOR PLAN

Project Number: 0709 Sheet No:

Date: 05/21/08

A102

GENERAL NOTES

- SEE SHEET T-104 FOR MOUNTING HEIGHT OF RESTROOM AND BATHROOM FIXTURES, ACCESSORIES, AND ACCESSIBILITY SIGNS
- NEW DOORS AND WINDOWS ARE REFERENCED WITH DOOR OR WINDOW TAGS AND ARE DESCRIBED ON THE DOOR AND WINDOW SCHEDULES
- EXISTING DOORS AND WINDOWS ARE NOT REFERENCED WITH A TAG

EXISTING AREA: 13,739 S.F.
MAIN FLOOR = 11,177 S.F.
UPPER FLOOR = 2,562 S.F.
ADDITION AREA: 17,340 S.F.
MAIN FLOOR = 7,160 S.F.
UPPER FLOOR = 6,303 S.F.

NUMBER OF ADDED UNITS = 21

FIRE RESISTANCE RATING BASED ON DISTANCE
IBC TABLE 602
OCCUPANCY GROUP I

10' ≤ X < 30' = 0 (TYPE V-B)
1 HOUR (OTHERS)

MAXIMUM AREA OF EXTERIOR OPENINGS
IBC TABLE 704.8; UNPROTECTED

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- NEW FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- MAGNETIC HOLD-OPENS
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- NEW PTAC IN NEW OPENING CUT IN EXISTING WALL - SEE MECHANICAL & ELECTRICAL
- MODIFY FRAMING FOR NEW OPENING-NET 42 1/2" X 16 1/2" W/ (2) 2X4 HEADER .REPAIR INTERIOR WALL AROUND PTAC, RETEXTURE AND REPAINT ENTIRE WALL TO MATCH EXISTING
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- CLASS 'K' FIRE EXTINGUISHER

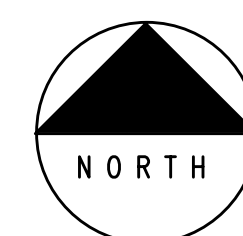
LEGEND

NEW WALL CONSTRUCTION EXISTING WALL TO REMAIN

ROOM TYPE
ROOM NUMBER

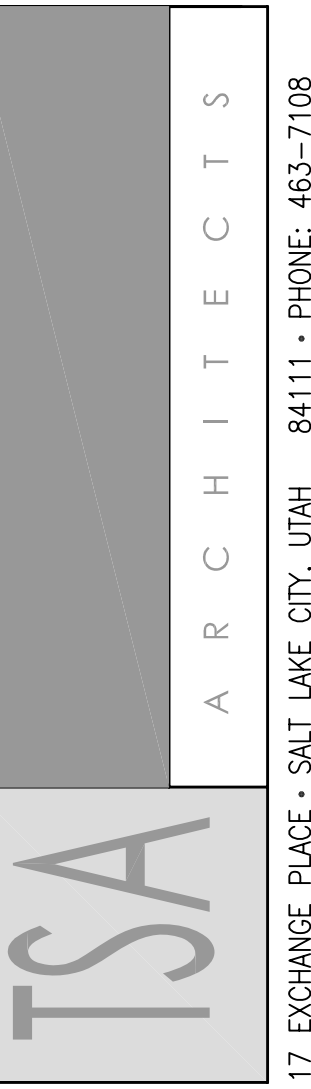
NEW DOOR TAG

NEW WINDOW TAG



NEW UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
6,303 NEW SQ. FT.

TRACY STOCKING & ASSOCIATES



SEAL:

DATE	REVISION	REVISIONS
7/8/08	7/31/08	PLAN REVIEW CORRECTIONS
9/26/08		ELEVATOR EQUIP. ROOM REVISION

BEL AIRE ASSISTED LIVING FACILITY

BEL AIRE ASSISTED LIVING FACILITY
1088 EAST 390 SOUTH
AMERICAN FORK, UTAH

Description:
UPPER FLOOR PLAN

Project Number: 0709 Sheet No:

Date: 05/21/08

A103

Exhibit C

Subject: Re[2]: Request for inclusion at next available DRC meeting
From: "Daniel J. McDonald" <dan@mcdonaldfielding.com>
Sent: 8/26/2025 12:29:50 PM
To: "Patrick O'Brien" <pobrien@americanfork.gov>; "Roger Williams" <rogerw@libertyaddictionrecovery.com>
CC: "Heather Schriever" <hschriever@americanfork.gov>; "Melissa Anderson" <manderson@sandy.utah.gov>

Heather and Patrick:

We attended the concept plan meeting this morning. First, I was disappointed Patrick was not there. I hope you are well, Patrick, and that all is okay with you. Second, I need to apologize to Heather because I think I commented in the meeting that I had not heard back from Heather on an email when--as I now look back at my emails--she had, in fact, responded to me on August 18th to say that Patrick would be sending the email in the chain below. My apologies, Heather. I misspoke and you were the victim of my aging memory. I'm sincerely sorry. Third, I was disappointed that Cody, who handled the meeting, had not really reviewed our application materials prior to the meeting. We were hoping to get concrete feedback on what code sections and processes the City felt we still needed to comply with and get a roadmap for moving forward. The meeting concluded with Cody suggesting that we schedule another meeting and also stating that we would receive some type of a DRC report Thursday. As I explained to Cody and all, our due diligence deadline expires soon and we're about to lose this contract. So the sooner we can get this resolved the more it will avoid potential damage to Liberty.

Other than obtaining a business license, we don't understand what reviews and/or inspections are required by the City Code. I hope the DRC report Thursday will give us some clarity on the City's perspective, including citations to the City Code provisions the City is relying upon. From our perspective, all we need is to pass the required city inspections to get our business license (since we are not modifying the footprint, adding or detracting from the structure, making any external or internal changes, etc.) We are thoroughly confused about why we would have to go through a site plan approval process. But, from your communication below and the recent communications my client has had with staff, it seems that the following are the open issues we need to resolve:

1. Is a site plan required?

We really need some clarification pertaining to Patrick's email below because the City's stance, as expressed in this email, does not seem legally justified from our perspective. Let me explain my confusion. In the email below Patrick states, "After we had our virtual meeting a few weeks ago, you had given us an indication of the proposed number of clients that would be in the building. That would have been an increase, and therefore an intensification of the use—this would require engaging in the site plan process."

I don't see anywhere in the City Code that states an **intensification** of a use requires site plan review. Section 17.6.101(A) says "[s]ite plans shall be required for any proposed development, construction upon, revision or addition to or other improvement **to a property or site** in a nonresidential zone[.]..." We're not doing anything to the property or the site. Ergo, per City Code, a site plan is not required. I don't see anywhere where it says an "intensification" of the use without site development or modification requires a site plan--and I heard Cody use the phrase "intensification" again today in the DRC meeting. So if you could please point me to the code provision you are relying upon to assert this regulatory authority based upon "intensification" of a use it would be greatly appreciated. Or, if you are simply interpreting Section 17.6.101(A) differently, I would like to know that, too, so that we can appeal the interpretation, if necessary. I realize Section 17.6.101(A) also says, "Additionally, a site plan shall be required whenever the terms of the American Fork Municipal Code otherwise

require." But, so far, no one has been able to point me to where, in the City Code, a site plan is "otherwise required." So, again, I would appreciate chapter and verse on that if you are relying upon some other code provision. Simply put, we don't think site plan review is legally required or justified but we will remain open minded if you can point us to the code provisions that give you authority to demand it.

If there truly is a code provision that justifies site plan review for an intensification of a permitted use then Liberty has other options. For example, Liberty might eliminate one of the proposed uses to eliminate said "intensification." But, for now, we are holding firm that intensification of use does not require site plan review and approval (unless you can demonstrate otherwise).

2. Parking

Cody seemed to suggest at the meeting today that parking is an issue/concern. Specifically, he seemed to suggest that Liberty needs to meet the parking requirements for a "Hospital/medical center" shown in City Code § 17.5.133(C)(6). Cody's parking comments raise several issues.

a. Does Section 17.5.133 even apply?

The off-street parking standards in Section 17.5.133 say they apply "[w]herever the terms of the American Fork Development Code or other ordinance of the city require that off-street parking facilities be required in conjunction with a specific use or development project[.]" City Code § 17.5.133(B). But, for the life of me, I cannot find the "wherever" part of the City Code that pertains to our use. And the PO-1 zone, specifically, has no off-street parking standards or requirements. That may be a legislative oversight. But, if so, I don't think it's permissible for staff to fill in the gaps or de facto legislate what the city council failed to legislate. So my first question is how does Section 17.5.133 even apply when there are no off-street parking requirements in the PO-1 zone?

b. If Section 17.5.133 applies, then didn't the planning commission already determine our parking proposal was adequate?

If Section 17.5.133 applies, then I think we first would have to look and see if our use is listed in that section. Our use does not appear to be expressly listed in Section 17.5.133(C)(1) through (5). Consequently, Section 17.5.133(C)(6) says, "[f]or uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed," or the 2006 Planning and Urban Design Standards chart set forth in that section. *Id.*

As I explained to Cody, and as we explained in the land use application that the planning commission reviewed and approved, our use is most comparable to "Elderly housing, independent living" or "Elderly housing, assisted living" because our residents are not allowed to have their own vehicles, visiting is severely restricted, we are using an existing elderly housing project, Tenth Circuit case law says elderly housing is the most relevant comparator, etc. We explained all that to the planning commission, which approved our use.

So my first question is (1) hasn't the planning commission already approved our parking when it approved our use and (2) if not, shouldn't we be getting back on the agenda so the planning commission can decide that issue? After all, Section 17.5.133(C)(6) says, "[f]or uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission." Why are we even talking with staff about this? Again, I may be missing something so please feel free to show me where in the City Code staff gets to make this determination.

c. If Section 17.5.133 applies, then what is the "most comparable" use?

Contrary to what Cody suggested, the "most comparable" use is not a "Hospital/medical center" shown in City Code § 17.5.133(C)(6). Again, as we argued to the planning commission, we contend we are most comparable to "Elderly housing, independent living" or "Elderly housing, assisted living" because our residents are not allowed to have their own vehicles, visiting is severely restricted, we are using an existing elderly housing project, Tenth Circuit case law says elderly housing is the most relevant comparator, etc. But if we have a disagreement about what is the most comparable use we should probably get that out in the open.

3. What, if any, further application(s) is/are required?

Patrick's email below states, "[a]s we have not received a formal application, it is hard for us to determine what process is required, outside of the minimum information that we discussed in our meeting, so Melissa's suggestion of a concept plan meeting will help to get more information and better advise you on what is required." I was fine with Melissa's suggestion. And maybe the meeting today will yield a DRC report Thursday that clarifies our path forward. But, from our perspective, we applied for a business license only for Liberty's Roger Williams to be told he had to go back to planning and development. I guess my question for Patrick in relation to his email below is "a formal application" for what/what application were we supposed to file? If you are referring to a site plan application then we have a disagreement. If you are referring to some other application then we need to know what it is and why it is required. Barring that, we feel that the City Code now only requires us to obtain a business license. But, as I say, we were prevented from doing that.

As far as I can see those are all the outstanding issues. We look forward to getting the DRC report on Thursday and hope that it addresses the issues set forth in this email. I realize that Liberty is a unique use that does not fit into any neat little category. But, hopefully, there is a common sense and amicable path forward. Many thanks,

Dan

Dan McDonald
 McDonald Fielding, PLLC
Attorney at Law
 P.O. Box 1184
 Pleasant Grove, Utah 84062
 Mobile: 801-372-0055
www.mcdonaldfielding.com

----- Original Message -----

From "Patrick O'Brien" <pobrien@americanfork.gov>

To "Roger Williams" <rogerw@libertyaddictionrecovery.com>

Cc "Daniel J. McDonald" <dan@mcdonaldfielding.com>; "Heather Schriever" <hschriever@americanfork.gov>

Date 8/18/2025 11:12:57 AM

Subject RE: Request for inclusion at next available DRC meeting

Roger,

Thanks for reaching out. I'll try to give you a call if my schedule frees up but wanted to follow up with an email so you have some information to move forward with.

After we had our virtual meeting a few weeks ago, you had given us an indication of the proposed number of clients that would be in the building. That would have been an

increase, and therefore an intensification of the use—this would require engaging in the site plan process. As we have not received a formal application, it is hard for us to determine what process is required, outside of the minimum information that we discussed in our meeting, so Melissa's suggestion of a concept plan meeting will help to get more information and better advise you on what is required.

I hope this information helps.



Patrick O'Brien | Director
Development Services

P (801) 763-3060
F (801) 763-3033
275 E 200 N, American Fork, UT 84003

Office Hours: Monday-Thursday, 07:00-18:00

[Book time with Patrick O'Brien](#)

Find Out More About American Fork [HERE](#)

From: Roger Williams <rogerw@libertyaddictionrecovery.com>

Sent: Friday, August 15, 2025 2:38 PM

To: Patrick O'Brien <pobrien@americanfork.gov>

Subject: Fwd: Request for inclusion at next available DRC meeting

Hi Patrick

I hope you had a great break and that it isn't a distant memory already.

Would you be able to spare 15 mins on Monday or Tuesday of next week to meet with me to help me understand the pathway to a business permit. I've had an extensive email from Annalise stating that I need to submit to the Site plan process, and we've had a more recent email from Melissa yesterday saying we need to submit to the Concept plan review process. We have very tight contractual obligations with the Bel Air owners, who are equally as interested in the property's sale. I want to be sure that the path to the business permit we're pursuing is the correct one and the shortest possible one, while at the same time completing all required City checks and processes.

Below is our application for the Concept plan review meeting. I hope we can meet briefly early next week.

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive

[REDACTED]
15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065
P. 801-577-3086
E. rogerw@libertyaddictionrecovery.com
W. www.libertyaddictionrecovery.com

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----- Forwarded message -----

From: **Roger Williams** <rogerw@libertyaddictionrecovery.com>
Date: Fri, Aug 15, 2025 at 2:22 PM
Subject: Request for inclusion at next available DRC meeting
To: <applications@americanfork.gov>

To the Committee Meeting Chair

Please find attached our application for Liberty Addiction Recovery to be included at the earliest next available Development Review Committee meeting.

We have significant contractual commitments in relation to the purchase of the Bel Air property and appreciate any consideration to expedite our application for a business permit.

Attached is the following:

- completed application form for Liberty to use the existing Bel Air assisted living facility
- notice of approval from the City Planning Commission
- architectural floor plans of the existing Bel Air facility
- complete submission to the planning commission with all supporting documents
- existing business permit for Bel Air assisted living

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive

[REDACTED]

15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065

P. 801-577-3086

E. rogerw@libertyaddictionrecovery.com

W. www.libertyaddictionrecovery.com

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Exhibit D

Subject: Fwd: Meeting re site plan
From: "Roger Williams" <rogerw@libertyaddictionrecovery.com>
Sent: 9/8/2025 12:07:30 PM
To: "Daniel J. McDonald" <dan@mcdonaldfielding.com>

Here's the full email

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive



15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065
P. 801-577-3086
E. rogerw@libertyaddictionrecovery.com
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----- Forwarded message -----

From: **Cody Opperman** <copperman@americanfork.gov>
Date: Thu, Sep 4, 2025 at 6:42 PM
Subject: Re: Meeting re site plan
To: Roger Williams <rogerw@libertyaddictionrecovery.com>
Cc: Mat Sacco <MSacco@americanfork.gov>

Hey Roger,

No problem at all, it was great meeting with you today and I'm happy to help in any way I can. I apologize for an end of day email after our meeting this morning, but I'll go ahead and ask the Fire Department related questions first and provide the parking ratios down below for you.

Mat, could you help Roger with some clarification when it comes to fire inspections for the property? As Liberty Addiction Recovery Centers is going through their site plan application, what inspections happen on your end if a site plan approval is obtained? I know that you have a Fire Department Business License Inspection, but I believe that would be separate from a site inspection on your end (feel free to correct me if I'm wrong). What does that site inspection entail if a site plan approval is obtained and how would Roger go about setting that up? How many inspections do you envision for Roger for the property?

Also, Roger, here are the parking calculations based off the uses that you are providing in the facility:

- **Social Detox:**
 - Medical Clinics = 5 parking stalls per 1,000 s.f. of gross floor area (Section 17.5.133 (C)(3)(d)).
 - Social Detox will be considered under the medical clinic designation as it will be providing short term residential services, such as specialized rehabilitation, aftercare services, etc., for individuals who are experiencing or have experienced drug or alcohol intoxication.
 - Group Homes = 1 parking stall per room (Section 17.5.133 (C)(6)).
 - As Social Detox provides room and boards for individuals located within this stage of treatment, the areas that they are housed in will also need to be added into the parking count for 1 stall per room.
- **Residential Treatment:**
 - Medical Clinics = 5 parking stalls per 1,000 s.f. of gross floor area (Section 17.5.133 (C)(3)(d)).
 - Residential Treatment will be considered under the medical clinic designation as it will be providing many different types of specialized programs for behavior, rehabilitation, mental health, substance abuse, etc.
 - Group Homes = 1 parking stall per room (Section 17.5.133 (C)(6))
 - As Residential Treatment is a 24-hour group living arrangement, individuals will be housed in the facility to be able to access the related programs for their needs, which would require to add 1 stall per room for the group living arrangement.
- **Administrative Offices:** Medical Clinics = 5 parking stalls per 1,000 s.f. of gross floor area (Section 17.5.133 (C)(3)(d)).
 - Administrative office space will be considered under the medical clinic designation as these office spaces are appurtenant to the Social Detox programs and Residential Treatment programs that will be provided on site.
- **Transitional Housing:** Group Homes = 1 parking stall per room (Section 17.5.133 (C)(6)).
 - As the individuals at this facility move down to lower level of care after the residential treatment. They will still be housed at the facility for 2-3 months in their rooms.

I hope this helps, let me know if you have further questions. I know we scheduled a meeting for the 18th at 3 PM, after the Planning Commission Meeting, but I just realized I was looking at the wrong date when I was scheduling the meeting and I do have a conflict at 3 PM. Would you be alright if we met a little earlier at 2 PM on the 18th, or after at around 4 PM on the 18th? I do apologize for that conflict.

Thank you,

Cody Opperman | Planner II



Development Services

P (801) 763-3060 Ext: 5934

275 E. 200 N., American Fork, UT 84003

From: Roger Williams <rogerw@libertyaddictionrecovery.com>

Sent: Thursday, September 4, 2025 1:51 PM

To: Cody Opperman <copperman@americanfork.gov>

Subject: Re: Meeting re site plan

Hi Cody

Thanks for meeting with me today and the clarity you provided, it was very helpful.

Would you be able to email through the City's position this afternoon if possible on parking ratios for:

- social detox
- residential treatment
- transitional housing
- administrative offices

And when you can request clarification on the fire inspection/s.

Appreciate your help,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive



15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065

P. 801-577-3086

E. rogerw@libertyaddictionrecovery.com

W. www.libertyaddictionrecovery.com

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On Wed, Sep 3, 2025 at 2:31 PM Roger Williams <rogerw@libertyaddictionrecovery.com> wrote:

No problem, I'll be there at 10am. I'll have our civil engineer join us by phone to be sure we get a clear understanding of what is required, if thats okay.

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive



15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065

P. 801-577-3086

E. rogerw@libertyaddictionrecovery.com

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On Wed, Sep 3, 2025 at 1:55 PM Cody Opperman <copperman@americanfork.gov> wrote:

Hey Roger,

Sounds good. It will be at the same building as last time and I will have to meet tomorrow at 10 AM, so thanks for your ability to meet tomorrow.

Thank you,



Cody Opperman | Planner II

Development Services

P (801) 763-3060 Ext: 5934

275 E. 200 N., American Fork, UT 84003

From: Roger Williams <rogerw@libertyaddictionrecovery.com>
Sent: Wednesday, September 3, 2025 8:31 AM
To: Cody Opperman <copperman@americanfork.gov>
Subject: Re: Meeting re site plan

10am tomorrow is great, would it be at the same building as previous?

I now have from 2-3:30pm open today if anything changes on your schedule.

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive



15257 S, Scenic Crest Circle, Bluffdale, Utah, 84065
P. 801-577-3086
E. rogerw@libertyaddictionrecovery.com
W. www.libertyaddictionrecovery.com

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On Wed, Sep 3, 2025 at 8:21 AM Cody Opperman <copperman@americanfork.gov> wrote:

Hey Roger,

Thanks for your email. Today is pretty busy for me, but I can meet tomorrow (9/4) no problem. I'm available to meet at 10 AM if you are available during that time. I can let you know if anything changes throughout my schedule for today, to see if we can meet up sooner, but 10 AM tomorrow (9/4) is what I can do right now. Does that work for your schedule?

Thank you,



Cody Opperman | Planner II

Development Services

P (801) 763-3060 Ext: 5934

275 E. 200 N., American Fork, UT 84003

From: Roger Williams <rogerw@libertyaddictionrecovery.com>

Sent: Tuesday, September 2, 2025 5:40 PM

To: Cody Opperman <copperman@americanfork.gov>

Subject: Meeting re site plan

Hi Cody

We're urgently seeking guidance on what is required of us for the site plan submission, as we're not a new build or making any additions etc. Do you have availability tomorrow to meet to provide clear direction that we can rely on?

Thanks,

Roger

Roger Williams
CEO - Liberty Addiction Recovery Centers
Lasting Recovery and Lives that Thrive



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Exhibit E



PROPERTY INFORMATION

Parcel: 465690008 **Tax Year:** 2025

Address: 1088 E 390 SOUTH - AMERICAN FORK

Owner: BELAIRE REAL ESTATE HOLDINGS LLC

Primary Use: COMMERCIAL

Property Type: 501 - COMMERCIAL WITH RES EXEMPTION 5330
- Group Care-Nrsg-Retire-Res Prim

Land Size Acres: 1.2938

Land Size Sq Ft.: 56,358



Total Photos: 4

IMPROVEMENT INFORMATION

Improvement Number: 167179

Improvement Type: 330 - Home for The Elderly

Above Grade Sq Ft: 27,471

Mezzanine: 0

Bsmt Sq Ft: 0

Bsmt Sq Ft Finished: 0

Detached Sq Ft: 0

Attached Garage: 0

Quality: Average

Exterior Wall: 885 Stud - EIFS

Cost Class Description: D - Wood/Steel Studs

Year Built: 1996

Percent Complete: 100.00%

Terms

* An economic unit (EU) is a group of parcels with the same ownership and economic use, valued together due to economic interdependence.

** Allocation is the % each individual improvement contributes to the economic unit (EU).

If you would like to comment on an appraisal issue or call an Item to our attention, you may [click here](#) and do so.

[Main Menu](#)

[Comments or Concerns on Value/Appraisal](#) [Assessor's Office](#)

[Documents/Owner/Parcel info](#) [Recorder's Office](#)

[Address Change for Tax Notice](#)

This page was created on 9/8/2025 1:35:51 PM

Exhibit F



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Bluffdale, 84065 Utah

September 9, 2025

Honorable Christine Anderson, Chairperson
American Fork City Planning Commission
c/o Development Services
American Fork, Utah 84003
Via Email: mwhite@americanfork.gov

Re: Applicant: Liberty Addiction Recovery Centers, LLC ("Liberty")
 Property: 1088 East 390 South, Tax Parcel No. 46:569:0008

Dear Chairperson Anderson and Honorable Planning Commission Members:

We provide the following for your consideration regarding a determination of parking requirements under the City code.

Outline the Proposed Use of the Facility

The Property located at 1088 East 390 South, Utah County Parcel No. 46:569:0008, currently known as Bel Aire Assisted Living, has historically (and currently) been used for a 61-resident "Type II" assisted living facility.

Liberty seeks a Business permit to use the Property primarily for a residential treatment facility licensed by the Utah Department of Health and Human Services ("UDHHS") to assist adults suffering from debilitating disabilities and handicaps. Liberty's residents suffer primarily from various low level mental health handicaps and disabilities with the comorbidity of drug and/or alcohol abuse and addiction and/or substance use disorders ("SUDs").

In other words, Liberty is proposing a dual diagnosis facility where residents will have an underlying mental health disability (i.e., anxiety, depression, etc.) with the comorbidity of addiction or SUDs. Liberty may also potentially use the Property for and seek licensure from UDHHS for social detoxification as well as having a certain portion of the Property used as a licensed recovery residence to provide transitional housing for those stepping down to a lower level of care after residential treatment.



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Although the desired resident census would be determined by UDHHS regulations, our preliminary assessment suggests the Property will accommodate approximately 118+/- residents (10 for detoxification, 70 for treatment, and 38 for recovery residence services).

On August 6, 2025, the City of American Fork Planning Commission approved Liberty's application as a residential treatment facility for 118+/- individuals with disabilities as a permitted use in the PO-1 zone.

The Intended Operations

Liberty proposes to occupy the existing Bel Air property essentially for the purpose of providing treatment and accommodation for clients with substance use disorder and low level mental health challenges, without making any additions or alterations to the facility.

Liberty proposes to occupy the facility and provide a continuum of care, so that clients can admit at a more acute level of care at social detox, then progress into residential care and then step down into transitional housing as a step prior to independent living. This ensures persons at risk of homelessness and prolonged addiction are stabilized, underlying causes of addiction resolved, and preparatory steps to a healthy independent life are provided.

1. Social detox: There are two levels of detox services, one being medical detox and the other being social detox. Liberty will only be providing social detox at the proposed site.

Medical detox is a supervised withdrawal process that involves medical professionals and may include medications to manage symptoms and prevent complications. It involves

- 24/7 onsite supervision by doctors and nurses
- Use of controlled medications to ease withdrawal (e.g., benzodiazepines for alcohol withdrawal, methadone or buprenorphine for opioids)
- Essential for managing serious or life-threatening withdrawal symptoms (e.g., seizures, delirium tremens from withdrawal from alcohol)
- Services are provided in a hospital or specialized detox facility with access to specialists and equipment in case of emergency
- It is essential for those with moderate to severe addiction, who are at risk for dangerous withdrawal symptoms and require medical monitoring



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Liberty will not be providing medical detox. Rather Liberty will only provide social detox. Social detox involves non-medical detox that offers emotional and peer support in a structured environment, without the use of withdrawal medications. It involves:

- No medical staff typically involved (Liberty will have a Nurse Practitioner with a psychiatric license available to refer a client out to higher medical care if required)
- Regular non-medical front line staff provide emotional support, safety, and structure
- No controlled medication is provided to ease withdrawal symptoms, only over-the-counter medications are utilized
- Typically done in a community or residential setting
- Social detox is suitable for those with mild to moderate withdrawal symptoms, and those without serious physical dependence or medical issues

Clients in social detox will mostly rest and participate in residential treatment activities such as group and individual therapy as their condition permits. They are and must be capable of self-care and maintaining personal hygiene requirements, and must have no serious medical issues as this is not a hospital or medical level of care. They must also be capable of increasingly participating in all residential treatment activities over a three to five day period.

There will be zero parking requirements for social detox clients, as these clients will not be permitted to leave the facility at all while in social detox, nor will they receive any visitors. This so that they prioritize their rest and recovery and participation in therapeutic activities. Additionally, all new admitting clients are required to observe a seven day blackout. They will not receive any visitors until they have transitioned into residential level of care.

2. Residential Treatment: Clients admitted to Liberty's residential treatment are diagnosed with both mental health challenges and substance use disorder. Clients are not permitted into the residential program in active addiction or if requiring detox or ongoing medical support. Residential treatment provides clients with 24/7 intensive clinical and group support for 60-90 days, in an effort to break the cycle of addiction and build new, healthy coping skills.

The Utah Health and Human Services Code defines "residential treatment" as "a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies."



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Utah Code Ann. § 26B-2-101(50)(a) (effective 7/1/2025). Liberty will operate a “mental health treatment program”, “substance abuse treatment program”, and/or “substance use disorder treatment program” as those terms are defined by the health and human services code. See id. §§ 26B-2101(36), & -(56). These programs provide structured intervention to improve mental health, prevent mental disorders, and treat mental health conditions, and also specialized drug or alcohol 1Among other reasons for this is the fact that Liberty will have more than 8 residents and an RFPD, by definition, has only 8 or fewer residents under City Code § 17.15.010(G). American Fork City July 8, 2025 Page 4 of 19 treatment, rehabilitation, and/or habilitation services to persons with a diagnosed SUD or chemical dependency disorder. Id.

Liberty's residential clients are not permitted to leave the facility except under staff supervision. They are not permitted to have their own cars nor park them on site. This is to prevent clients from secreting banned substances in their vehicles onsite and smuggling those substances into the facility. It also reduces the temptation for them to leave treatment when the program becomes challenging.

Residential clients are permitted to receive an in-person visitor once every two weeks, with the intervening weekly visit being by web video. Visits last only one hour and are staggered across a four-hour window on a Sunday afternoon, when only frontline staff are on-site. Therapists, office admin, case management staff and senior management are not on-site on a Sunday afternoon, which frees up a majority of parking bays. Only frontline staff and a day manager are onsite, which would comprise eight staff, or eight vehicles. Due to the bi-weekly visiting policy, of the maximum 70 residential clients in treatment, thirty-five would be entitled to a visit, at most, on any given Sunday, and these would be allocated evenly across one of three visit windows, with a 30 minute period in between visitor times to prevent congestion from departing and arriving visitors.

The numbers of parking requirements across the visitor window would be as follows, keeping in mind that this would be the maximum, and not all clients have visitors who attend due to damaged relationships, family alienation, relationship issues or lack of transport etc:



Intervention • Detox • Residential • Sober Living • IOP • Goal Setting • Mentoring
Liberty Education Pathways • Liberty Employment Connections



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Day and time of Visit	No. of Staff Vehicles on Site	No. of Visitor Vehicles on Site	Total Vehicles on Site	Total Available Parking Stalls
Sunday 1-2pm	8	12	20	25
Sunday 2:30-3:30pm	8	12	20	25
4-5pm	8	11	19	25

The maximum number of vehicles on site during the visitor window would therefore be 20 vehicles, with 25 parking stalls available.

3. Recovery residence/transitional accommodation: Clients in Liberty's transitional accommodation will have completed two to three months of residential treatment and be completely stable in their recovery and mental health. However, being so early in their recovery, often after ten to twenty years of addiction, these clients will be required to participate in considerable daily programming requirements to assist them to build recovery capital, or the skills and tools and habits that come from practice and time to ensure their strong recovery. They will be permitted to have freedom to go off-site every day for personal pursuits, but the time frames will be limited.

Transitional accommodation is a safe, structured and managed living environment. Clients are permitted to reside rent free on a rental scholarship, with food and essential services provided, as most if not all cannot afford the required rent payments. This residency scholarship is conditional on clients participating fully in the post-residential program to rebuild their lives. The program requirements include daily activities in the morning such as gym or recreation attendance, followed by attending 4-5 hours per day of outpatient attendance for group and individual therapy.

Clients will also receive assistance with finding part time employment, such as resume building, job applications, and interview preparation. This level of care precludes full time employment due to the 20-25 hours per week of required outpatient attendance. Instead, clients are encouraged to take small, manageable steps back to independence. When clients feel ready after two to three months to move to more independent living, Liberty will assist with placement at off-site independent sober living homes.



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Due to the engaging nature of the program while in transitional living, residents are not permitted to bring or have access to their own vehicle. Liberty will provide group transport to all group activities. The facility is located less than 50 yards away from a public transport stop for personal requirements. This ensures a managed, safe transition back to life after treatment. The other reality is that most clients have had their driving privileges revoked or suspended, or lack the financial resources to purchase a vehicle due to significant debt or legal fines from prolonged addiction. Since clients are free to leave the facility there will be a strict “no visitor” policy for residents participating in the transitional living component of Liberty.

How different areas of the building will be utilized

The Bel Aire property has fifty-five bedrooms and eight rooms used for offices / admin purposes. Liberty proposes to use 43 rooms to accommodate a maximum of 118 persons in residential type accommodation, and to use twelve bedrooms for offices and group rooms, in addition to the nine existing offices in the facility. The proposed usage of existing bedrooms is as follows:

Proposed Liberty Usage of Existing Bel Aire Bedrooms	Current No. of Bel Aire Bedrooms by Proposed Liberty Usage	Total Proposed Residents*
Female social detox	2	4
Male social detox	2	6
Female residential	11	33
Male residential	12	37
Female transitional living	6	15
Male transitional living	10	23
Group rooms	8	0
Offices	4	0
Total bedrooms	55	118

* Occupancy rates are based on UDHS floorspace ratios for each level of care. Some bedrooms are larger than others.



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In summary, there will be the following client numbers by level of care:

Social detox - 10
Residential treatment - 70
Transitional living - 38
Total clients - 118

There are three wings in the facility. The wing pointing north-east will be used for transitional housing for males, as well as for office space and group therapy rooms. The wing pointing north-west will be used for transitional housing for females, female social detox and group therapy rooms.

All doors connecting the transitional living areas will be digitally locked to prevent access to any other sections of the building without staff supervision. The wing pointing to the south will house male residential and social detox clients upstairs, and female residential clients downstairs.

Open space rooms within the facility will be used for large group therapy with groups of twelve or more clients, while smaller group rooms will be used for groups of eight to ten clients. Different sized groups are effective for achieving differing therapeutic outcomes, with smaller groups effective at addressing sensitive topics such as male or female trauma groups due to the sensitive nature of sexual and physical trauma being discussed. Similarly for trauma groups for Liberty's native American clients. Liberty plans to specifically utilize each wing as follows:

North-West Wing

Number of existing bedrooms at Bel Air (BA) in this wing: 14
Number of existing offices in this wing: 0
Number of existing offices in this wing to be used by Liberty as offices: n/a

Usage	No. of Bedrooms allocated to Liberty usage	Total No. of Residential Occupants*
Female transitional living	6	15
Female social detox	2	4
Group rooms	6	n/a
Offices	0	n/a
	14	19

*Note: These numbers are based on current occupancy requirements for each level of care. Some bedrooms are larger than others.

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North-East Wing

Number of existing bedrooms at Bel Air (BA) in this wing: 16

Number of existing offices in this wing: 0

Number of existing offices in this wing to be used by Liberty as offices: n/a

Usage	No. of Bedrooms allocated to Liberty usage	Total No. of Residential Occupants*
Male transitional living	10	23
Group rooms	2	n/a
Offices	4	n/a
Total	16	23

*Based on UDHHS floorspace requirement ratios for each level of care. Some bedrooms are larger than others.

Southern Wing - Ground Floor

Number of existing bedrooms at Bel Air (BA) in this wing: 11

Number of existing offices in this wing: 3

Number of existing offices in this wing to be used by Liberty as offices: 3

Usage	No. of Bedrooms allocated to Liberty usage	Total No. of Residential Occupants*
Female residential	11	33
Group rooms	0	n/a
Offices	0	n/a
Total	11	33

*Based on UDHHS floorspace requirement ratios for each level of care. Some bedrooms are larger than others.



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Southern Wing - Upper Floor

Number of existing bedrooms at Bel Air (BA) in this wing: 14

Number of existing offices in this wing: 6

Number of existing offices in this wing to be used by Liberty as offices: 6

Usage	No. of Bedrooms allocated to Liberty usage	Total No. of Residential Occupants*
Male residential	12	37
Male social detox	2	6
Group rooms	0	n/a
Offices	0	n/a
Total	14	43

*Based on UDHHS floorspace requirement ratios for each level of care. Some bedrooms are larger than others.

Liberty's Request of the Planning Commission

For the purpose of determining on-site parking requirements, Liberty requests that the Planning Commission determine that Liberty's operations most closely equate to assisted living for the elderly.

The City of American Fork is requiring Liberty to provide parking at the level required under City Code of a mixture of medical clinic, hospital, and a nursing home. This would require Liberty to provide significantly more parking than is currently available on site which would terminate this project from ever proceeding because the site is physically incapable of accommodating more parking stalls and no nearby off-street parking is available. Nor is this level of parking necessary given that Liberty clients have the same level of transport needs as elderly citizens in assisted care, and where transport is required, Liberty provides it in the form of comfortable group transit vans.



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If the City's requirement was to be imposed on Liberty, it would significantly reduce the client capacity of the facility. This would prevent many persons seeking treatment in a non-hospital setting as Liberty's program, effectively discriminating against them receiving the necessary accommodation and treatment they seek and need.

Liberty does not provide a hospital type service. It is not a medical type service with 24/7 doctors and nurses on site, neither is it required to by Utah state law. Liberty does not permit daily or frequent visitors, and residents do not come for day or outpatient services.

Liberty's clients are much like residents at the existing Bel Aire facility, with those in memory care receiving more intensive supervision by non-medical staff just like our social detox and residential clients would, and those in regular assisted living who are very similar to clients in transitional living.

We ask that the Planning Commission equate Liberty with assisted living for the elderly and to require the same parking requirements on Liberty as per that usage. The parking requirement therefore to be imposed on Liberty would be seventeen parking stalls. The current number of stalls is twenty-five.

Your sincerely

Roger Williams
Liberty CEO



Intervention • Detox • Residential • Sober Living • IOP • Goal Setting • Mentoring
Liberty Education Pathways • Liberty Employment Connections

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Sunline Landscapes (App #2), located at approximately 360 E 1700 S, American Fork City. The Commercial Site Plan will be on approximately 4.33 acres and will be in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		360 E 1700 S
Project Type:		Commercial Site Plan
Applicants:		Curtis Atkinson / Chad Spencer
Existing Land Use:		Shoreline Protection
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Design Industrial
Existing Zoning:		I-1
Surrounding Zoning:	North	PI-1
	South	I-1
	East	I-1
	West	I-1
Square Footage (By Use)		~ 13,934 (Office/Warehouse)
Parking Requirement		Required: 60.3 Provided: 61

Background

The applicant has applied for a Commercial Site Plan to develop an Office/Warehouse development with outdoor storage for plant materials for their landscaping business. The proposed development will be located within the I-1 zone of the City.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 - a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 - e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Address all outstanding DRC comments

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.6.101.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Commercial Site Plan MEETS the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

I move to approve the proposed Commercial Site Plan, located at approximately 360 E 1700 S, American Fork City, in the Industrial (I-1) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 360 E 1700 S, American Fork City, in the Industrial (I-1) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 360 E 1700 S, American Fork City, in the Industrial (I-1) Zone, and instruct staff/developer to.....

A New Building for:

Sunline Landscapes

Lakeland Industrial Park - **Lot 1**
1700 South
American Fork, Utah

Lot 2

Code Information

Code Item	IBC Code Requirement	Actual Building Design
Occupancy Classification	Chapter 3	Business Group B Moderate Hazard Storage, S-1
Separated Occupancies	508.4	No
Construction Type	602	Type V-B
Fire-Resistance Rating Requirements	Table 601	
Primary Structural Frame	0	
Bearing Walls, Exterior	0	
Bearing Walls, Interior	0	
Non-Bearing Walls	0	
Floor	0	
Roof	0	
Roof Construction Class	Table 1505.1 Class C	Class C
Fire Sprinklers		Yes, NFPA 13
Allowable Building Height	Table 504.3 B (S) Type V-B: 60 feet S (S) Type V-B: 60 feet	38'-0"
Allowable Stories Above Grade	Table 504.4 B (S) Type V-B: 3 S-1 (S) Type V-B: 2	2
Allowable Area	Table 506.2 B (SM) Type V-B: 27,000 sf F-1 (SM) Type V-B: 27,000 sf	14,436 sf (Building Footprint)
Total Occupant Load	Table 1004.1.2	Business, Group B: 160 Occupants Storage, Group S-1: 21 Occupants
Common Path of Travel	Table 1006.2.1 B (S): 100 feet S-1 (S): 100 feet	See Egress Floor Plan
Maximum Travel Distance	Table 1017.2 B (S): 300 feet S-1 (S): 250 feet	See Egress Floor Plan
Egress Information	1005.3.2 Others: 0.2" per Occupant 36" door = 32" clear = 160 people at 0.20" per person	

Plumbing Fixture Count - Unit 1

Business, Group B: 160 Occupants Storage, Group S-1: 21 Occupants		
Water Closets		
Business Group B	Required: 1 per 25 Required: 1 per 50	50/25 = 2.00 110/50 = 2.20
Storage, Group S-1	Required: 1 per 100	21/100 = 0.21
		Required: 4.41 (2.20 Women + 2.21 Men) Provided: 4 (Women) + 6 (Men)
Lavatories		
Business Group B	Required: 1 per 40 Required: 1 per 80	80/40 = 2.00 80/80 = 1.00
Storage, Group S-1	Required: 1 per 100	21/100 = 0.21
		Required: 3.21 (1.60 Women + 1.61 Men) Provided: 4 (Women) + 5 (Men)
Drinking Fountain:		
Business Group B	Required: 1 per 100	160/100 = 1.60
Storage, Group S-1	Required: 1 per 400	21/400 = 0.53
		Required: 2.13 Provided: 5
Service Sink:	Required: 1 Provided: 1	

Building Codes

2017 ANSI A117.1 Standard For Accessible And Usable Buildings And Facilities
2021 International Building Code, including Appendix J
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Fuel Gas Code
2020 National Electrical Code
2021 International Energy Conservation Code, Commercial Provisions
2021 International Fire Code
National Fire Protection Association (NFPA) 101 Life Safety Code, 2015 Edition

Drawing Index

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G111	Project Notes	CV-2	Persepctive Rendering
G201	Level 1 Egress Plan	FP-1	Floor Plan
G202	Level 2 Egress Plan	FX-1	Frame Cross Section
G301	Accessibility Details	FX-2	Frame Cross Section
G302	Accessibility Details	ST-1	Structural Elevations
G303	Accessibility Details	ST-2	Structural Elevations
G304	Accessibility Details	S001	General Structural Notes
Survey	Survey	S002	General Structural Notes
C1	Cover Sheet	S003	Special Inspections
C2	Site Plan	S010	Legends and Abbreviations
C3	Utility Plan	S101	Site Plans
C4	Grading and Drainage Plan (North)	S201	Details
C5	Grading and Drainage Plan (South)	S401	Elevations And Section
C6	Grading and Drainage Plan (South)	S501	Details
C7	Erosion Control Plan	S601	Schedules
C8	BMP Details	P001	Plumbing Legend and General Notes
C9	American Fork Standard Construction Notes	PL101	Level 1 Plumbing Floor Plan
C10	Detail Sheet	PL102	Level 2 Plumbing Floor Plan
C11	Detail Sheet	PL103	Roof Plumbing Plan
C12	Detail Sheet	P401	Plumbing Large Scales
C13	Detail Sheet	P501	Plumbing Details
SD101	Dumpster Enclosure	P502	Plumbing Details
L01.0	Full Landscape Plan	P601	Plumbing Schedules
L01.1	Front Landscape Plan	M001	Mechanical Legend and General Notes
L01.2	Back Landscape Plan	MH101	Level 1 Mechanical Floor Plan
IR01.0	Full Irrigation Plan	MH102	Level 2 Mechanical Floor Plan
A001	Foundation Dimension Plan	MH103	Roof Mechanical Plan
A101	Level 1 Floor Plan	M501	Mechanical Details
A102	Level 2 Floor Plan	M502	Mechanical Details
A111	Level 1 Enlarged Floor Plan	M601	Mechanical Schedules
A112	Level 1 Enlarged Floor Plan	EG001	General Notes And Symbols Lists
A113	Level 2 Enlarged Floor Plans	ES101	Electrical Site Plan
A114	Level 2 Enlarged Floor Plan	ES102	Electrical Site Illumination Plan
A121	Level 1 Ceiling Plan	ES501	Electrical Site Plan Details
A122	Level 2 Ceiling Plan	EL101	Level 1 Lighting Plan
A131	Roof Plan	EL102	Level 2 Lighting Plan
A201	Exterior Elevations	EL501	Light Fixture Schedule
A202	Exterior Elevations	EL502	Lighting Details
A301	Building Section	EL601	Lighting Controls
A302	Building Section	EP101	Level 1 Power Plan
A311	Stair Section	EP102	Level 2 Power Plan
A312	Stair Sections	EP103	Roof Power Plan
A321	Wall Sections	EP301	Electrical Elevations
A322	Wall Sections	EP501	Power Details
A341	Wall Type Details	EP601	Power Schedule
A401	Interior Elevations	EP602	Power Schedule
A402	Interior Elevations	EP701	One-Line Diagram
A511	Ceiling Details	EY101	Level 1 Systems Plan
A601	Door Schedule	EY102	Level 2 Systems Plan
A602	Door Types	EY103	Roof Systems Plan
A603	Door & Window Frame Types	EY701	Systems Risers And Details
A701	Miscellaneous Details		

Deferred Submittals

Submittal documents for deferred items shall be submitted to the architect or engineer of record who shall review them and forward to the building official with a notation indicating that the deferred documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred items shall not be installed until their design & submittal documents have been approved by the building official.

Items to have deferred submittal include:
1. SWPPP Notice of Intent (NOI)

2. Fire Sprinklers and Fire Alarm: Must be submitted for review and approval by Fire Marshal. Plans shall be prepared and stamped by a Utah Licensed fire protection engineer or the plans must be reviewed and approved by a Utah licensed fire protection engineer with an engineer stamped letter of approval.

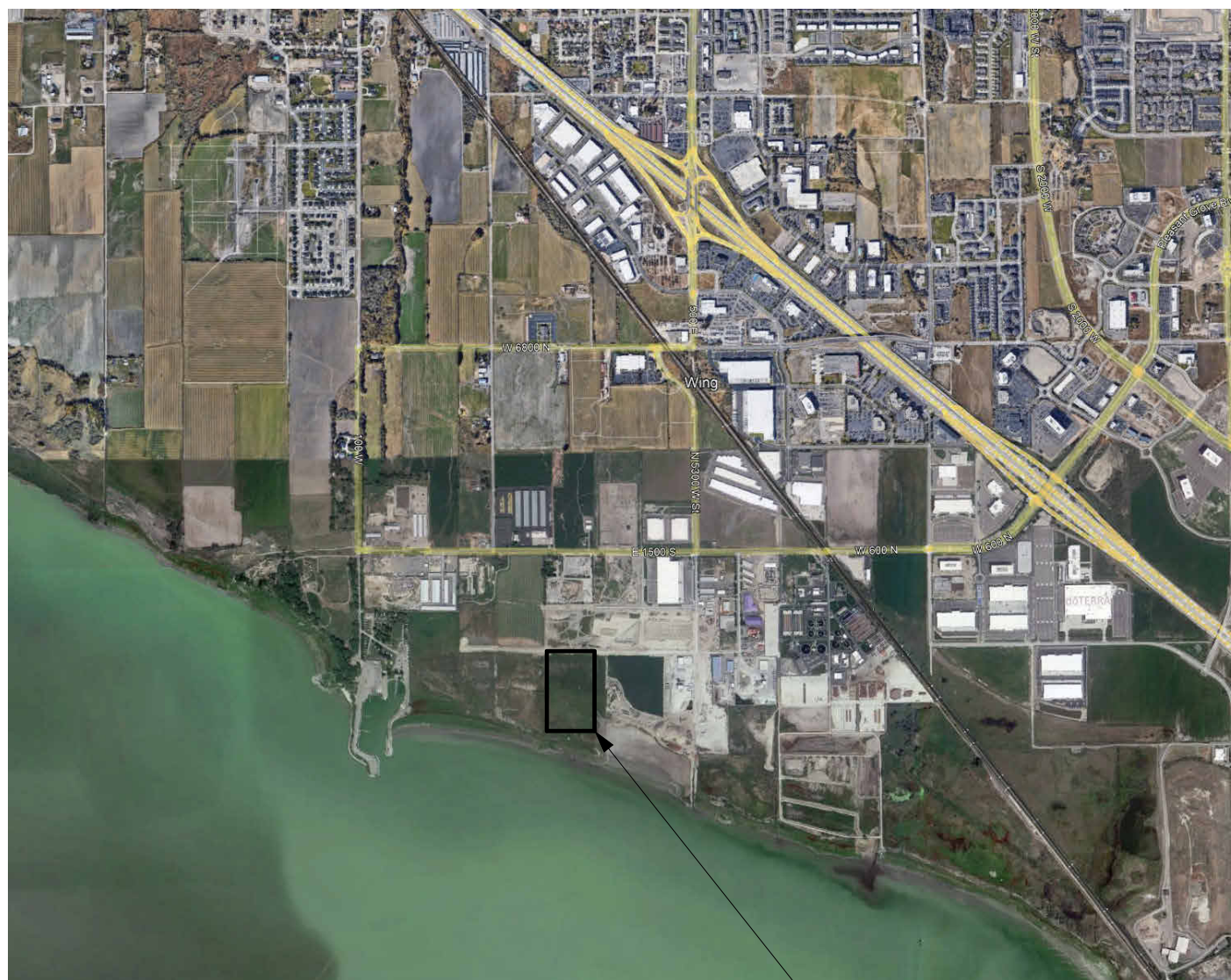
3. NFRC or equal certificates of approvals for all exterior wall fenestration products including overhead doors.

4. The building thermal envelope shall be tested in accordance with ASTM E 779 at a pressure differential of 0.3 inch water gauge (75 Pa) or an equivalent method approved by the code official and deemed to comply with the provisions of this section when the tested air leakage rate of the building thermal envelope is not greater than 0.40 cfm/ft² (2.0 L/s • m²).

Project Team

Architect EA Architecture 11576 South State Street, #103B Draper, Utah Chad Spencer (801) 450-5113 chad@studio-ea.com	Structural BHB Structural 2766 South Main Street Salt Lake City, Utah 84115 Chris Hofheins (801) 355-5656 chris.hofheins@bhbengineers.com
Civil Excel Engineering, Inc 12 W 100 N St Suite 201C American Fork, Utah 84003 David Peterson (801) 756-4504 david@excelcivil.com	Mechanical David L. Jensen & Associates 547 West 500 South, Suite 140 Bountiful, Utah Rick Jensen (801) 294-9299 rjensen@dljeng.com
Landscape Sunline Landscapes PO Box 836 Draper, Utah 84020 (801) 253-6434	Electrical Envision Engineering 240 East Morris Ave, Suite 200 South Salt Lake City, Utah 84115 Scott Kingery (801) 534-1130 skingery@envisioneng.com

Vicinity Map



Project Site

Energy Code Requirements

Utah County:	Climate Zone SB
Roof:	R-30 Continuous Insulation
Metal Building Walls:	R-13 Cavity Insulation + R-13 Continuous Insulation
Foundation Walls:	R-7.5 Continuous Insulation
Metal Doors:	U-0.37, see door schedule
Overhead Doors:	U-0.31, see door schedule
Storefront Doors:	U-0.77, see door schedule
Fixed Windows:	U-0.38
SHGC (N)	0.51
SHGC (SEW)	0.38

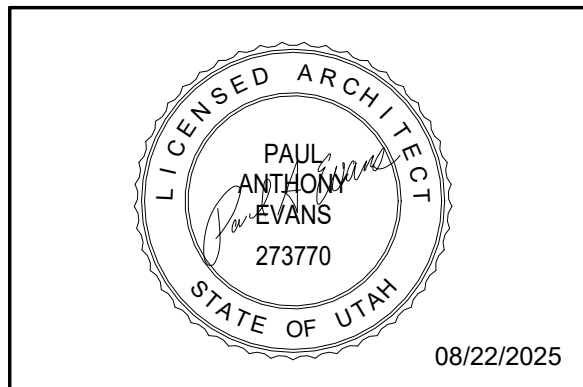
American Fork City Development Review			
Sewer/Storm Drain Division Reviewed ahardy 08/27/2025			
Public Infrastructure Reviewed dhoward 09/02/2025		Fire Department Reviewed M. Sacco 09/03/2025	
EC/LID Reviewed tmezenen 09/03/2025		Engineering Division Reviewed rburkhill 09/02/2025	
Communications Reviewed MHunsaker 09/03/2025		Planning and Zoning Reviewed Areed 09/03/2025	
Water/PI Division Reviewed jbrems 09/03/2025		Streets Division Reviewed ehyde 09/03/2025	

see comment on C2

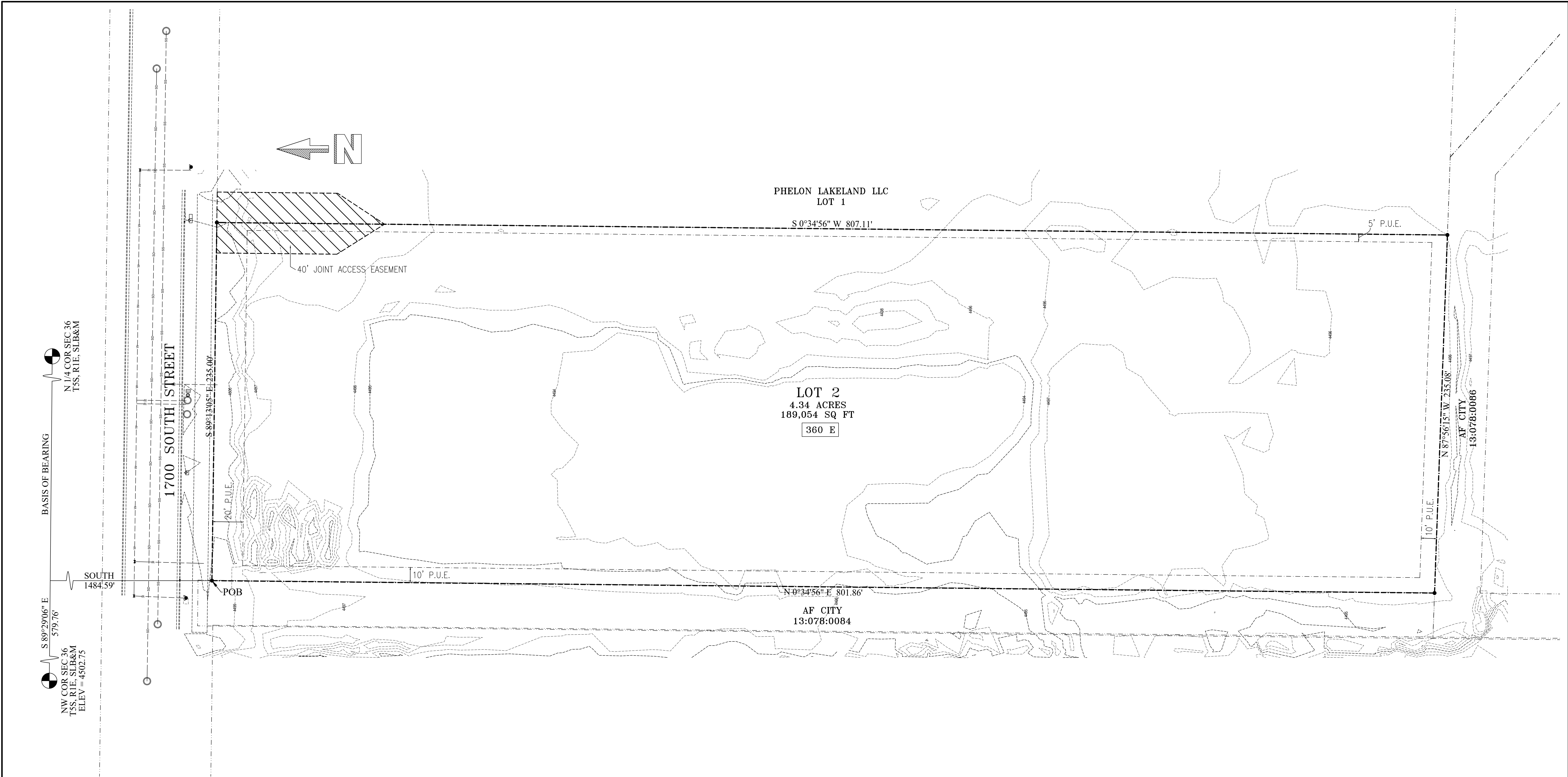
Address comments

Address Comment on
page 22

Revision Schedule		
#	Description	Date

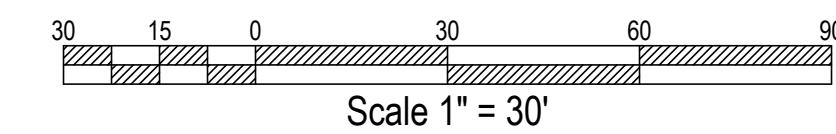


A New Building for:	
Sunline Landscapes	
Lakeland Industrial Park - Lot 1 1700 South American Fork, Utah	
Project Number:	22-53
September 27, 2024	
Cover Sheet	
G101	



PLAT LEGEND

---	BOUNDARY
---	TITLE LINES
- - -	P.U.E.
---	ACCESS EASEMENT
---	CONCRETE
---	EDGE ASPHALT
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	PHONE LINE
---	GAS LINE
---	CONTOUR LINE



SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC SURVEY		
ADDRESS +/-	360 EAST 1700 SOUTH		
CITY:	AMERICAN FORK	COUNTY:	UTAH
STATE:	UTAH		

LAND SURVEYOR:

AZTEC
ENGINEERING

732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ARCHITECT:

EA ARCHITECTURE
11576 STATE ST. #103B
DRAPER, UT 84020

LAKELAND INDUSTRIAL PARK

PLAT "B" - LOT 2

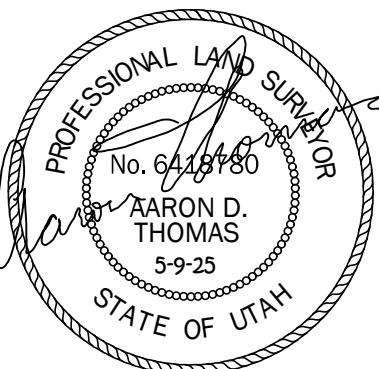
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

NARRATIVE

The Basis of Bearing as shown on the proposed subdivision plat is South 89°29'06" East along Section Line from the Northwest Corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the North Quarter Corner of said Section 36. Both monuments were located as shown on county tie sheets. Retracement was done as shown on the proposed plat and found monuments were located within 0.36' of their proposed position. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2025, I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.



COMMITMENT FOR TITLE INSURANCE

A Commitment for title insurance 106716, issued by Commonwealth Land Title Insurance Company, April 15, 2025.

Schedule B-II:

Item 13 (110716:2021) Easements do not affect subject property.
Item 16 (Platted Easements) A joint access easement in favor of Lots 1 & 2. Public utility easements. See map.

DESCRIPTION

Lot 2, Plat "B", LAKELAND INDUSTRIAL PARK SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

SHEET:	1 OF 1
DATE:	MAY 9, 2025
SCALE:	1"=30'

SUNLINE LANDSCAPE

ADDRESS: 360 EAST 1700 SOUTH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK, UTAH COUNTY, UTAH



VICINITY PLAN
SCALE: 1"=500'

CONTACT LIST:

COMPANY	CONTACT	PHONE
AF PUBLIC WORKS - CULINARY/PI	JAY BREMS	801-763-3060
AF PUBLIC WORKS - SEWER/STORM DRAIN	ASHTON HARDY	801-763-3060
AF PUBLIC WORKS - CITY INSPECTOR	DEE HOWARD	801-763-3060
AF PUBLIC WORKS - SWMP MANAGER	TYLER MEZENEN	801-763-3060
AF FIRE MARSHAL	MAT SACCO	801-763-3045
T.S.S.D.	DAVID BARLOW	801-756-5231
AF IRRIGATION COMPANY	ERNIE JOHN	801-471-6576
MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	801-768-8150
ROCKY MOUNTAIN POWER	TERIA WALKER	801-756-1310
COMCAST	ELYSIA VALDEZ	801-401-3017
CENTURYLINK	BILL WESTFALL	435-623-4252
AF FIBER	KYLE PETERSON	801-400-2933
DOMINION ENERGY	TRENT JOHNSON	801-853-6548

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

SHEET INDEX

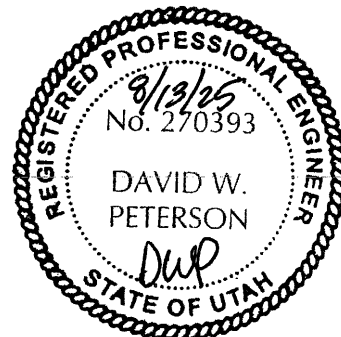
C1	COVER SHEET
C2	SITE PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	GRADING & DRAINAGE PLAN
C6	EROSION CONTROL PLAN
C7	BMP DETAILS
C8	AMERICAN FORK STANDARD CONSTRUCTION NOTES
C9	DETAIL SHEET
C10	DETAIL SHEET
C11	DETAIL SHEET
ALTA	SURVEY

NOTES TO CONTRACTOR

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

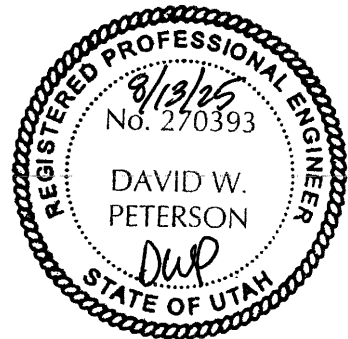
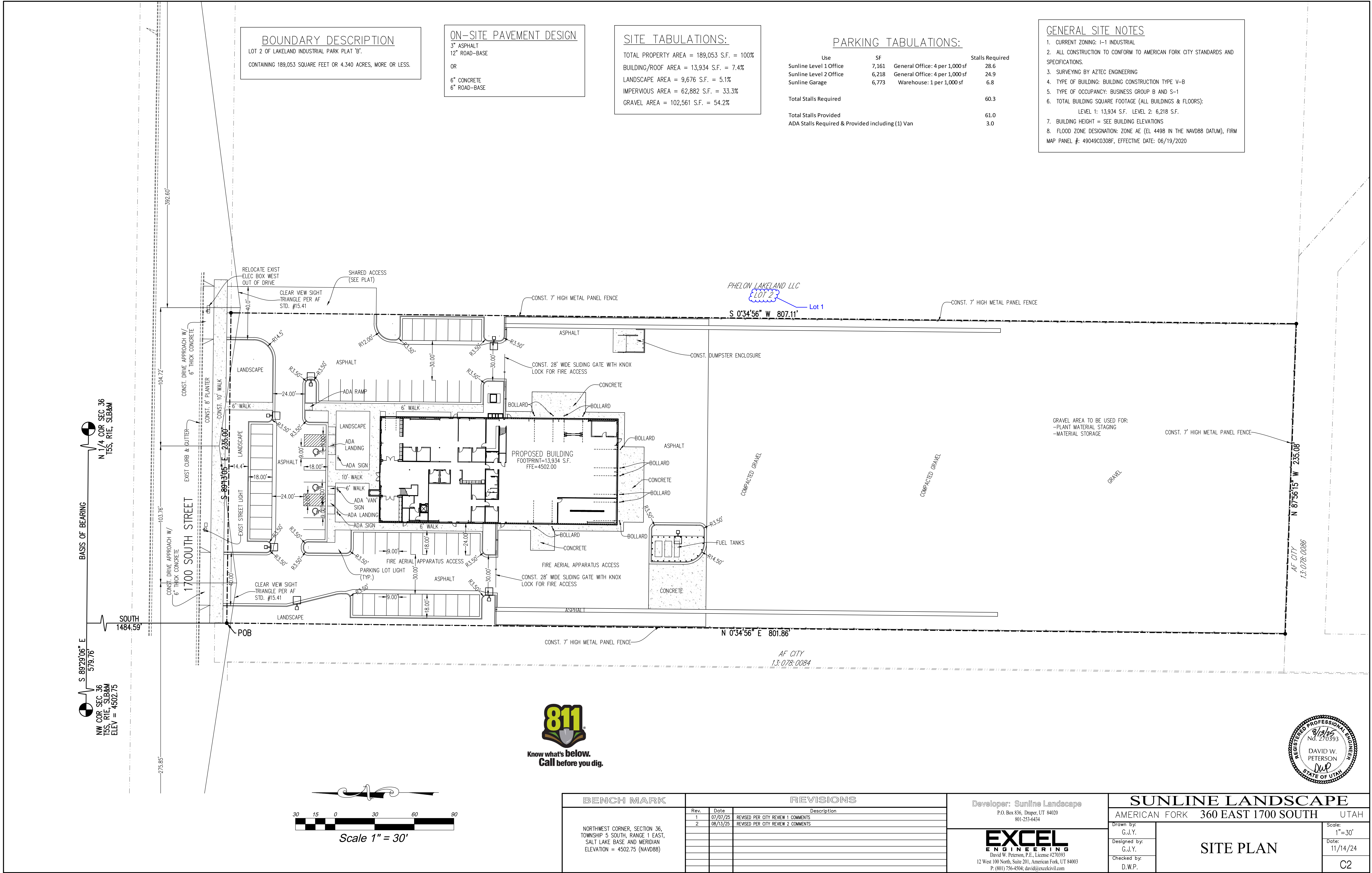
LAND SURVEYOR:

AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com



BENCH MARK	REVISIONS			Developer: Sunline Landscape	SUNLINE LANDSCAPE			
NORTHWEST CORNER, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4502.75 (NAVD88)	Rev.	Date	Description	P.O. Box 836, Draper, UT 84020 801-253-6434	AMERICAN FORK 360 EAST 1700 SOUTH		UTAH	
	1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS	<div>EXCEL ENGINEERING</div> <div>David W. Peterson, P.E., License #27059</div> <div>12 West 100 North, Suite 201, American Fork, UT 84003</div> <div>P: (801) 756-4504; david@excelcivil.com</div>	Drawn by: G.J.Y.	COVER SHEET	Scale: NTS	
					Designed by: G.J.Y.		Date: 11/14/24	
					Checked by: D.W.P.		C1	

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

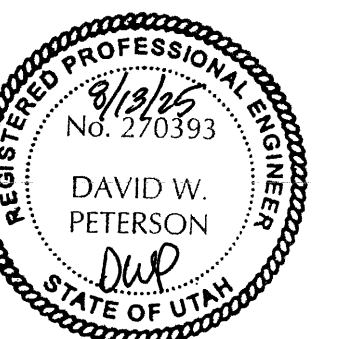


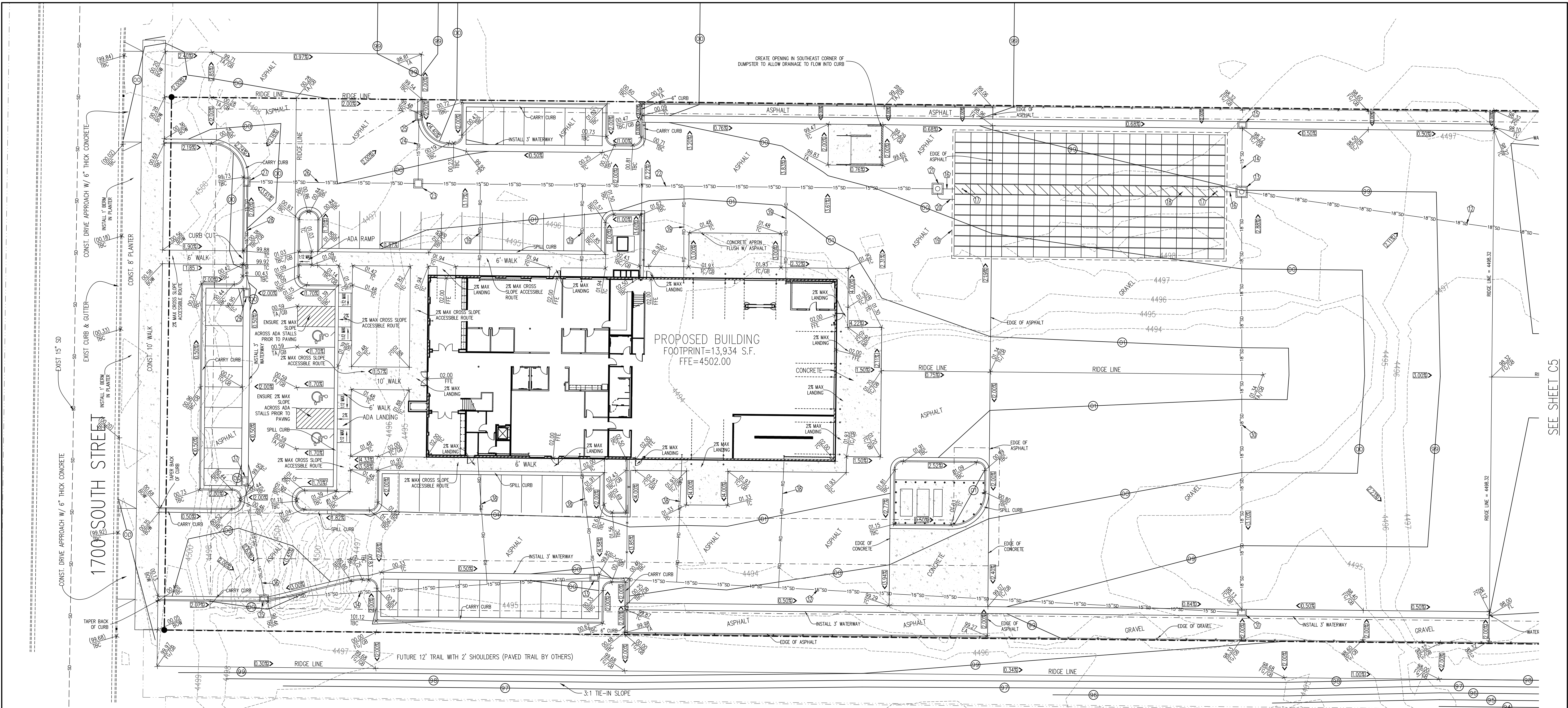
BENCH MARK		REVISIONS	
NORTHWEST CORNER, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4502.75 (NAVD88)	Rev.	Date	Description
	1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS
	2	08/13/25	REVISED PER CITY REVIEW 2 COMMENTS

Developer: Sunline Landscape
P.O. Box 836, Draper, UT 84020
801-253-6434

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SUNLINE LANDSCAPE		
AMERICAN FORK 360 EAST 1700 SOUTH		UTAH
Drawn by: G.J.Y.	SITE PLAN	Scale: 1"=30'
Designed by: G.J.Y.		Date: 11/14/24
Checked by: D.W.P.		C2





STORM DRAIN KEYED NOTES

1. CONST. 4'x4' CONCRETE BOX WITH 2\"/>
2. CONST. 34 L.F. 12\"/>
3. CONST. AQUA-SMIRL CONCENTRATOR MODEL AS-4 BYP CW, RIM=4498.06, 12\"/>
4. CONST. 38 L.F. 12\"/>
5. CONST. 3\"x3\" CATCH BASIN, GRATE=4497.52, 12\" IE OUT=4494.48, 15\" IE THRU=4494.30. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
6. CONST. 115 L.F. 15\" ADS HP PIPE @ S=0.2%.
7. CONST. 3\"x3\" CATCH BASIN, GRATE=4497.52, 15\" IE OUT=4494.53. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
8. CONST. 107 L.F. 15\" ADS HP PIPE @ S=0.2%.
9. CONST. 3\"x3\" CATCH BASIN, GRATE=4497.38, 15\" IE THRU=4494.08. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
10. CONST. 115 L.F. 15\" ADS HP PIPE @ S=0.2%.
11. CONST. 3\"x3\" CATCH BASIN, GRATE=4497.31, 15\" IE OUT=4494.31. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
12. CONST. 164 L.F. 15\" ADS HP PIPE @ S=0.2%.
13. CONST. 4'x4' CATCH BASIN WITH 2\" DIA. SOLID LID, RIM=4499.00, 15\" IE IN=4493.75, 18\" IE IN=4493.75, 24\" IE OUT=4493.75.
14. CONST. 27 L.F. 15\" ADS HP PIPE @ S=1%.
15. CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4498.10, 15\" IE OUT=4494.02. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
16. CONST. 6 L.F. 24\" ADS HP PIPE @ S=1%.
17. CONST. INSPECTION PORT.
18. CONST. SC-800 ISOLATOR ROW PLUS.
19. CONST. STORMTECH SC-800 CHAMBER SYSTEM, CHAMBER SYSTEM VOLUME=16,911 C.F., TOP GRAVEL=4496.75, TOP CHAMBER=4496.25, 24\" IE IN=4493.69, BOTTOM CHAMBER=4493.50, BOTTOM GRAVEL=4493.00, INSTALL SYSTEM PER MANUFACTURER SPECIFICATIONS AND STANDARD DETAILS.

STORM DRAIN KEYED NOTES

20. CONST. 12\"/>
21. CONST. 4'x4' CATCH BASIN WITH 2\"/>
22. CONST. 225 L.F. 15\" ADS HP PIPE @ S=0.5%.
23. CONST. 3\"x3\" CATCH BASIN, GRATE=4500.27, 15\" IE THRU=4494.88.
24. CONST. 27 L.F. 15\" ADS HP PIPE @ S=2%.
25. CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.40, GRATE=4498.90, 15\" IE OUT=4495.42.
26. CONST. 73 L.F. 15\" ADS HP PIPE @ S=0.5%.
27. CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.73, GRATE=4499.23, 15\" IE THRU=4495.25.
28. CONST. 46 L.F. 15\" ADS HP PIPE @ S=0.5%.
29. CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4499.83, 15\" IE OUT=4495.48.
30. CONST. 183 L.F. 18\" ADS HP PIPE @ S=0.2%.
31. CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4498.01, 18\" IE THRU=4494.12. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
32. CONST. 283 L.F. 18\" ADS HP PIPE @ S=0.2%.

STORM DRAIN KEYED NOTES

33. CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4499.73, 6\"/>
34. CONST. 143 L.F. 15\" ADS HP PIPE @ S=0.4%.
35. CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.46, GRATE=4498.96, 15\" IE THRU=4495.26.
36. CONST. 50 L.F. 15\" ADS HP PIPE @ S=0.4%.
37. CONST. CATCH BASIN WITH GRATE, GRATE=4499.83, 15\" IE OUT=4495.46.
38. CONST. 56 L.F. 6\" ADS PIPE @ S=1% MIN. CONNECT TO ROOF DRAIN PIPE AT BUILDING AND CONNECT TO PIPE WITH INSERTA-TEE OR CONNECT TO STORM DRAIN BOX AS SHOWN ON PLAN VIEW. COORDINATE CONNECTION WITH ARCHITECTURAL PLANS.
39. CONST. 40 L.F. 6\" ADS PIPE @ S=1% MIN. CONNECT TO ROOF DRAIN PIPE AT BUILDING AND CONNECT TO PIPE WITH INSERTA-TEE.

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
BOW BACK OF WALK
GB GRADE BREAK
TC TOP OF CONCRETE
TBC TOP BACK OF CURB
TA TOP OF ASPHALT
EA EDGE OF ASPHALT
RIM RIM ELEVATION
FL FLOWLINE
EG EXIST GROUND
FG FINISHED GRADE
TW TOP OF WALL
BW BOTTOM OF WALL
DIRECTION OF DRAINAGE
(00.00) EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
STORM DRAIN KEYED NOTE

BENCH MARK

NORTHWEST CORNER, SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4502.75 (NAVD88)

REVISIONS

Rev.	Date	Description
1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS
2	08/13/25	REVISED PER CITY REVIEW 2 COMMENTS

Developer: Sunline Landscape
P.O. Box 836, Draper, UT 84020
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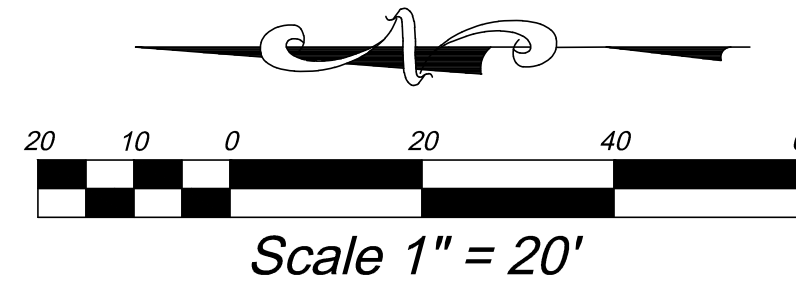
SUNLINE LANDSCAPE

AMERICAN FORK 360 EAST 1700 SOUTH UTAH

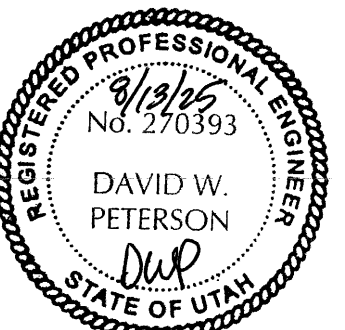
Drawn by:
G.J.Y.
Designed by:
G.J.Y.
Checked by:
D.W.P.

GRADING & DRAINAGE
PLAN (NORTH)

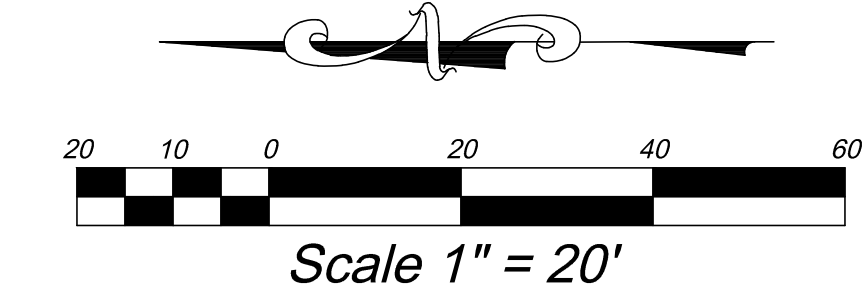
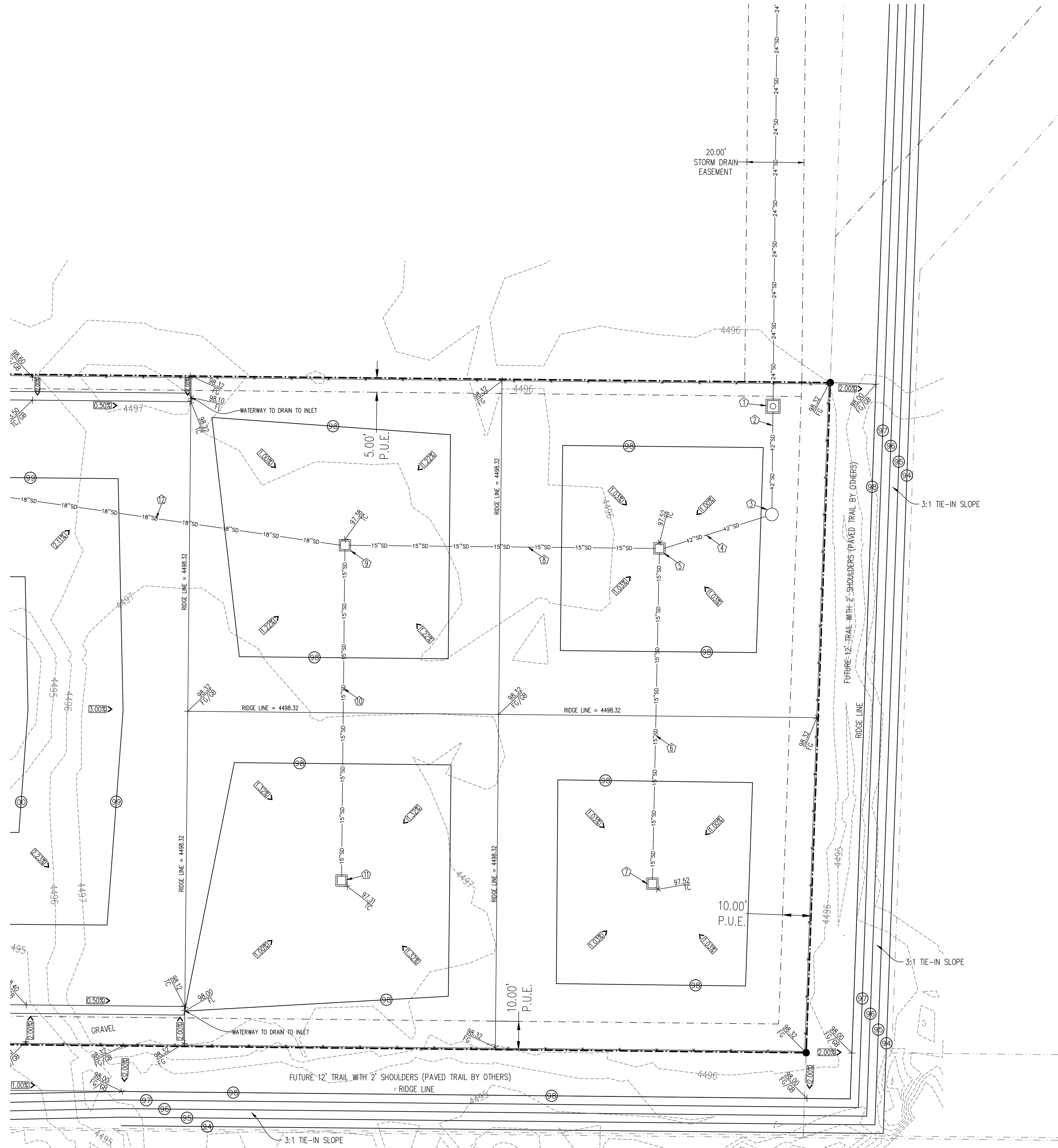
Scale:
1"=20'
Date:
11/14/24
C4



Know what's below.
Call before you dig.



SEE SHEET C6 FOR OFF-SITE STORM DRAIN



GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
BOW BACK OF WALK
GB GRADE BREAK
TC TOP OF CONCRETE
TBC TOP BACK OF CURB
TA TOP OF ASPHALT
EA EDGE OF ASPHALT
RIM RIM ELEVATION
FL FLOWLINE
EG EXIST GROUND
FG FINISHED GRADE
TW TOP OF WALL
BW BOTTOM OF WALL
DIRECTION OF DRAINAGE
EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
STORM DRAIN KEYED NOTE

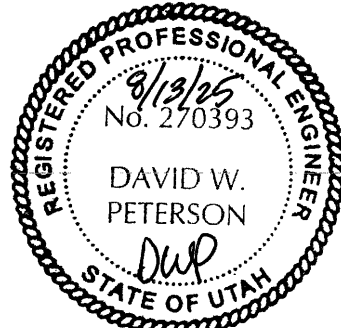
ON-SITE PAVEMENT DESIGN

- 3" ASPHALT
12" ROAD-BASE
OR
6" CONCRETE
6" ROAD-BASE

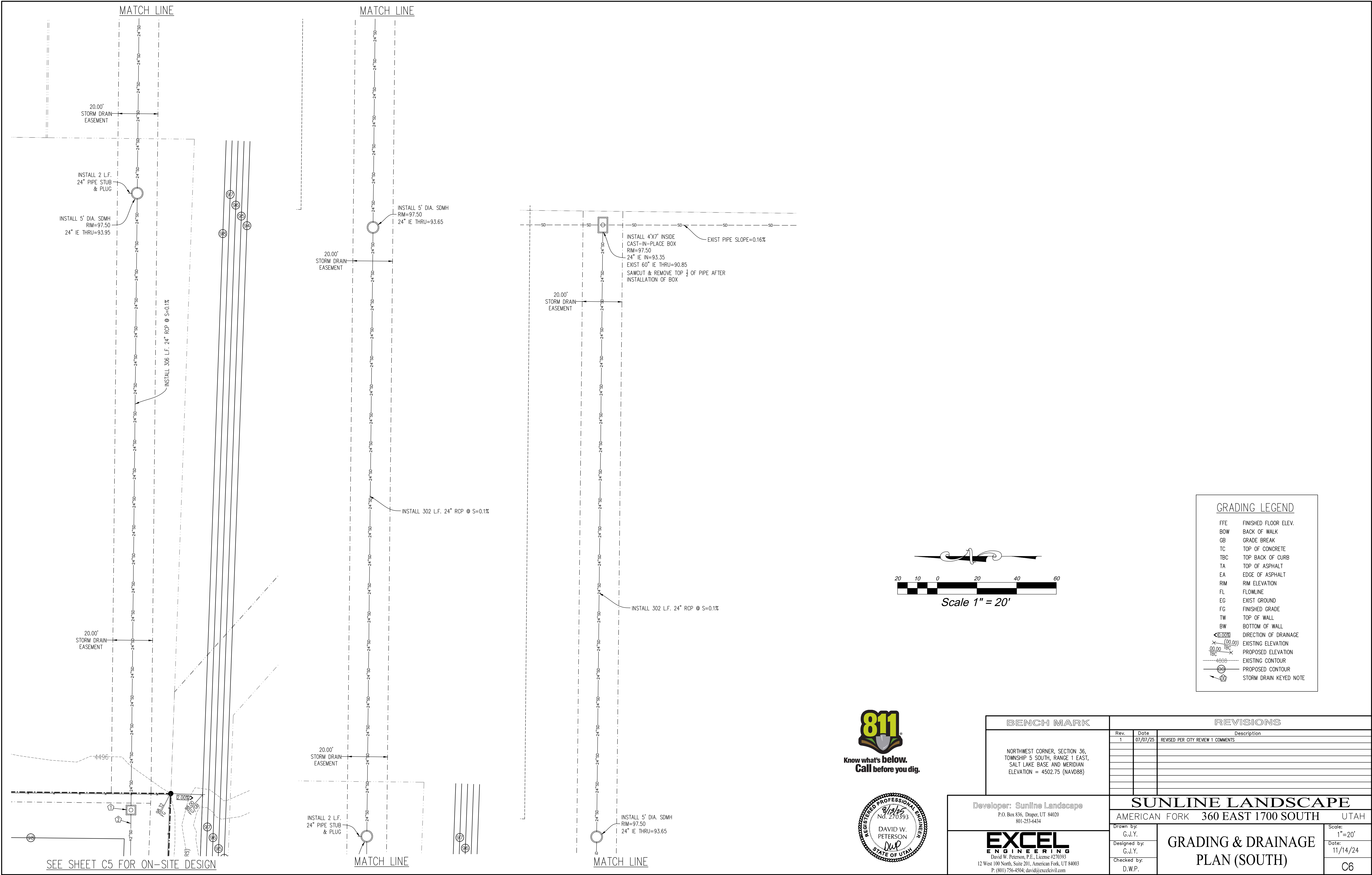
STORM DRAIN KEYED NOTES

- CONST. 4'x4' CONCRETE BOX WITH 2' ROUND SOLID LID. RIM=4498.20, 24" IE OUT=4494.26, 12" IE IN=4494.26, IE BOX=4493.20. INSTALL 4.67" DIAMETER ORIFICE PLATE OVER 24" OUTLET PIPE. SEE DETAIL C11.
- CONST. 34 L.F. 12" ADS HP PIPE @ S=0.3%
- CONST. AQUA-SWIRL CONCENTRATOR MODEL AS-4 BYP CW, RIM=4498.06, 12" IE THRU=4494.36
- CONST. 38 L.F. 12" ADS HP PIPE @ S=0.3%
- CONST. 3'x3' CATCH BASIN, GRATE=4497.52, 12" IE OUT=4494.48, 15" IE THRU=4494.30. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 115 L.F. 15" ADS HP PIPE @ S=0.2%
- CONST. 3'x3' CATCH BASIN, GRATE=4497.52, 15" IE OUT=4494.53. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 107 L.F. 15" ADS HP PIPE @ S=0.2%
- CONST. 3'x3' CATCH BASIN, GRATE=4497.38, 15" IE THRU=4494.08. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 115 L.F. 15" ADS HP PIPE @ S=0.2%
- CONST. 3'x3' CATCH BASIN, GRATE=4497.31, 15" IE OUT=4494.31. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 164 L.F. 15" ADS HP PIPE @ S=0.2%
- CONST. 4'x4' CATCH BASIN WITH 2' DIA. SOLID LID, RIM=4499.00, 15" IE IN=4493.75, 18" IE IN=4493.75, 24" IE OUT=4493.75
- CONST. 27 L.F. 15" ADS HP PIPE @ S=1%
- CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4498.10, 15" IE OUT=4494.02. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 6 L.F. 24" ADS HP PIPE @ S=1%
- CONST. INSPECTION PORT
- CONST. SC-800 ISOLATOR ROW PLUS
- CONST. STORMTECH SC-800 CHAMBER SYSTEM, CHAMBER SYSTEM VOLUME=16,911 C.F., TOP GRAVEL=4496.75, TOP CHAMBER=4496.25, 24" IE IN=4493.69, BOTTOM CHAMBER=4493.50, BOTTOM GRAVEL=4493.00, INSTALL SYSTEM PER MANUFACTUR SPECIFICATIONS AND STANDARD DETAILS.
- CONST. 12" OVERFLOW ELBOW. CONNECT ELBOW TO CHAMBER.
- CONST. 4'x4' CATCH BASIN WITH 2' DIA. SOLID LID, RIM=4499.76, 15" IE IN=4493.75, 12" OVERFLOW ELBOW OUT=4494.75, 24" IE OUT=4493.75
- CONST. 225 L.F. 15" ADS HP PIPE @ S=0.5%
- CONST. 3'x3' CATCH BASIN, GRATE=4500.27, 15" IE THRU=4494.88
- CONST. 27 L.F. 15" ADS HP PIPE @ S=2%
- CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.40, GRATE=4498.90, 15" IE OUT=4495.42
- CONST. 73 L.F. 15" ADS HP PIPE @ S=0.5%
- CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.73, GRATE=4499.23, 15" IE THRU=4495.25
- CONST. 46 L.F. 15" ADS HP PIPE @ S=0.5%
- CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4499.83, 15" IE OUT=4495.48
- CONST. 183 L.F. 18" ADS HP PIPE @ S=0.2%
- CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4498.01, 18" IE THRU=4494.12. INSTALL FLEXSTORM INLET FILTER UNDER GRATE.
- CONST. 283 L.F. 18" ADS HP PIPE @ S=0.2%
- CONST. 2'x3' CATCH BASIN WITH GRATE, GRATE=4499.73, 6" ROOF DRAIN IN=4495.19, 15" IE IN=4494.69, 18" IE OUT=4494.69
- CONST. 143 L.F. 15" ADS HP PIPE @ S=0.4%
- CONST. 2'x3' CATCH BASIN WITH GRATE, TBC=4499.46, GRATE=4498.96, 15" IE THRU=4495.26
- CONST. 50 L.F. 15" ADS HP PIPE @ S=0.4%
- CONST. CATCH BASIN WITH GRATE, GRATE=4499.83, 15" IE OUT=4495.46
- CONST. 56 L.F. 6" ADS PIPE @ S=1% MIN. CONNECT TO ROOF DRAIN PIPE AT BUILDING AND CONNECT TO PIPE WITH INSERTA-TEE OR CONNECT TO STORM DRAIN BOX AS SHOWN ON PLAN VIEW. COORDINATE CONNECTION WITH ARCHITECTURAL PLANS.
- CONST. 40 L.F. 6" ADS PIPE @ S=1% MIN. CONNECT TO ROOF DRAIN PIPE AT BUILDING AND CONNECT TO PIPE WITH INSERTA-TEE.

SEE SHEET C4



BENCH MARK		REVISIONS	
NORTHWEST CORNER, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4502.75 (NAVD88)	Rev.	Date	Description
	1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS
	2	08/13/25	REVISED PER CITY REVIEW 2 COMMENTS
Developer: Sunline Landscape P.O. Box 836, Draper, UT 84020 801-253-6434		SUNLINE LANDSCAPE AMERICAN FORK 360 EAST 1700 SOUTH UTAH	
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P. (801) 756-4504; david@excelcivil.com		Drawn by: G.J.Y.	Scale: 1"=20' Date: 11/14/24
		Designed by: G.J.Y.	
		Checked by: D.W.P.	C5
		GRADING & DRAINAGE PLAN (SOUTH)	



SUNLINE LANDSCAPE

ADDRESS: ~360 EAST 1700 SOUTH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK, UTAH COUNTY, UTAH

SWPPP Storm Water Pollution Prevention Plan

A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site. If any Non-Storm water discharge or severe vehicle tracking occurs please call 420-1272.

Project Name: 123abc

SWPPP Location: ABC Company Construction Trailer
100 W Center

SWPPP Contact: John Doe
XYZ Environmental
801-111-2233

SWPPP Drawing
17"x 22"

NOI

8.5"x 11"

NOI

8.5"x 11"

EROSION CONTROL NOTES:

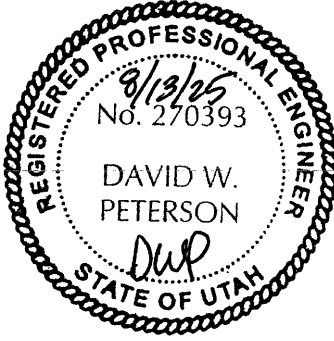
1. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
2. INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
3. CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
4. INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
5. INSTALL FILTER FABRIC UNDER CONSTRUCTED STORM DRAIN INLETS.
6. INSTALL GARBAGE CONTAINER. SEE BMP WD
7. INSTALL PORTABLE TOILET. SEE BMP PT
8. INSTALL MATERIALS STORAGE AREA. SEE BMP MS
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
11. SWEEP STREET. SEE BMPS DC & PLSV
12. INSTALL LANDSCAPING. SEE BMP TPS
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

1. SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
2. SUBMITTING A SWPPP DOCUMENT TO AMERICAN FORK CITY FOR APPROVAL BEFORE CONSTRUCTION.
3. OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."



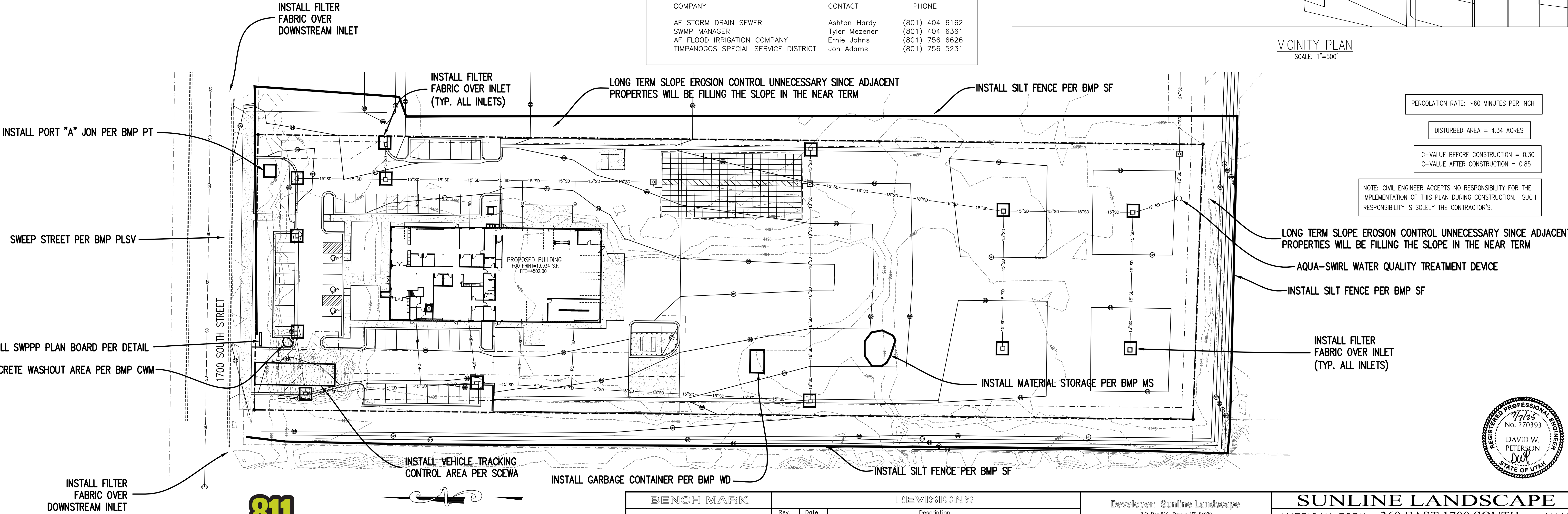
PE STAMP, SIGN AND DATE

SWPPP CONTACT LIST:

COMPANY	CONTACT	PHONE
AF STORM DRAIN SEWER	Ashton Hardy	(801) 404 6162
SWMP MANAGER	Tyler Mezenen	(801) 404 6361
AF FLOOD IRRIGATION COMPANY	Ernie Johns	(801) 756 6626
TIMPANOGOS SPECIAL SERVICE DISTRICT	Jon Adams	(801) 756 5231



VICINITY PLAN
SCALE: 1"=500'



Scale 1" = 40'

BENCH MARK

NORTHWEST CORNER, SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4502.75 (NAVD88)

REVISIONS

Rev.	Date	Description
1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS
2	08/13/25	REVISED PER CITY REVIEW 2 COMMENTS

Developer: Sunline Landscape
P.O. Box 836, Draper, UT 84020
801-253-6434

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SUNLINE LANDSCAPE

AMERICAN FORK 360 EAST 1700 SOUTH UTAH

Drawn by:
G.J.Y.
Designed by:
G.J.Y.
Checked by:
D.W.P.

EROSION CONTROL PLAN

Scale:
1"=40'
Date:
11/14/24
C7

GENERAL NOTES

1.

City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.

2.

The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3.

The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.

4.

The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.

5.

The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6.

Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7.

The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8.

The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.

9.

Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10.

The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.

11.

Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12.

Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.

13.

All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14.

All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15.

All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.

16.

All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plotted during nonworking hours.

17.

Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.

18.

All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 _ inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.

19.

Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20.

Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.

21.

The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

22.

Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.

23.

The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.

24.

Any modification to the work shown on drawings must have prior written approval by the City Engineer.

25.

Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition

26.

Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.

27.

Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

AS-BUILT DRAWINGS

The Contractor shall prepare and furnish the Owner and Engineer a set of record drawings (As-Builts) at substantial completion of the project. All new Utility work completed during the project shall be Mapped (Surveyed or GPS'D) and submitted to the City electronically in both a PDF and GIS format. GIS DATA shall be in a Shape file format compatible with ARCMAP version 10.8 and in State Plane Coordinates (UTAH Central Zone _ NAD 83 _ US Survey feet)

UTILITIES

1.

The following utilities are known to be located within the limits of this project:

COMPANY

CONTACT

PHONE

AF PUBLIC WORKS _ CULINARY/PI

JAY BREMS

801-763-3060

AF PUBLIC WORKS _ SEWER/STORM DRAIN

ASHTON HARDY

801-763-3060

AF PUBLIC WORKS _ CITY INSPECTOR

DEE HOWARD

801-763-3060

AF PUBLIC WORKS _ SWMP MANAGER

TYLER MEZENEN

801-763-3060

AF FIRE MARSHAL

MAT SACC0

801-763-3045

T.S.S.D.

DAVID BARLOW

801-756-5231

AF IRRIGATION COMPANY

ERNIE JOHN

801-471-6576

MITCHELL HOLLOW IRRIGATION CO.

DALE JONES

801-768-8150

ROCKY MOUNTAIN POWER

TERIA WALKER

801-756-1310

COMCAST

ELYSIA VALDEZ

801-401-3017

CENTURYLINK

BILL WESTFALL

435-623-4252

AF FIBER

KYLE PETERSON

801-400-2933

DOMINION ENERGY

TRENT JOHNSON

801-853-6548

2.

The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.

3.

The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4.

Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5.

When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1.

Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.

2.

All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.

3.

At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.

4.

Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5.

Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.

6.

The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.

7.

The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

8.

Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1.

The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.

2.

The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.

3.

A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.

4.

A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.

5.

The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.

6.

Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

7.

The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

8.

Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

9.

Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

1.

All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.

2.

All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.

3.

Only fire hydrants conforming to City of American Fork standards will be approved for use.

4.

Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.

5.

All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C.651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).

6.

Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.

7.

The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.

8.

The Contractor shall point all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

9.

No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.

10.

The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.

11.

All water main stationing shall be based on street centerline stationing.

12.

All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

13.

The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

14.

All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

1.

Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.

2.

The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.

3.

Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

4.

All manhole lids shall be provided with continuous self-sealing gaskets.

5.

The approved construction drawings shall show where bolt_down lids are required.

6.

Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.

7.

All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.

7.

At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

8.

Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

9.

Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

10.

All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

11.

Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

12.

Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

13.

The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

14.

All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

1.

All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.

2.

Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3.

Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4.

All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5.

Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6.

Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7.

Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1.

All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2.

All signing must be done following MUTCD Manual recommendations, current edition.

3.

Only sand-blasting is allowed for removal of existing striping.

4.

Contractor is responsible for removal of conflicting existing striping.

5.

Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1.

The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2.

This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3.

Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4.

Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1.

The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

PRESSURIZED IRRIGATION LINE

1.

All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.

2.

All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.

3.

Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.

4.

The Contractor shall notify the City of American Fork, PI Department at (801) 404-6129 Jay Brems at least 24 hours before tapping into existing water lines.

5.

All pressurized irrigation line stationing shall be based on street centerline stationing.

6.

All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

7.

The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.

8.

All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

REVISIONS

Rev.

Date

Description

Developer: Sunline Landscape

P.O. Box 836, Draper, UT 84020
801-253-6434

EXCEL

ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelscivil.com

SUNLINE LANDSCAPE

AMERICAN FORK 360 EAST 1700 SOUTH UTAH

Drawn by:
G.J.Y.

Designed by:
G.J.Y.

Checked by:
D.W.P.

AMERICAN FORK STANDARD

CONSTRUCTION NOTES

Scale:
NTS

Date:
11/14/24

C9

REGISTERED PROFESSIONAL ENGINEER

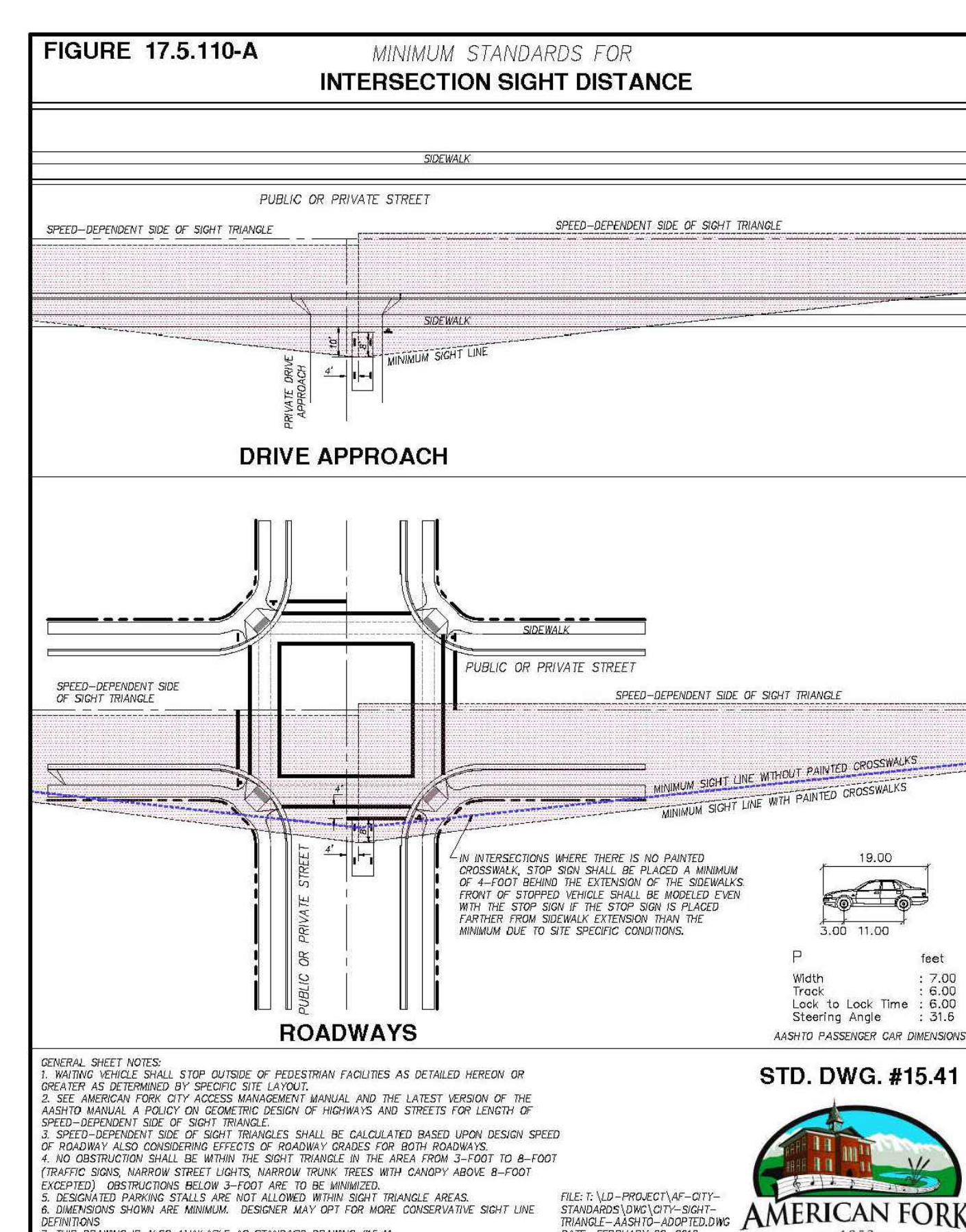
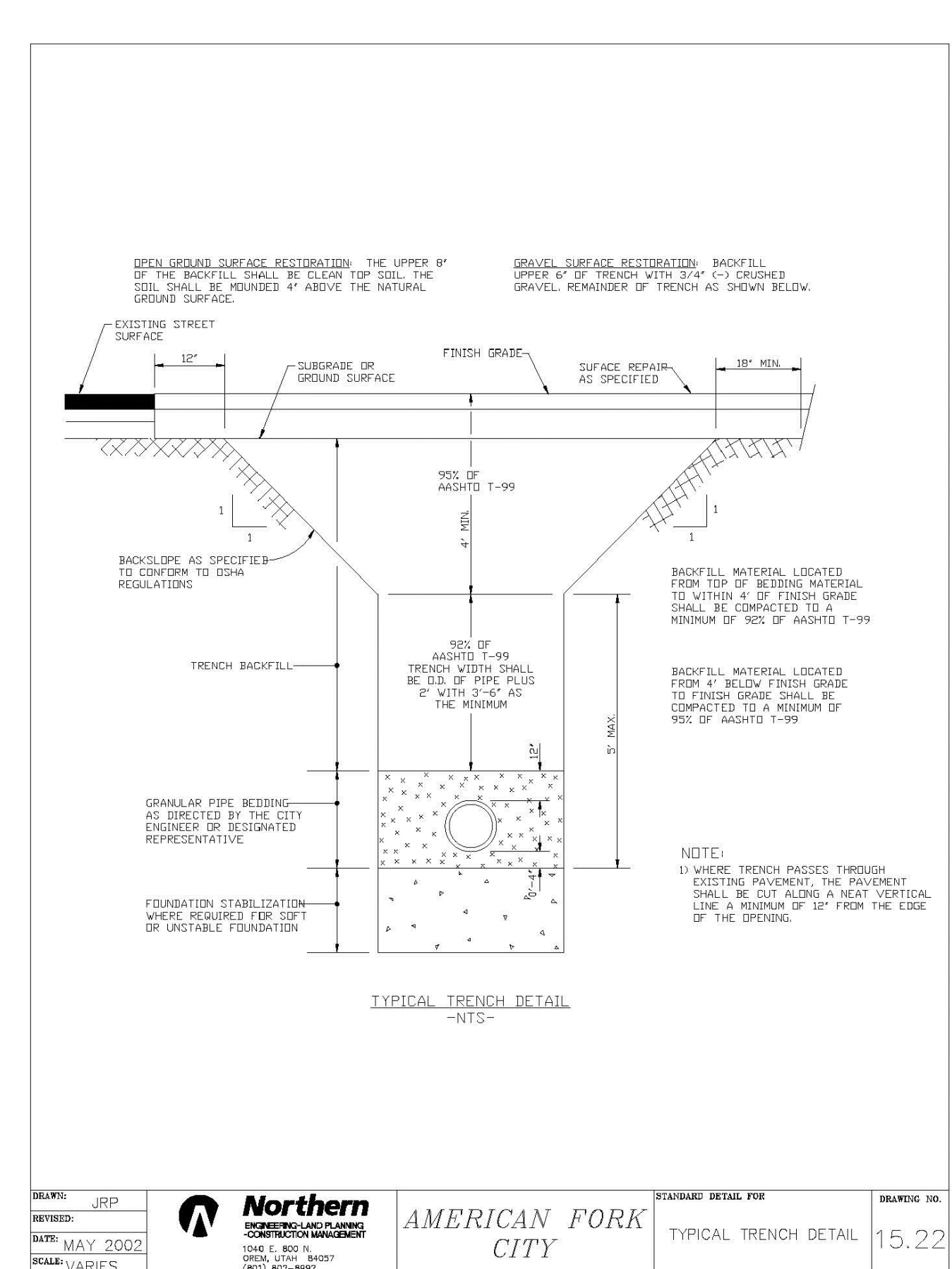
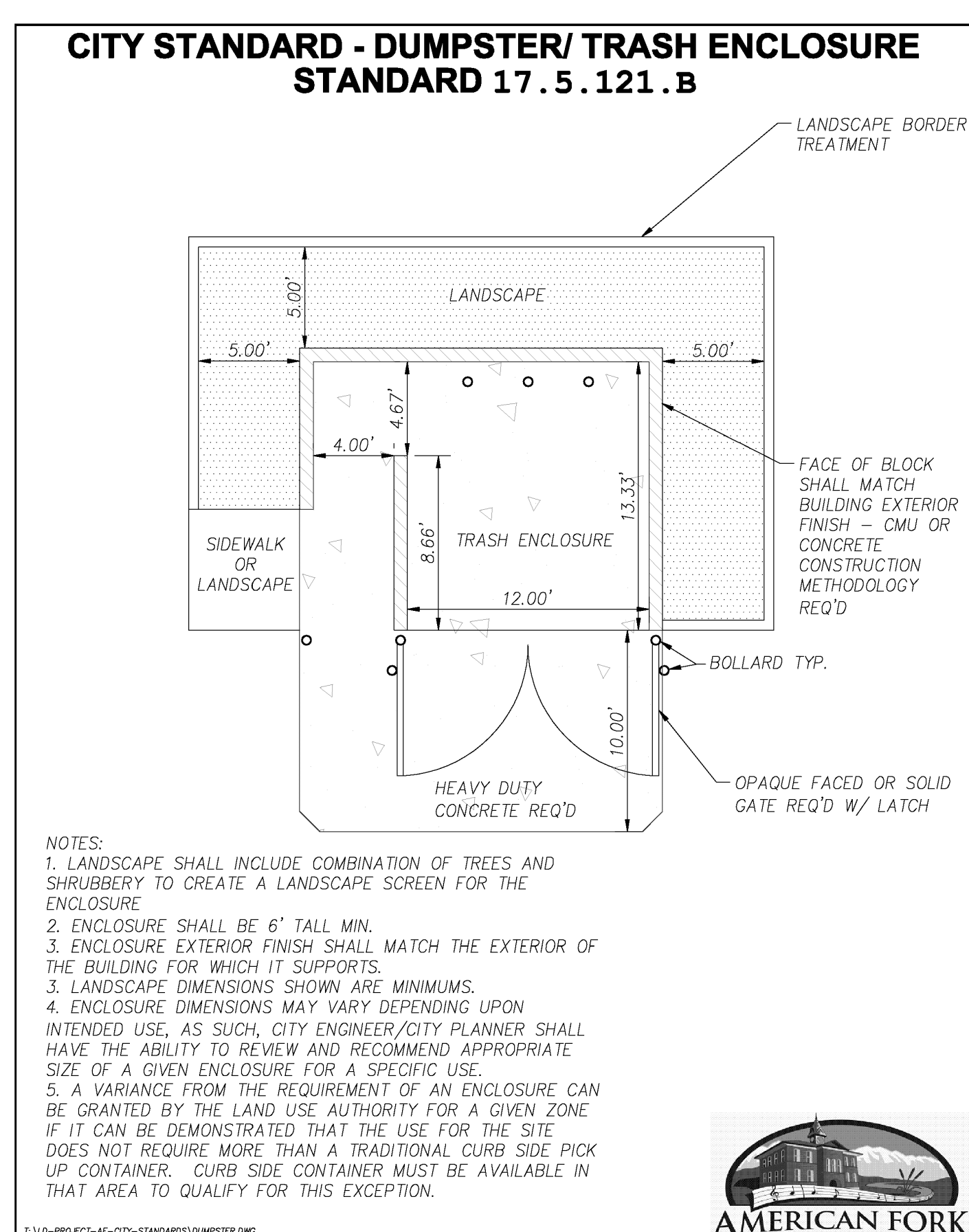
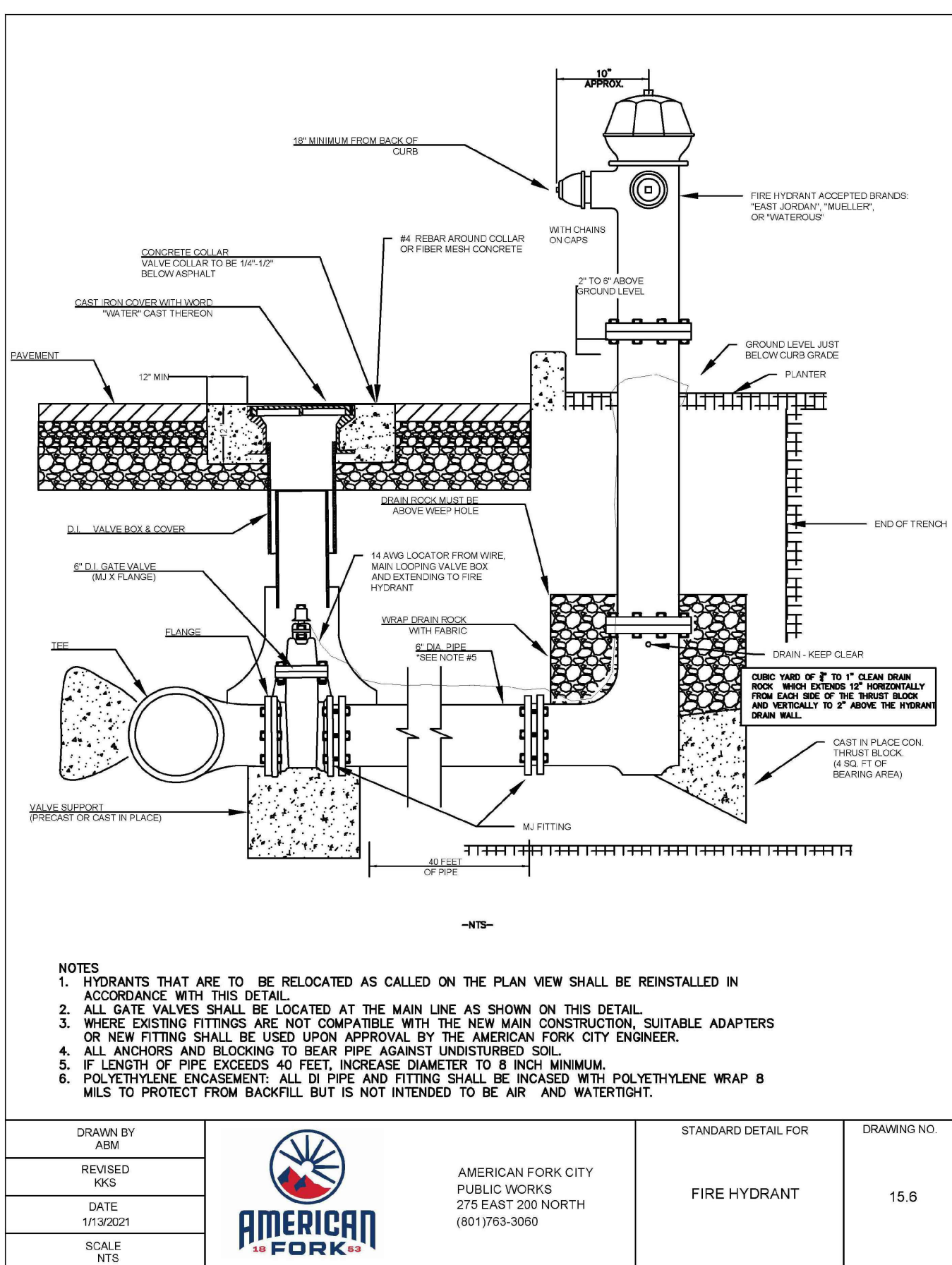
3/26/26

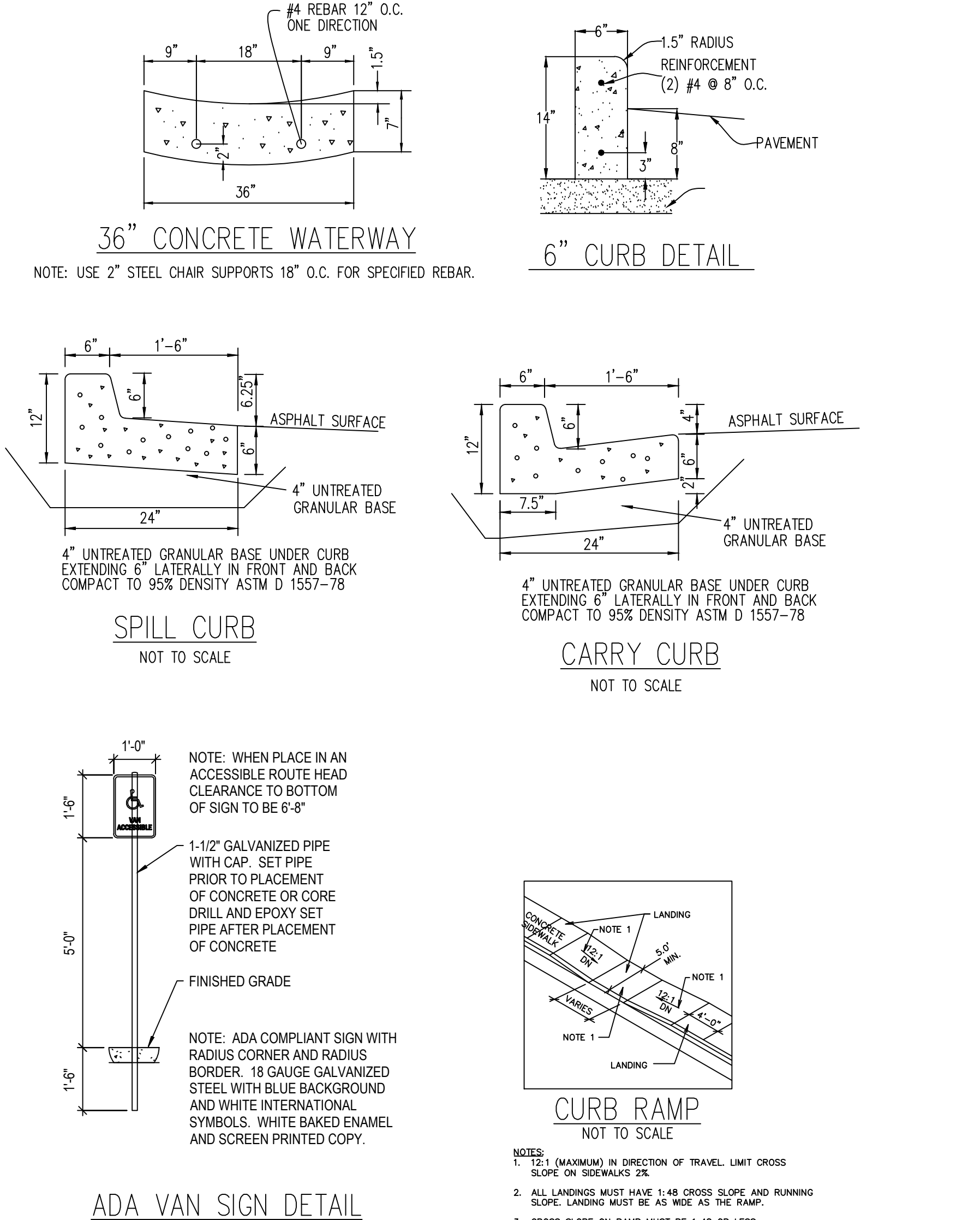
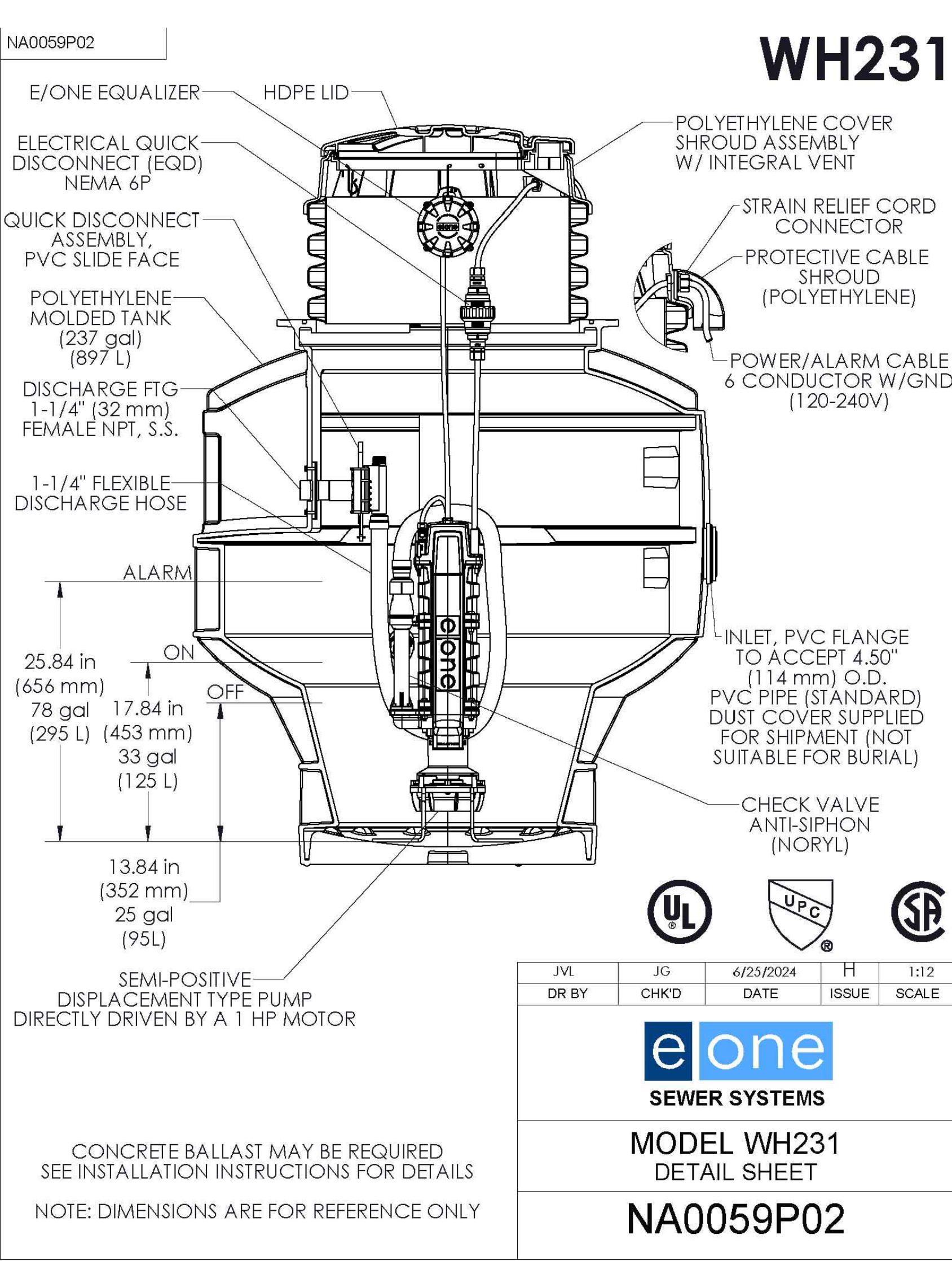
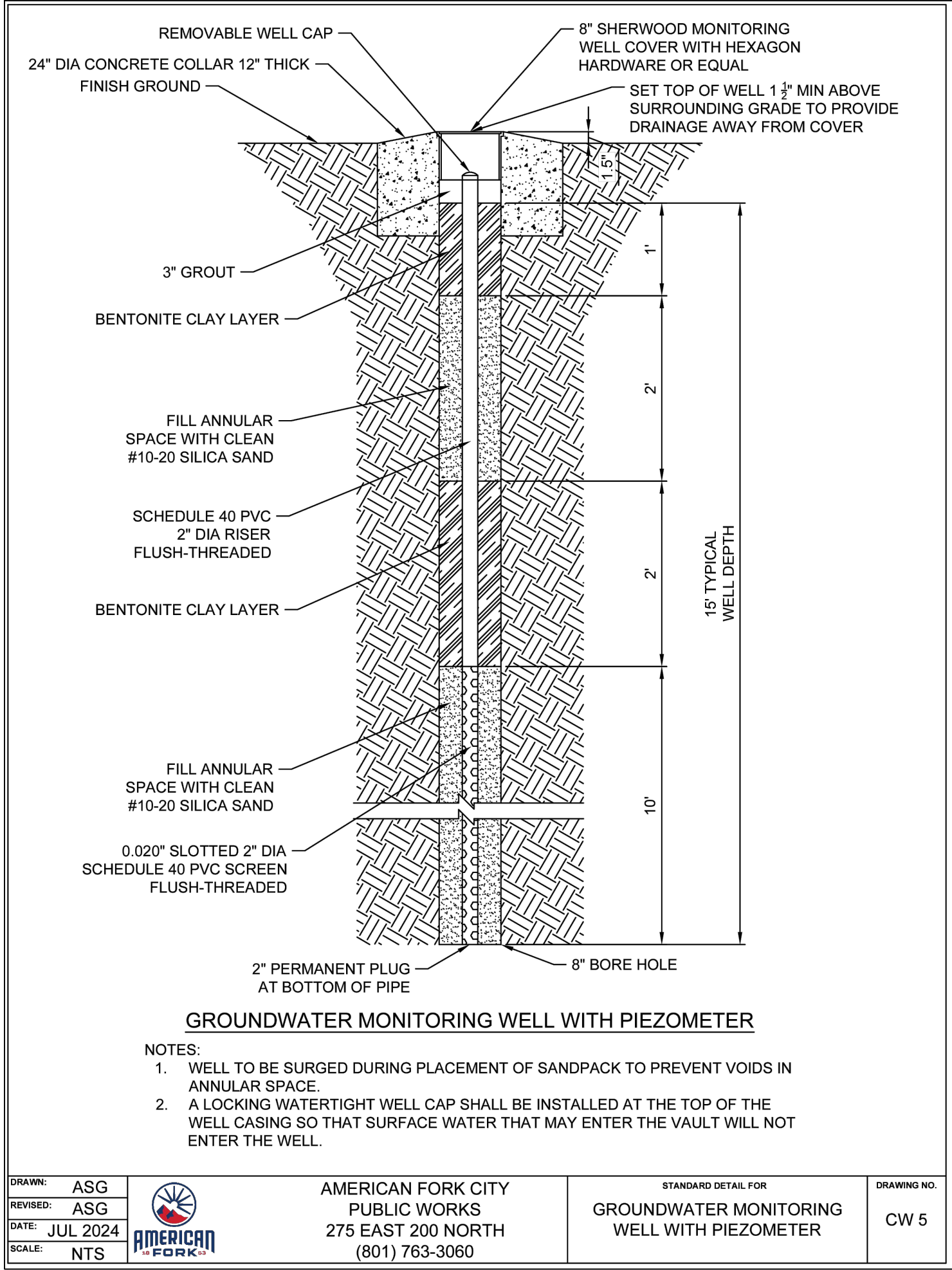
No. 270393

DAVID W. PETERSON

DWP

STATE OF UTAH





FlexStorm Pure™ Inlet Filter

FlexStorm Pure inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, FlexStorm Pure inlet filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

- Applications**

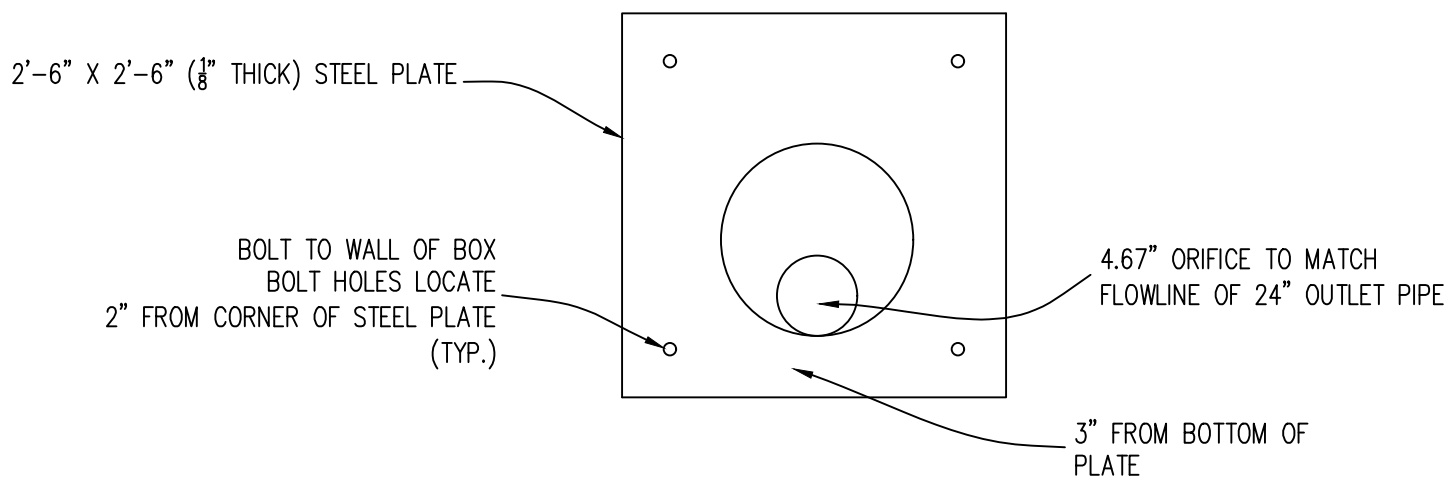
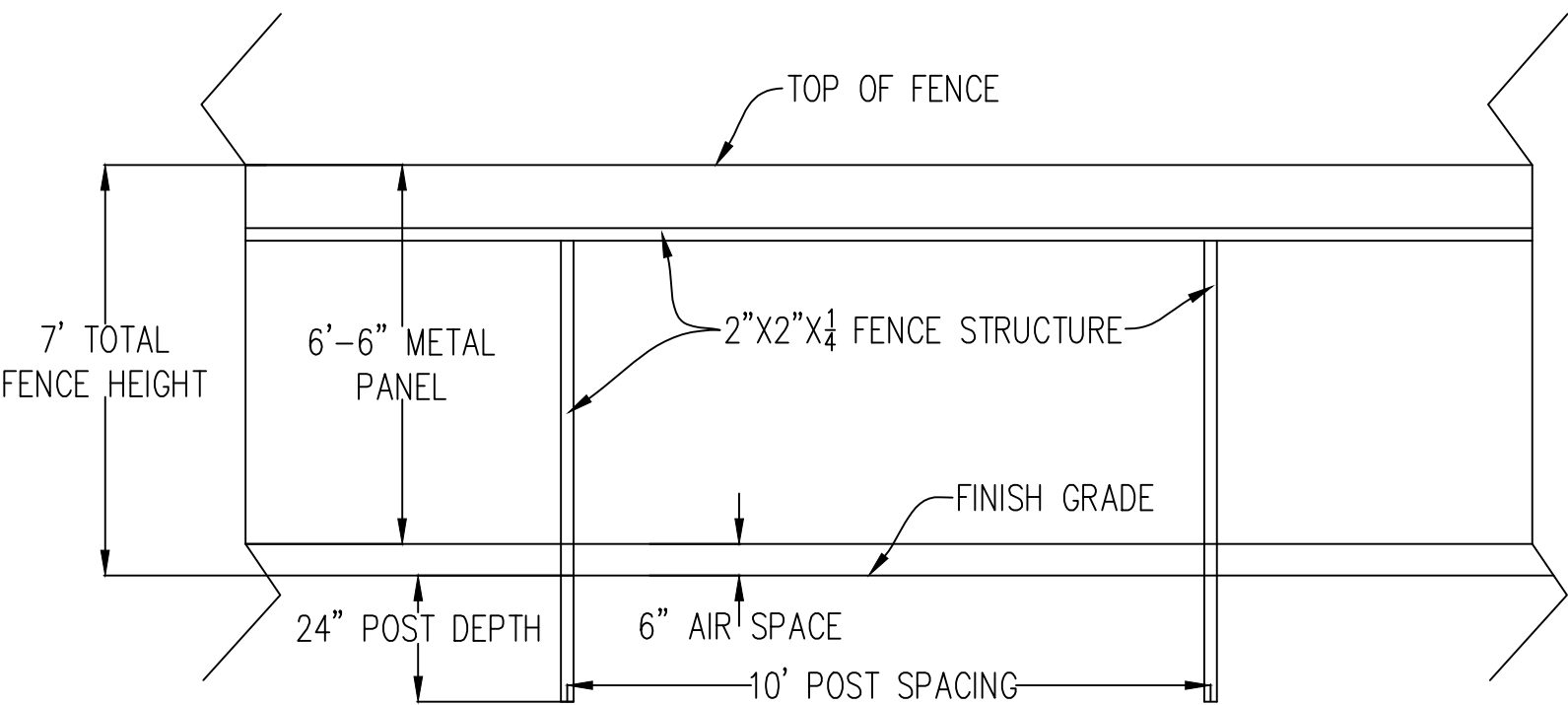
 - Car washes
 - Commercial
 - Loading ramps
 - Industrial

Features

 - Custom stainless steel frames are configured to fit into any drainage structure
 - Flow and bypass rates meet specific inlet requirements
 - Works below grade with bypass to drain area if bag is full
 - Installed and maintained by one worker, without additional equipment
- Gas stations
 - Parking lots
 - Dock drains
 - Maintenance

Benefits

 - Stainless steel frame provides extended service life
 - Easily replaceable filter bags
 - Meets stringent removal requirements:
 - All bags rated >84% removal efficiency
 - Bag styles available to remove hydrocarbon oils when required



REVISIONS			Developer: Sunline Landscape		SUNLINE LANDSCAPE		
Rev.	Date	Description	P.O. Box 836, Draper, UT 84020 801-253-6434		AMERICAN FORK 360 EAST 1700 SOUTH		UTAH
1	07/07/25	REVISED PER CITY REVIEW 1 COMMENTS			Drawn by:	G.J.Y.	Scale: NTS
2	08/13/25	REVISED PER CITY REVIEW 2 COMMENTS			Designed by:	G.J.Y.	Date: 11/14/24
					Checked by:	D.W.P.	C11

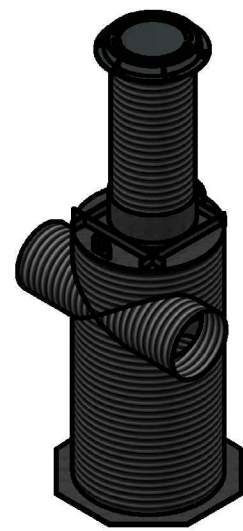
EXCEL
ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

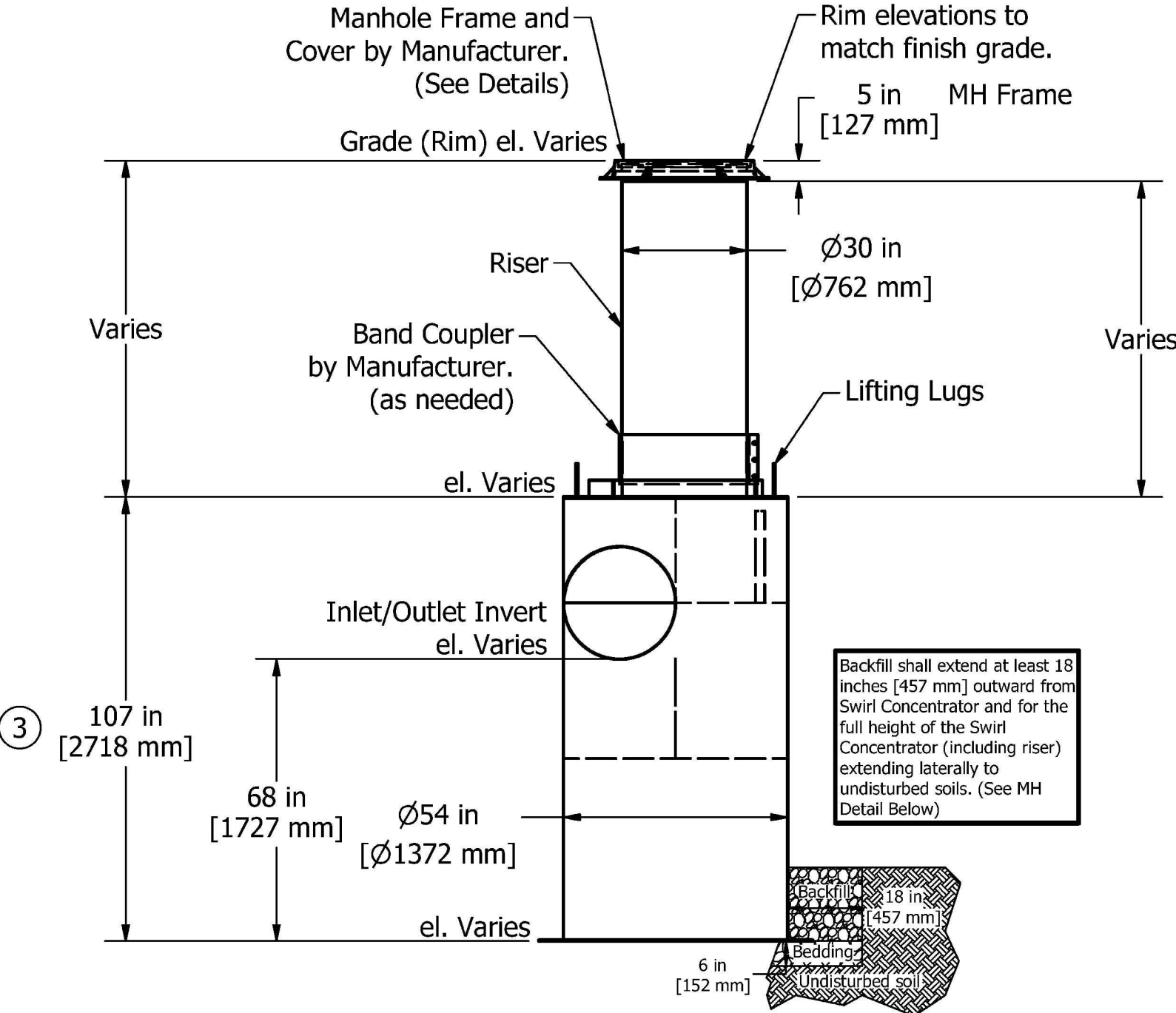
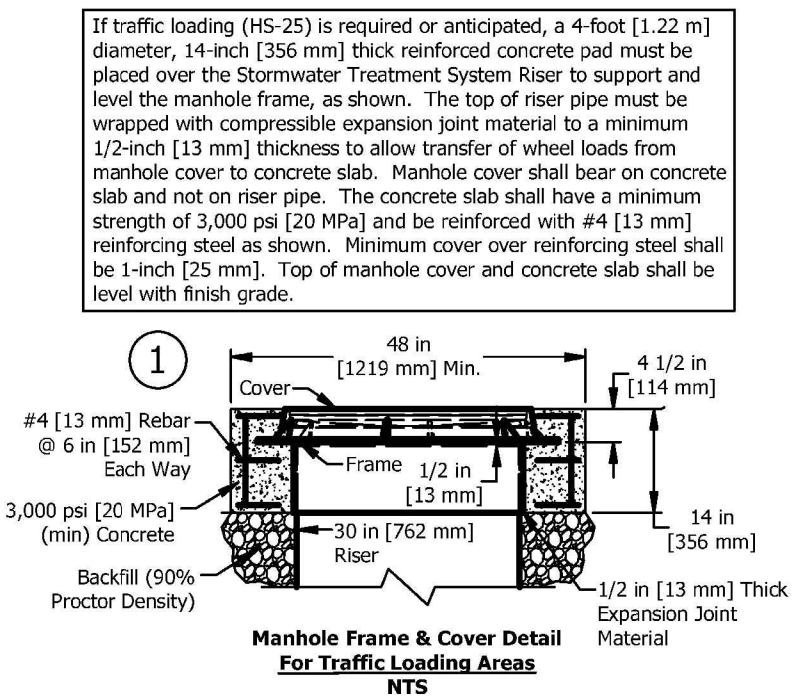
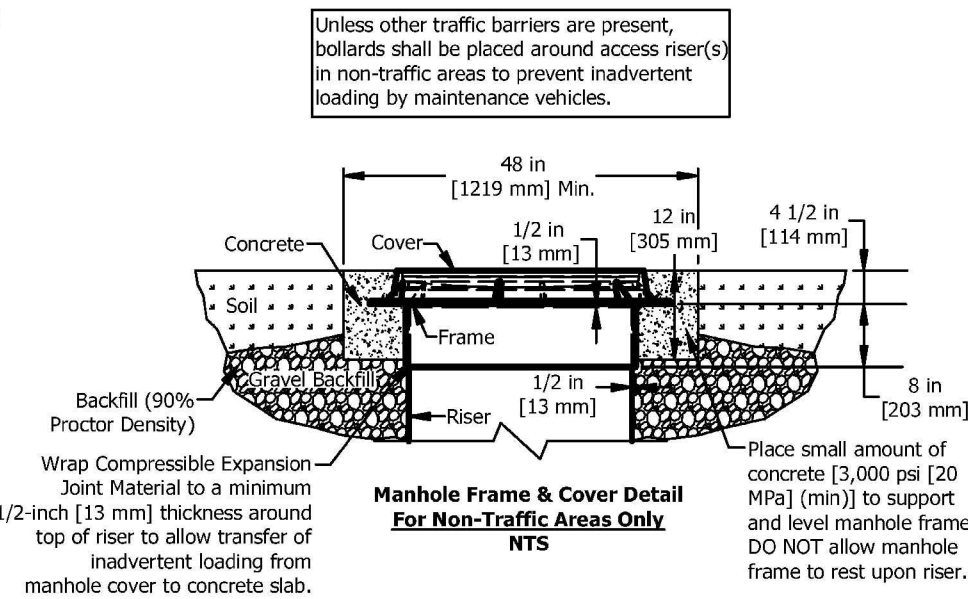
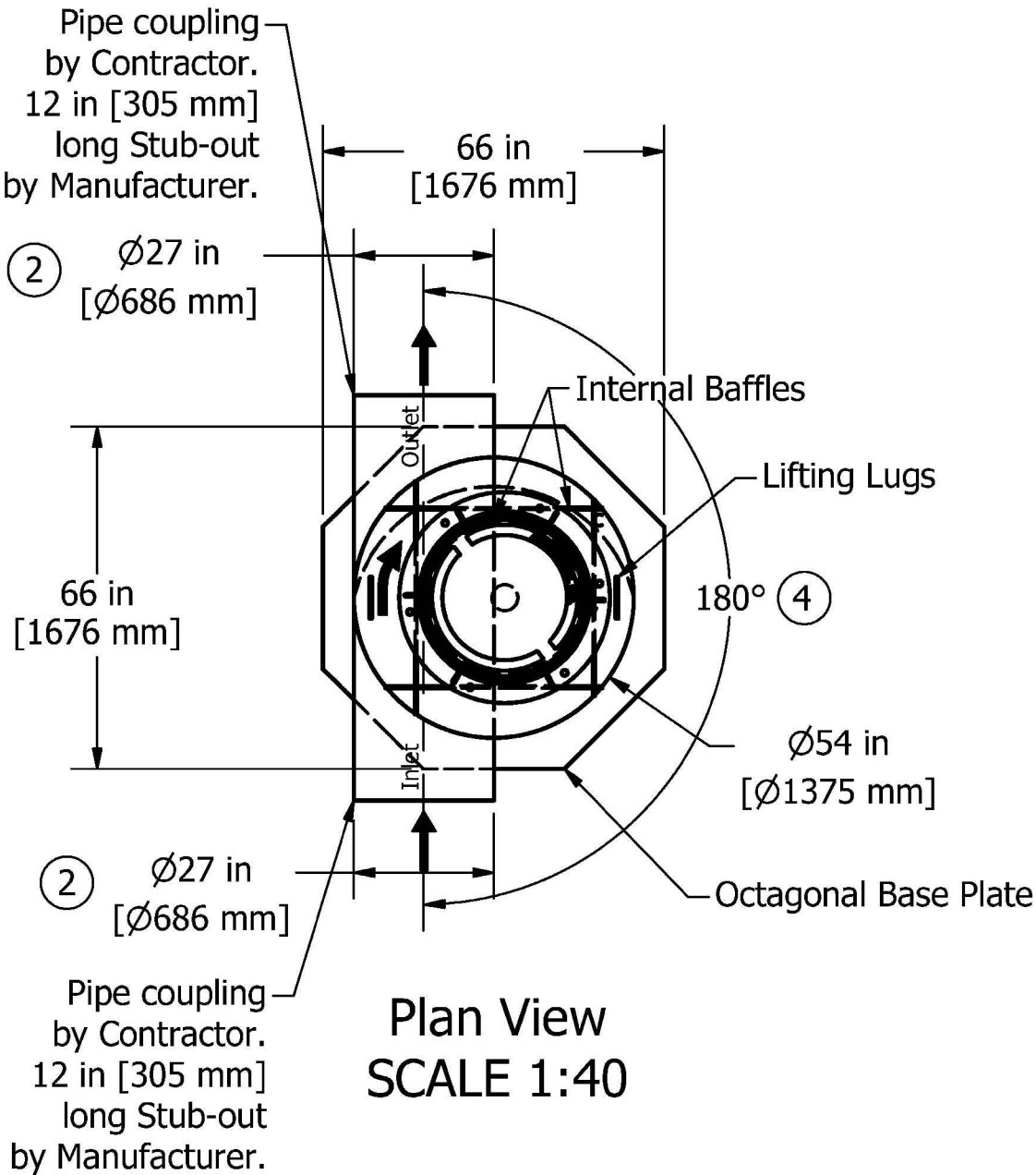
DETAIL SHEET



Aqua-Swirl® Polymer Coated Steel (PCS)
Stormwater Treatment System



Projected View
SCALE 1:80

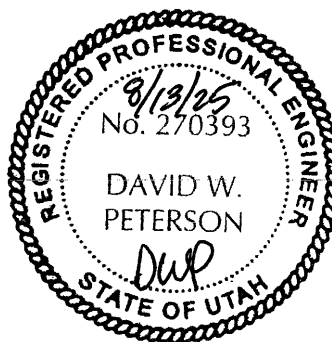


Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 2000 lbs [900 kg].

- 1 As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- 2 AS-4 BYP inlet/outlet pipe size ranges from 12 in [305 mm] to 27 in [686 mm].
- 3 AS-4 chamber height may vary from 92 in [2337 mm] to 107 in [2718 mm], depending on inlet/outlet pipe size.
- 4 Orientation may vary from a minimum of 90° to a maximum of 180°.

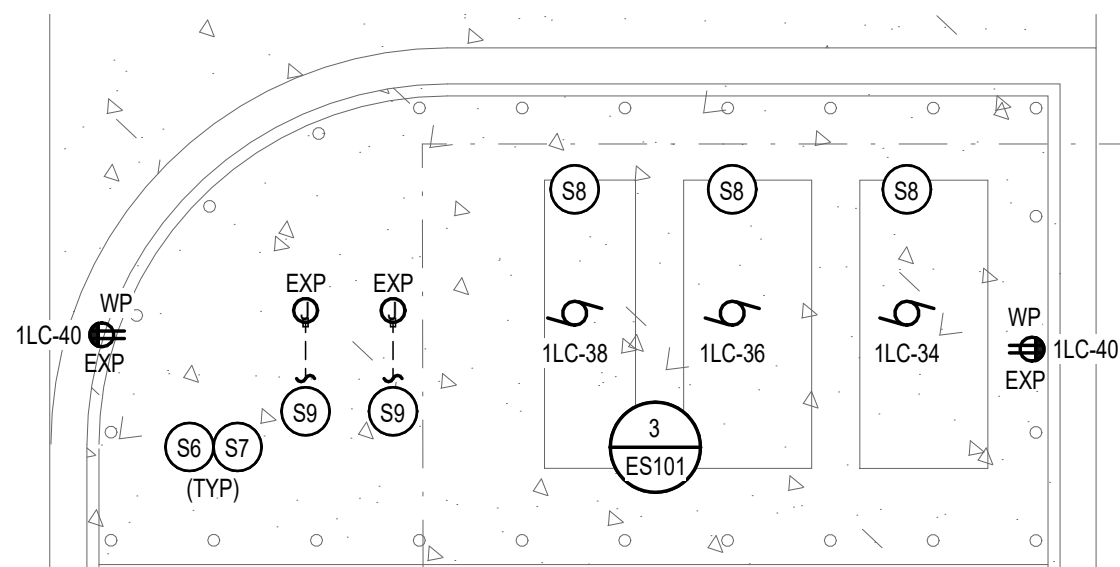
AquaShield
STORMWATER TREATMENT SOLUTIONS
2733 Kanawha Drive, Suite 111, Chattanooga, TN 37343
Phone (888) 344-9044 Fax (423) 826-2112
www.aquashieldinc.com

Aqua-Swirl® Concentrator AS-4 BYP CW	Structure #:	AS-4 STD	Rwdd	Rvw	Date
	Drawn By:	OFlores			
	Scale:	As Shown			
	Date:	2/22/2023			
Standard Detail		U.S. Patent No. 6524473 and other Patent Pending			



REVISIONS		
Rev.	Date	Description

Developer: Sunline Landscape P.O. Box 836, Draper, UT 84020 801-253-6434		SUNLINE LANDSCAPE AMERICAN FORK 360 EAST 1700 SOUTH UTAH	
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: G.J.Y. Designed by: G.J.Y. Checked by: D.W.P.	DETAIL SHEET	Scale: NTS
			Date: 07/07/25
			C12



FUEL ISLAND

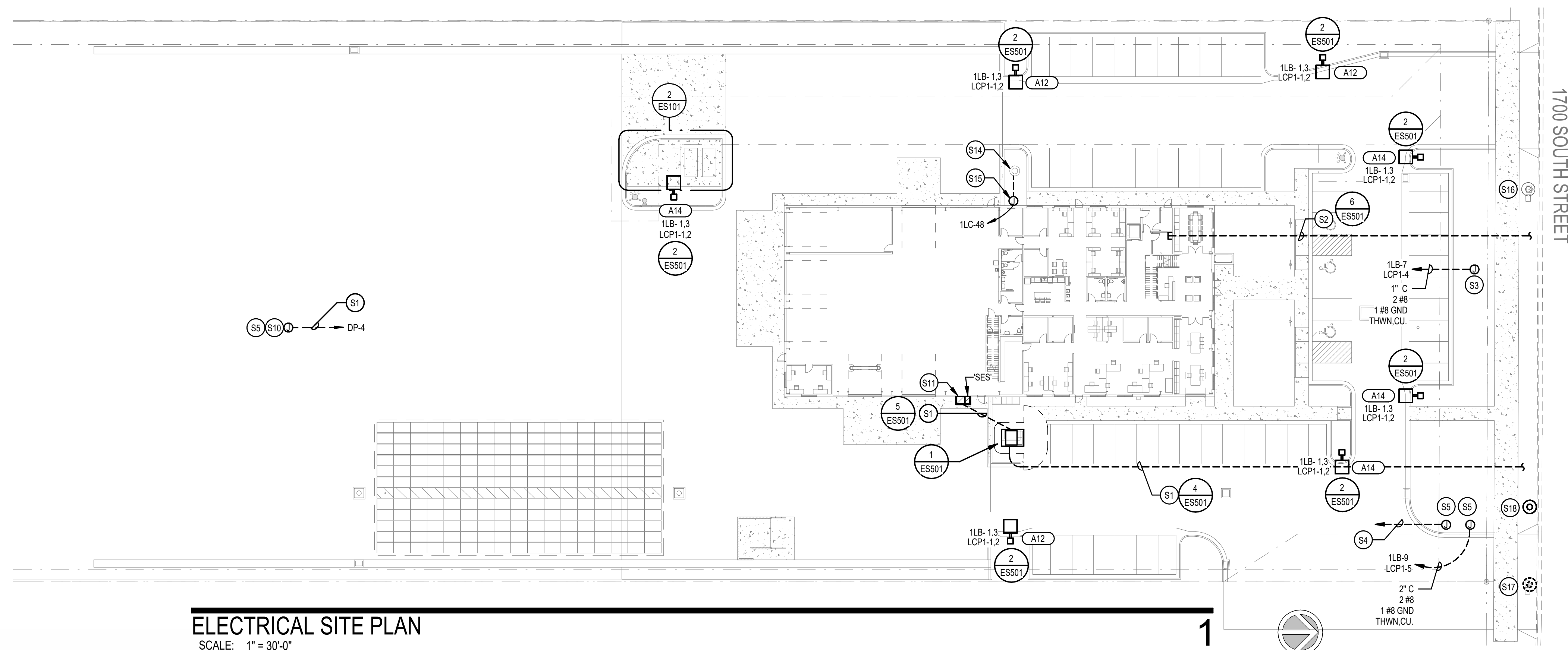
SCALE: 1/8" = 1'-0"

2



ROCKY MOUNTAIN POWER:
TERIA WALKER
Tel: 801.756.1310
Email: teria.walker@rockymountainpower.net

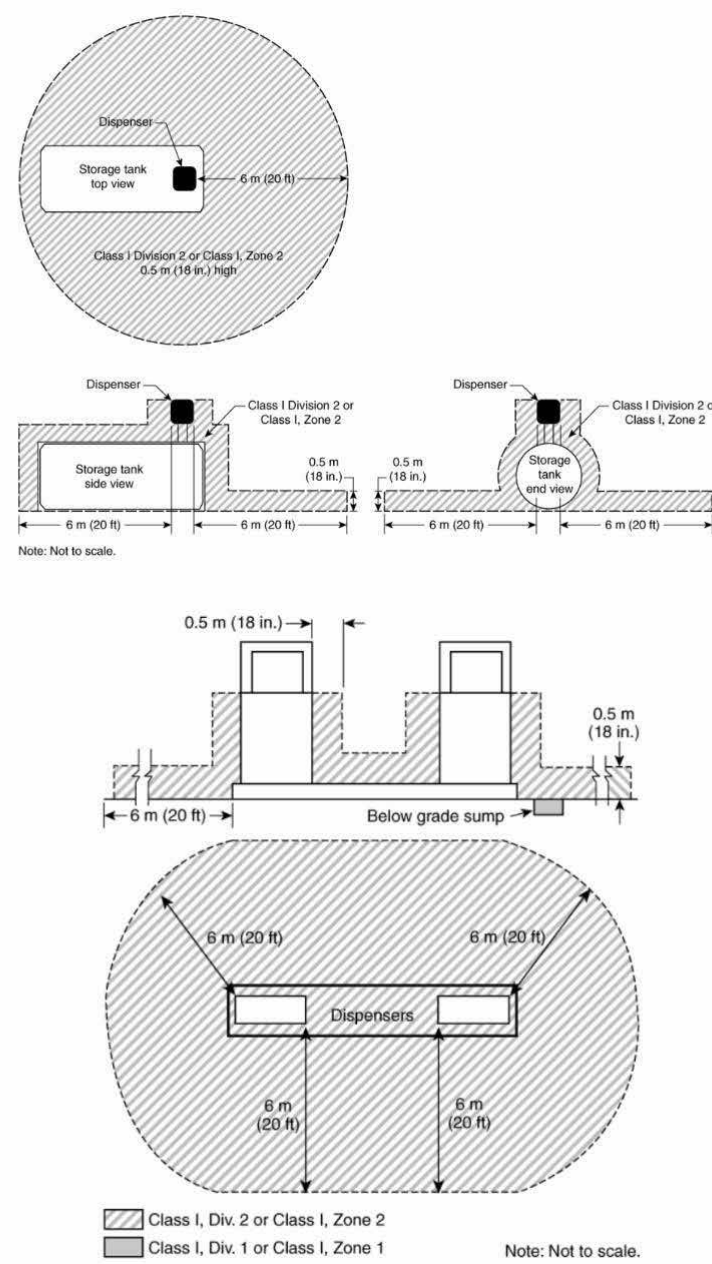
LUMEN:
RYAN ALLRED
Tel: 801.238.0416
Email: ryan.allred1@centurylink.com



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

1



NEC - 514.3

HAZARDOUS AREA CLASSIFICATION (TANK & DISPENSERS)

SCALE: NONE

UTILITY REQUIREMENTS:

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER AND LUMEN REQUIREMENTS.
3. OWNER TO PAY ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND LUMEN.

UTILITY COORDINATION REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE UTILITY COMPANY WITH A WRITTEN STATEMENT WITH A SKETCH, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITY COMPANY, THE UTILITY COMPANY WILL PROVIDE A WRITTEN STATEMENT WITH A SKETCH TO THE UTILITY COMPANY TO THE ARCHITECT AND AS AN ADDITIONAL CHARGE TO THE OWNER. COORDINATION WILL BE DONE AT NO SIGNIFICANT RISK TO THE CONTRACTOR.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER, ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.



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240 E. MORRIS AVE. SUITE 200
SALT LAKE CITY, UT 84115
P (801) 534-1130

www.envisioneng.com

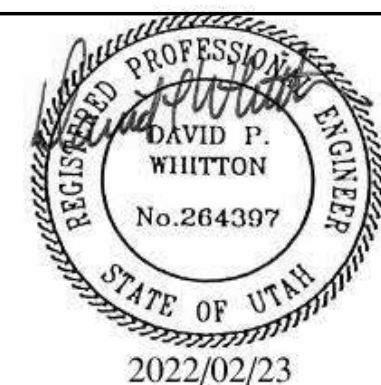
ENV:2022-208.00

SITE GENERAL NOTES:

1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS, PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 12" TO THE TOP OF THE CONDUIT TO THE FINISHED GRADE.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

Revision Schedule

#	Description	Date
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11576 South State Street, Suite 103b
Draper, Utah 84020

Sunline landscapes

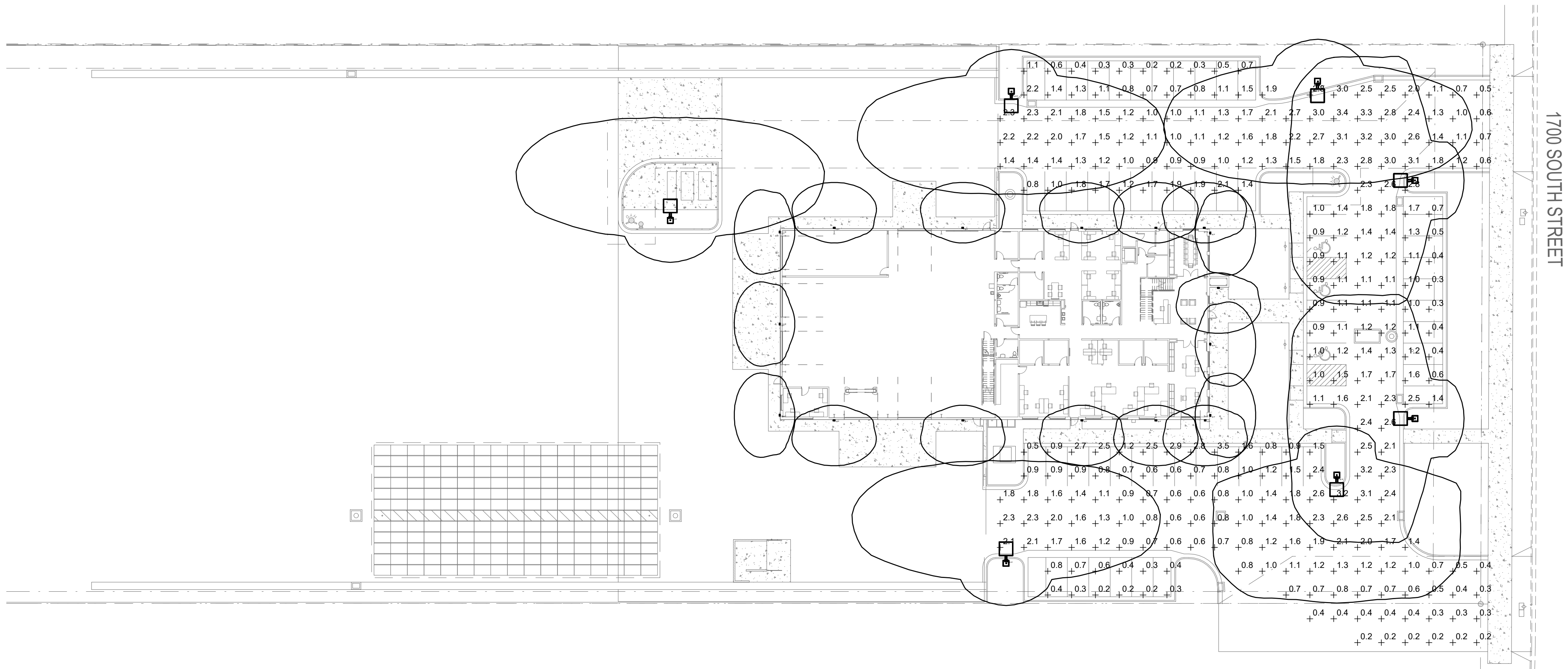
Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Project Number: 22-5

February 23, 2022

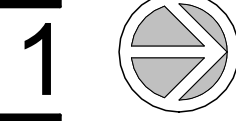
ELECTRICAL SITE PLAN

ES101



ELECTRICAL SITE ILLUMINATION PLAN

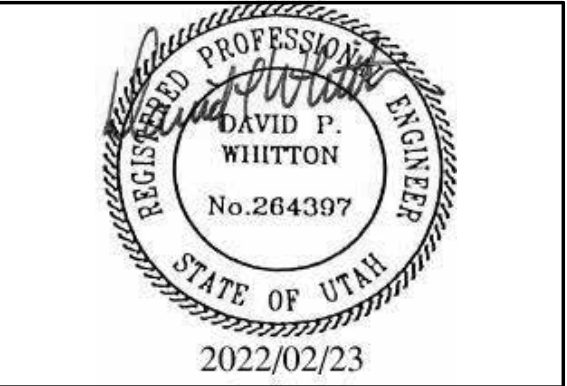
SCALE: 1" = 30'-0"



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ENV-2022-208.00

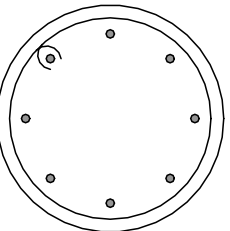
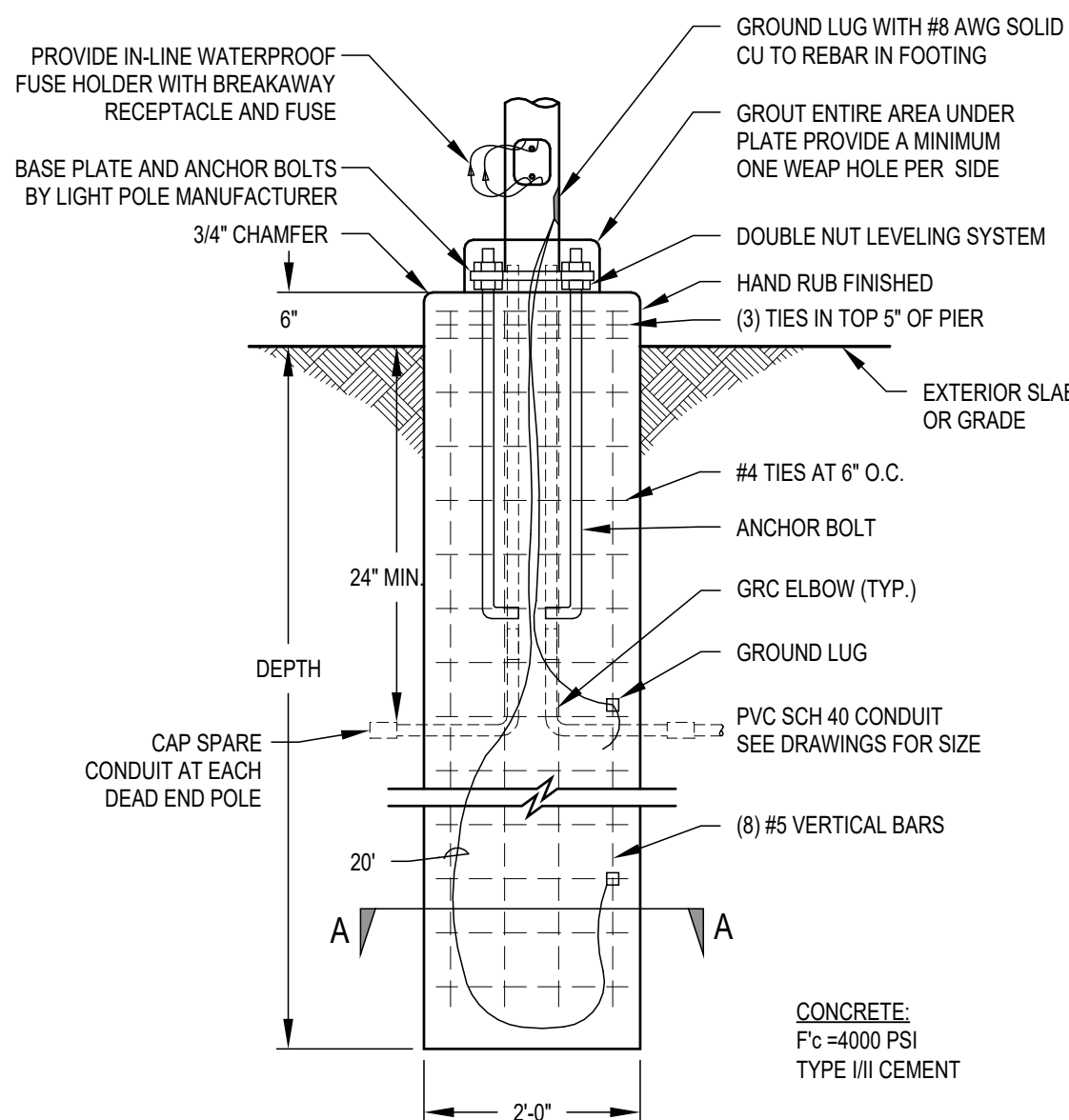
Revision Schedule		
#	Description	Date



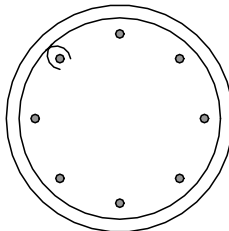
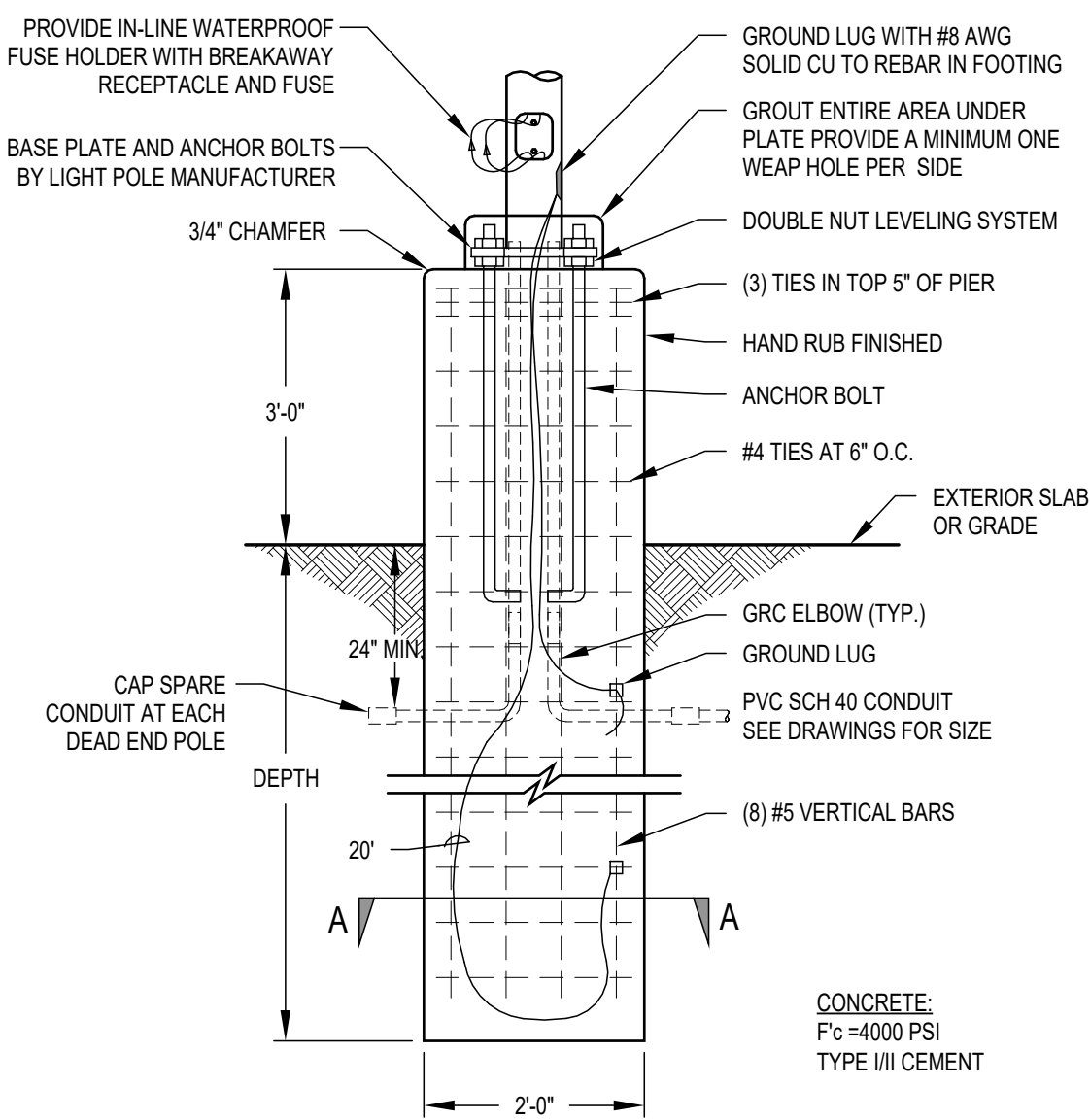
A New Building for:
Sunline Landscapes
Lakeland Industrial Park - Lot 1
1700 South American Fork, Utah

Project Number:	22-53
February 23, 2022	
ELECTRICAL SITE ILLUMINATION PLAN	

ES102



SECTION A-A



SECTION A-A

3 BOLTED LIGHT POLE BASE DETAIL

SCALE: NONE

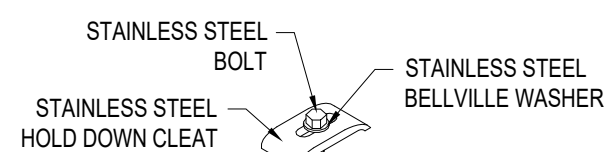
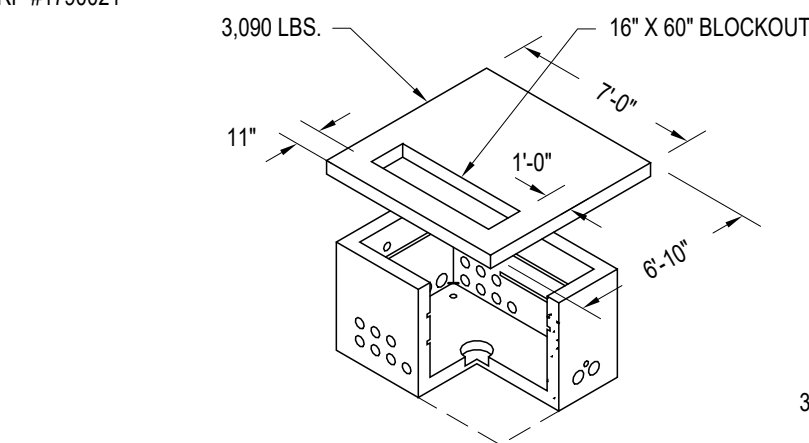
2 BOLTED LIGHT POLE BASE DETAIL

SCALE: NONE

NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASE IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.

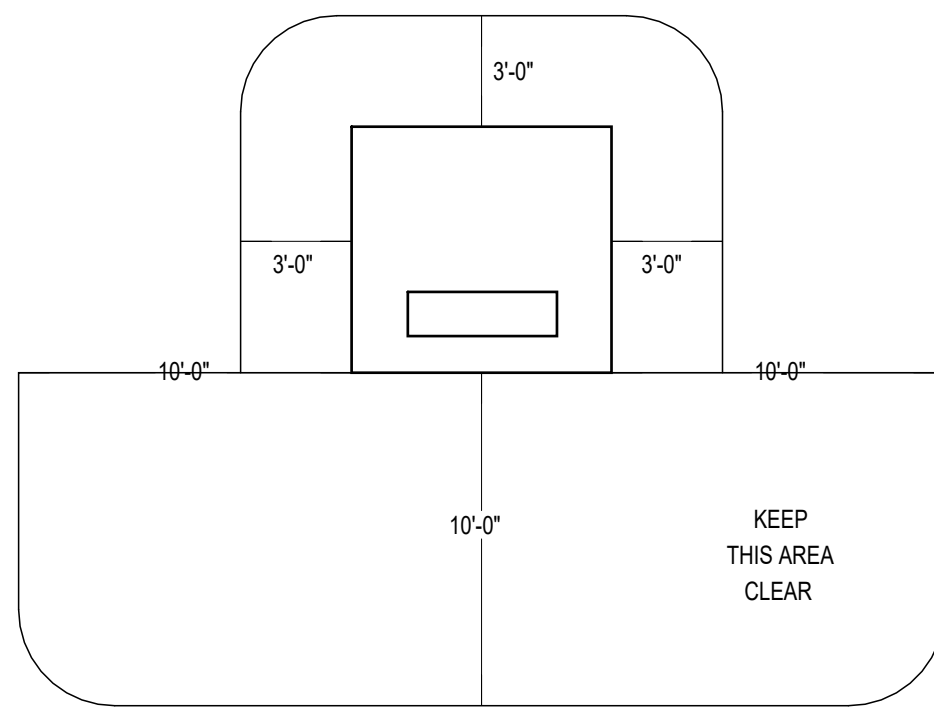
OPTIONAL TOPS

2.4 - 25KV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS
PCORP #7992601 - SI #1790024
2.4 - 25KV, 3-PHASE TRANSFORMER PAD ONLY (NO BASE)
PCORP #1790021



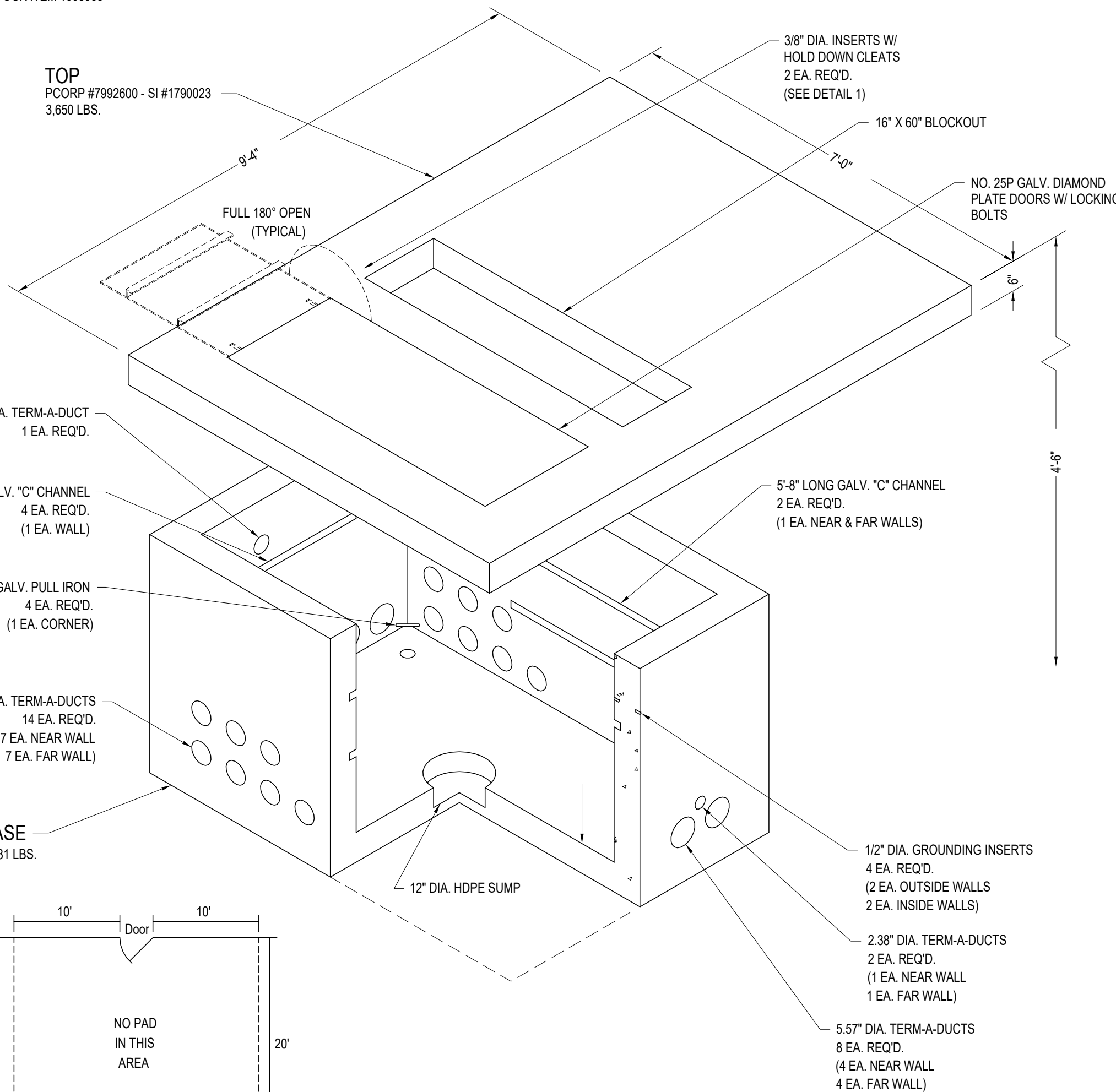
HOLD DOWN CLEAT DETAIL 1

1 1/4" X 2 1/2" STAINLESS STEEL HOLD-DOWN CLEAT - 2 REQ'D.
3/8" X 1 1/4" STAINLESS STEEL BOLT - 2 REQ'D.
3/8" STAINLESS STEEL BELLVILLE WASHER - 2 REQ'D.



1 ROCKY MOUNTAIN POWER TRANSFORMER PAD VAULT DETAIL

SCALE: NONE

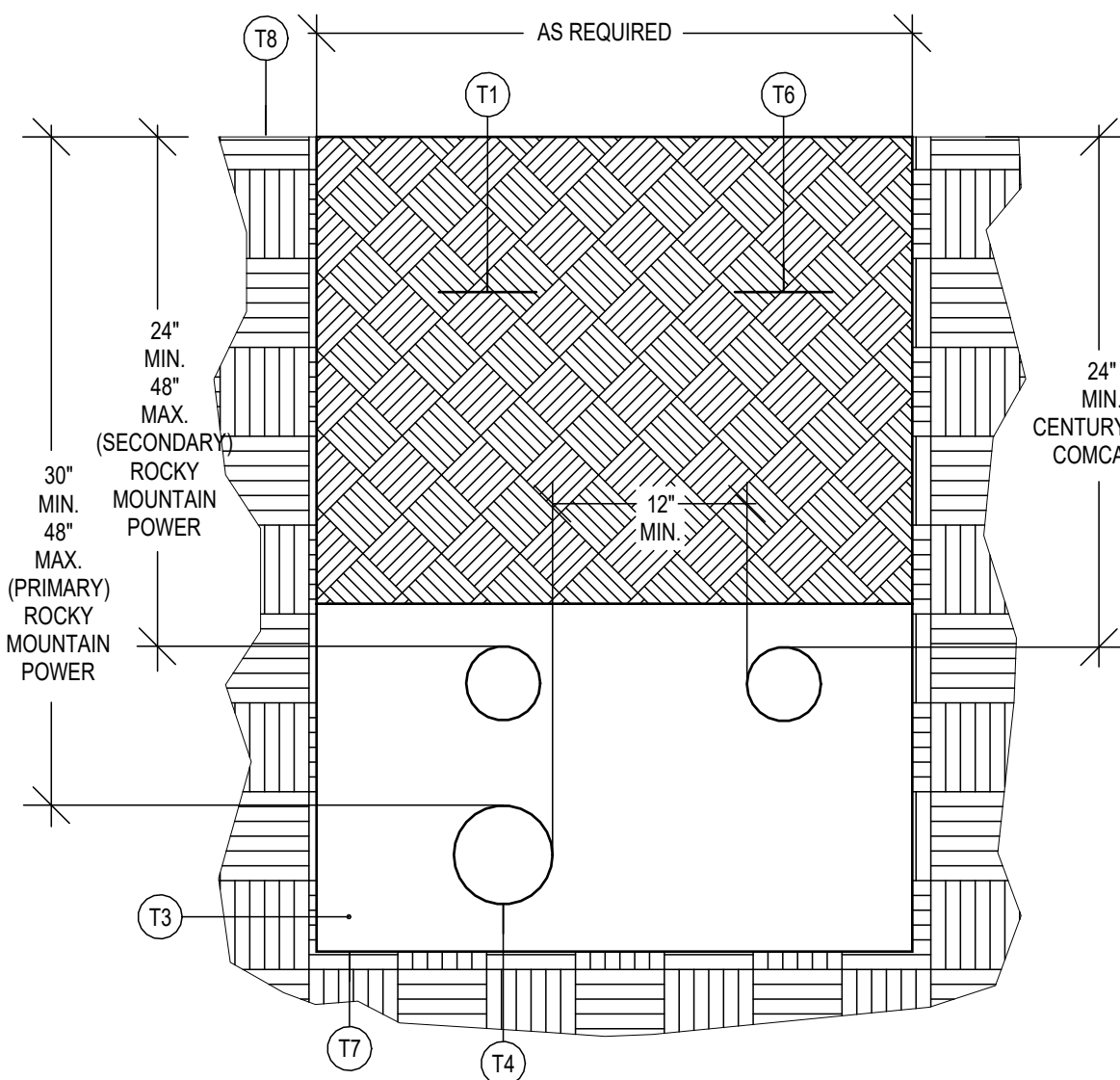


TRENCHING KEYED NOTES: (T#)

- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC OR AS REQUIRED BY UTILITY. REFER TO SITE PLANS AND ONE-LINE DIAGRAM FOR QUANTITY REQUIRED.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

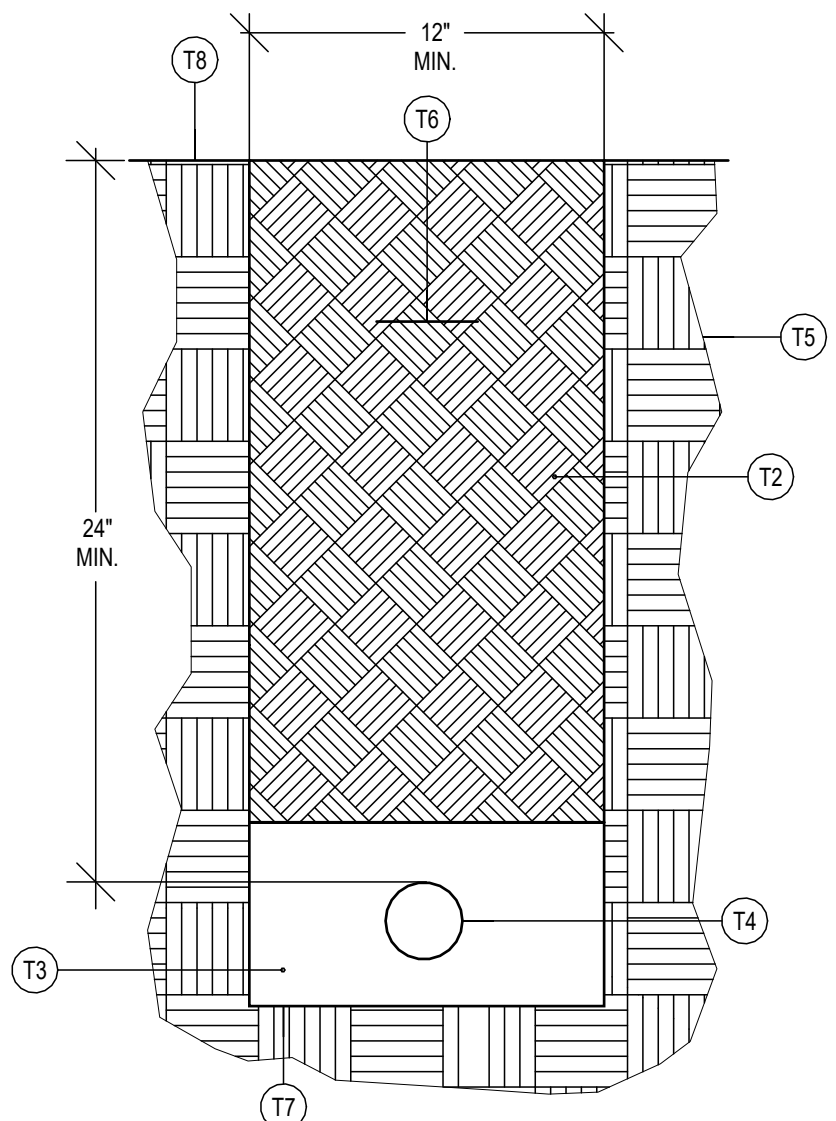
- PROVIDE 1/4" NYLON PULL ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER AND CENTURYLINK PRIOR TO ANY TRENCHING.



7 TRENCH DETAIL

SCALE: NONE

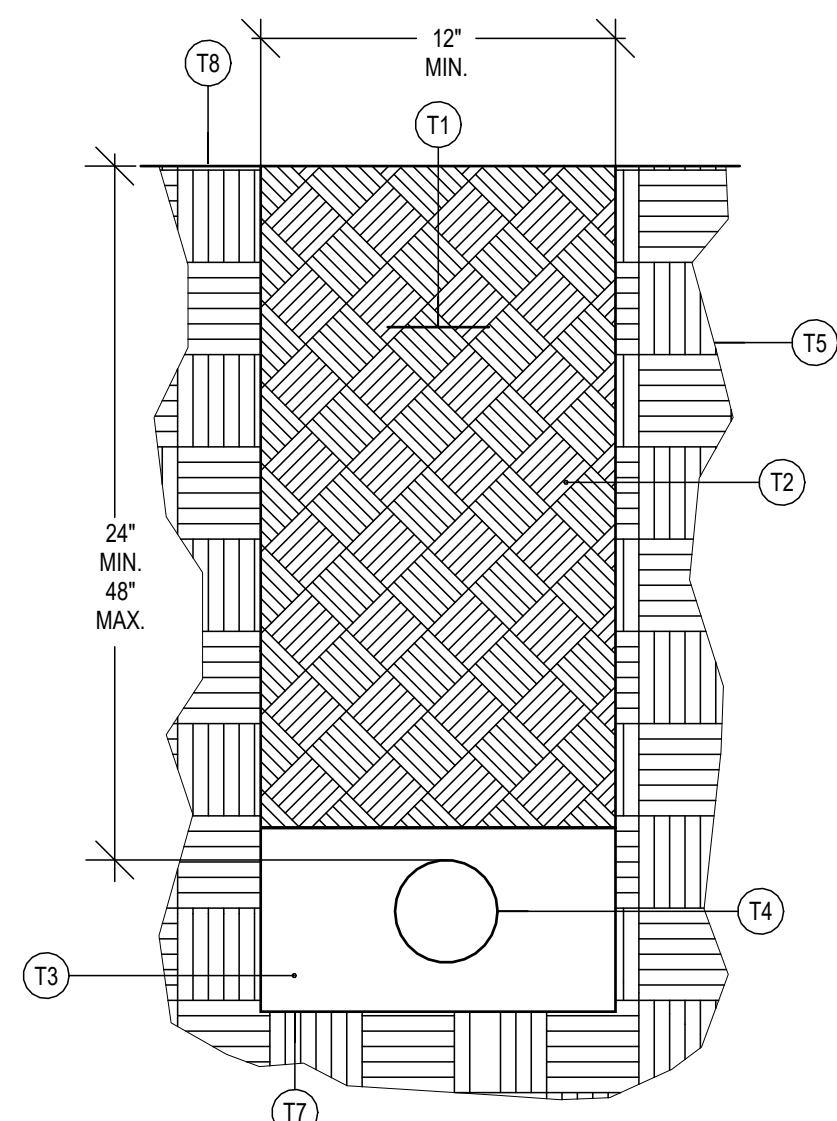
ROCKY MOUNTAIN POWER / LUMEN (JOINT USE)



6 TRENCH DETAIL

SCALE: NONE

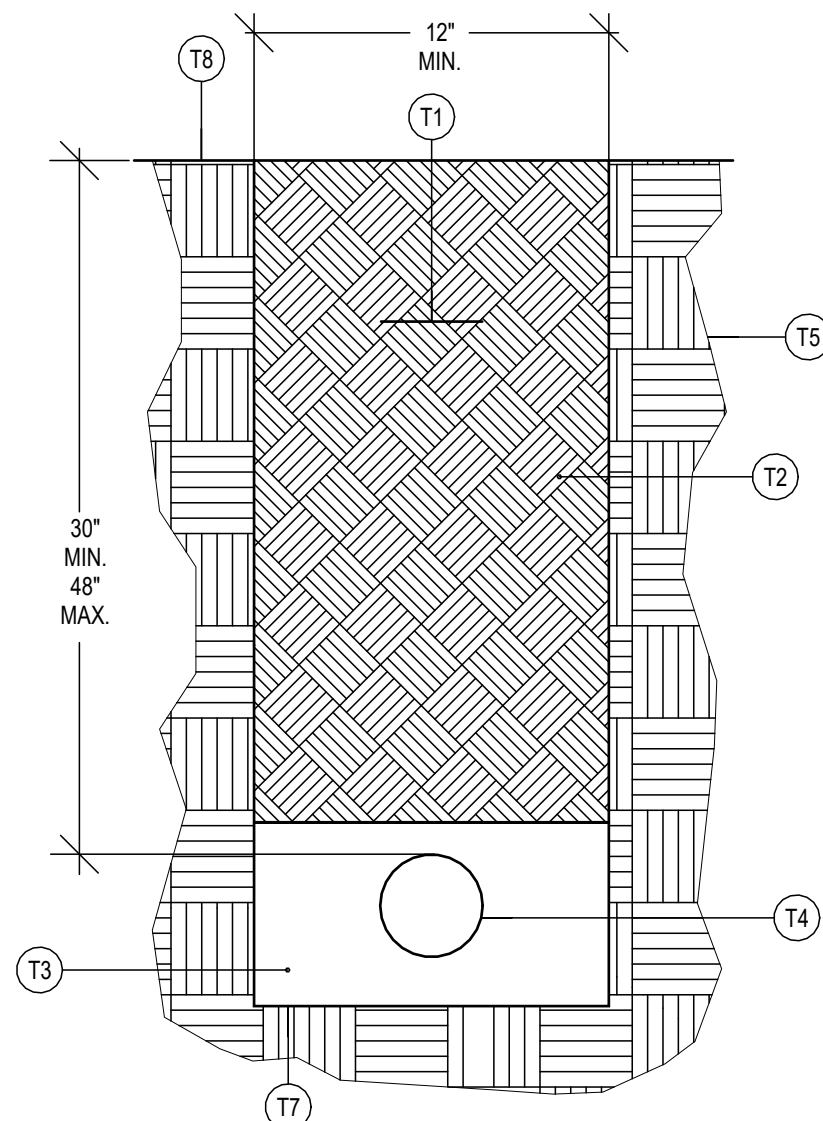
LUMEN



5 TRENCH DETAIL

SCALE: NONE

ROCKY MOUNTAIN POWER (SECONDARY POWER)



4 TRENCH DETAIL

SCALE: NONE

ROCKY MOUNTAIN POWER (PRIMARY POWER)

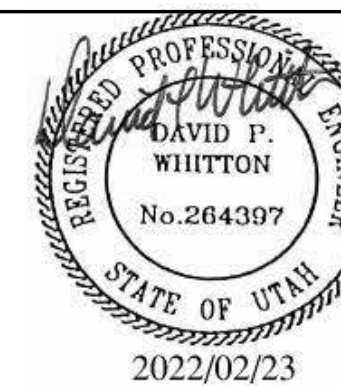


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SALT LAKE CITY, UT 84115
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ENV-2022-208.00

Revision Schedule

#	Description	Date
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A New Building for:

Sunline Landscapes

Lakeland Industrial Park - Lot 1
1700 South American Fork, Utah

Lot 2

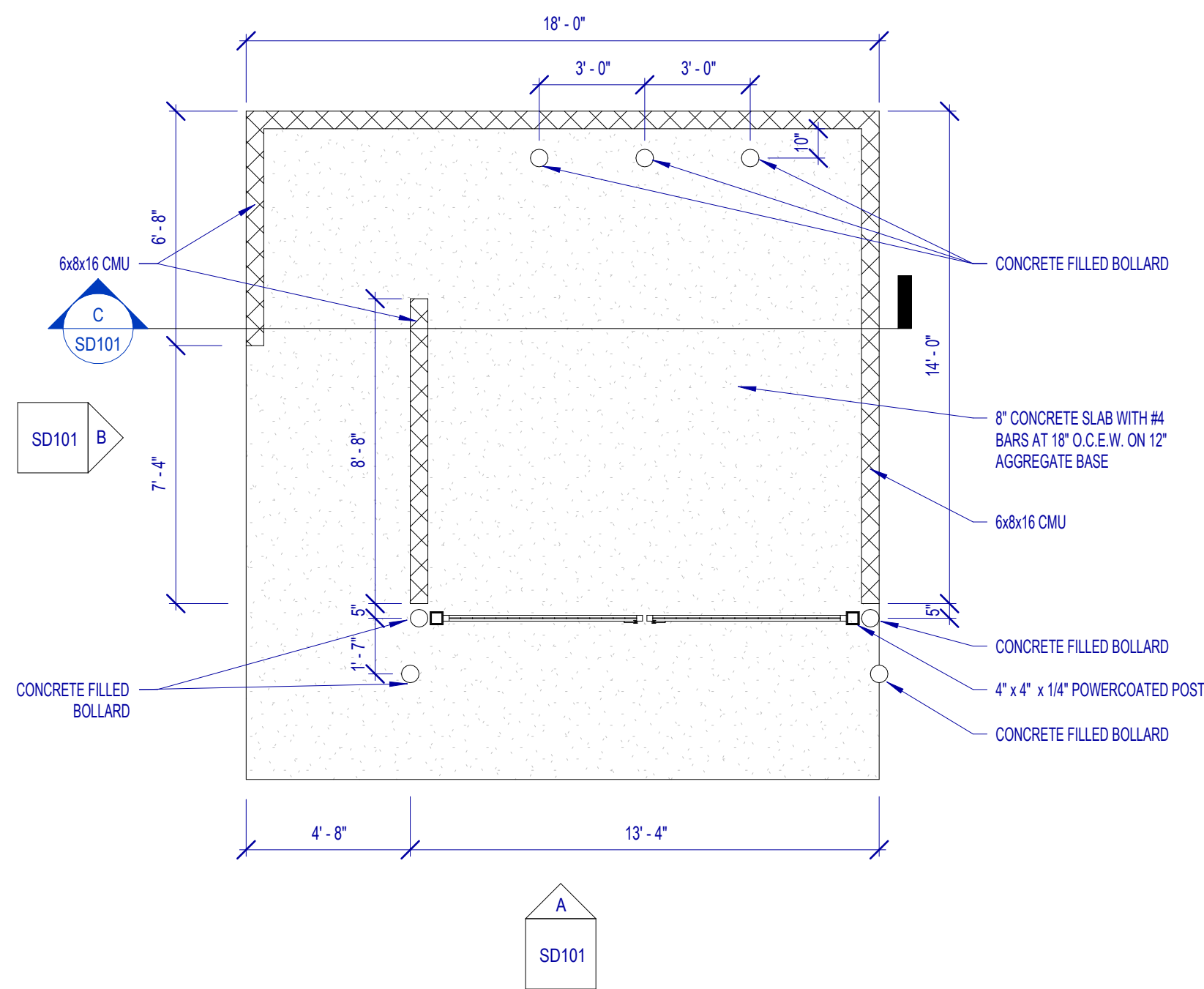
Update

Project Number: 22-53

February 23, 2022

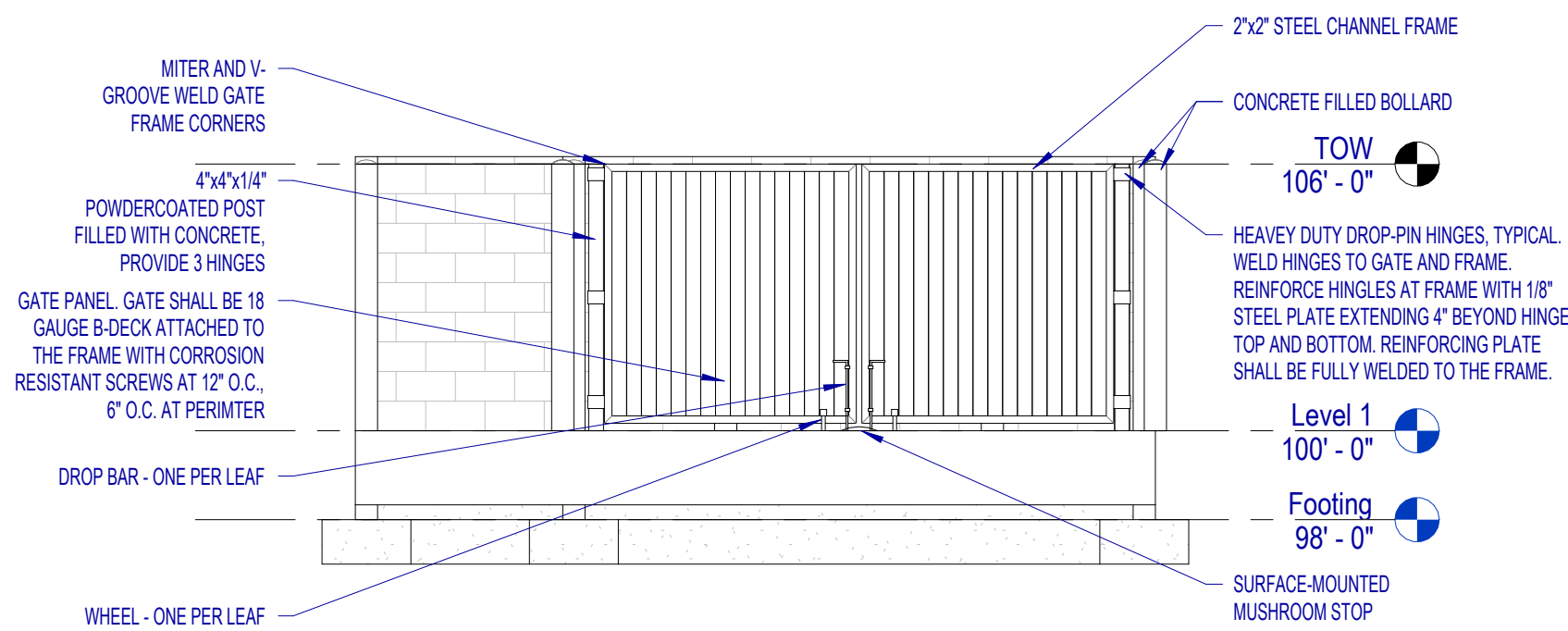
ELECTRICAL SITE PLAN DETAILS

ES501



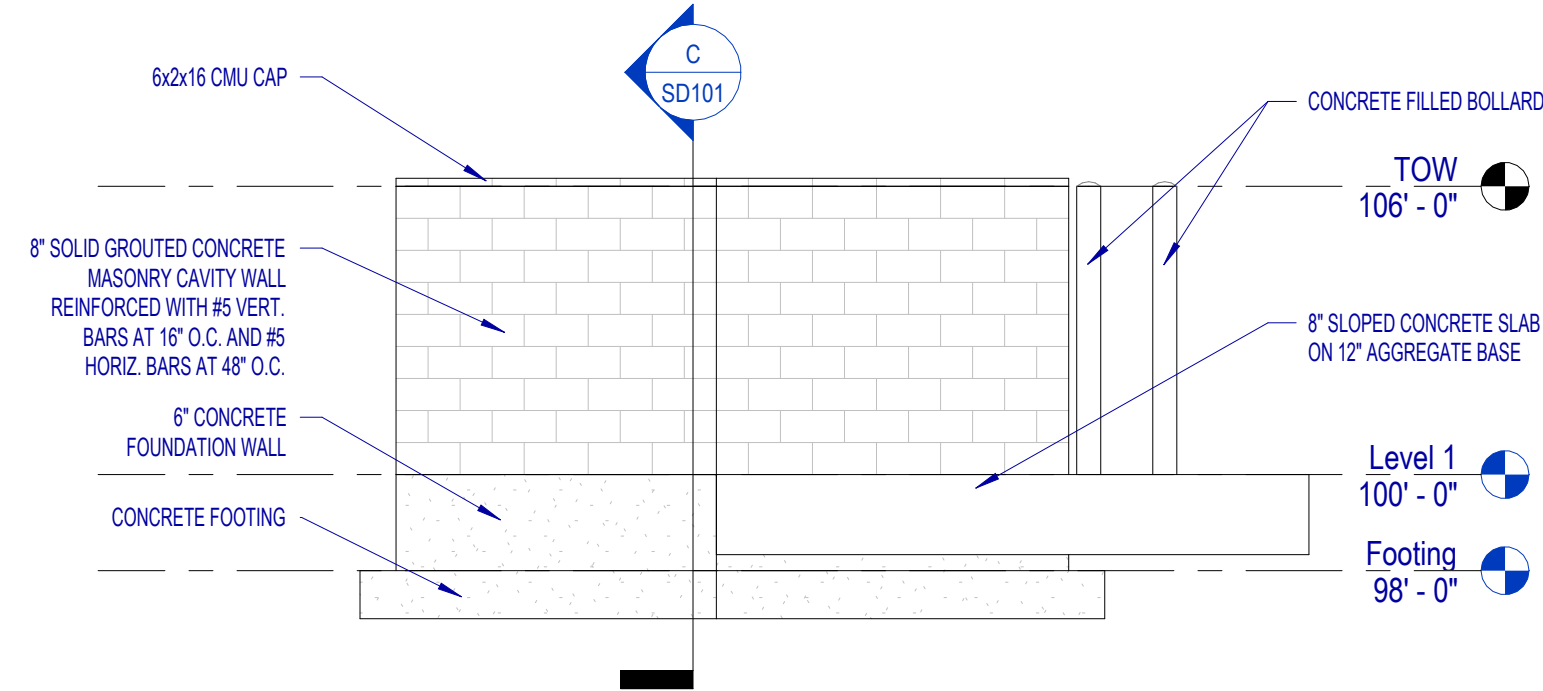
Floor Plan
SCALE: 1/4" = 1'-0"

1



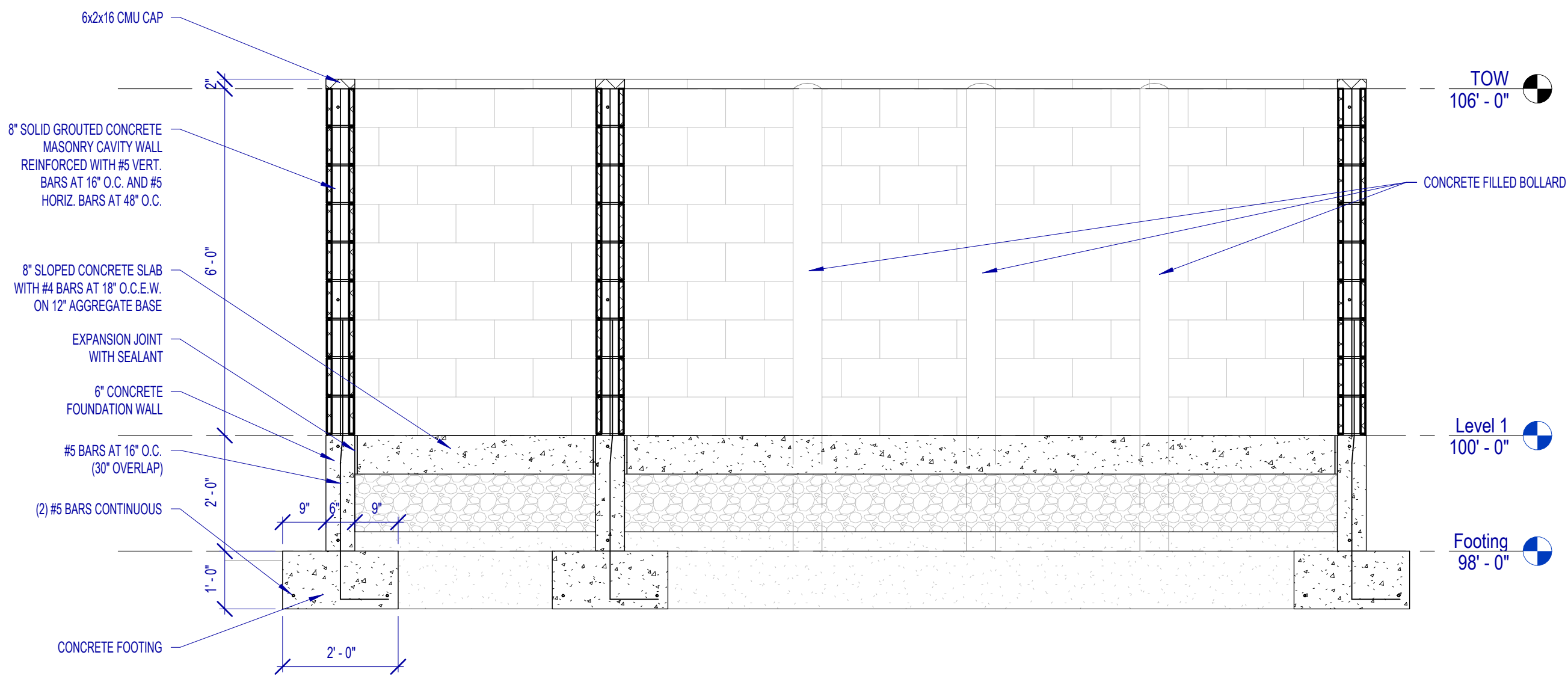
Exterior Elevation
SCALE: 1/4" = 1'-0"

A



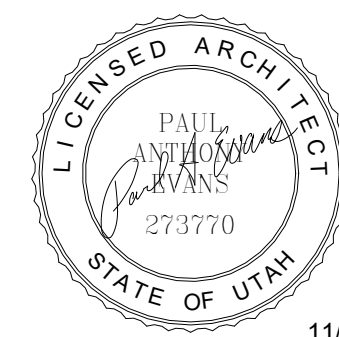
Exterior Elevation
SCALE: 1/4" = 1'-0"

B



Section
SCALE: 1/2" = 1'-0"

C



11/6/2023



11576 South State Street, Suite 103b
Draper, Utah 84020

A Dumpster Enclosure For:

Sunline
Landscapes

Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Lot 2



































Update

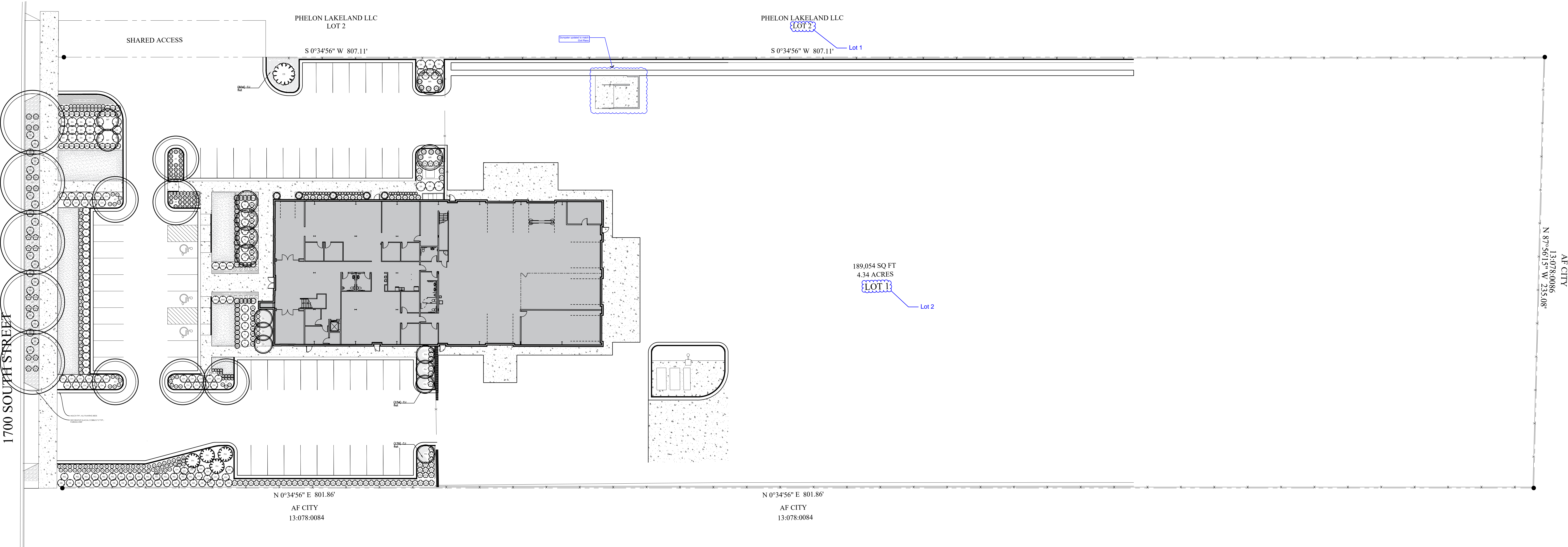
Project Number: 22-53

November 8, 2025

Dumpster Enclosure

SD101

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AT	Acer truncatum x platanoides 'Nathaniel' / Norwegian Sunset Maple	3" Cal.	B&B	6
	TH	Corylus heterophylla 'Frans Fontaine' / Frans Fontaine Hornbeam	3" Cal.	B&B	4
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	3" Cal.	B&B	3
	MP	Morus x 'Prunk Rose' / Prunk Rose Crabapple	2.5" Cal.	B&B	6
	MR	Morus x 'Redstart' / Redstart Crabapple	2.5" Cal.	B&B	2
	LP	Platanus x 'seawall' 'Merton Chase' / 'Endlessblue' London Plane Tree	4" Cal.	B&B	5
EVERGREEN TREES					
	JB	Juniperus chinensis 'Blue Point' / Blue Point Juniper	10' Ht.	B&B	3
	JT	Juniperus horizontalis 'Taylor' / Taylor Eastern Redcedar	8' Ht.	B&B	2
	CS	Picea purpurea / Colorado Spruce	12' Ht.	B&B	1
	PH	Pinus halepensis / Southern Pine	10' Ht.	B&B	4
DECIDUOUS SHRUBS					
	BB	Buddleia x 'SABOT' / Butterfly Bush	5 gal.	Pot	19
	CH	Cornus alba 'Nehalem' / Ivory Halo Tatarian Dogwood	5 gal.	Pot	41
	CA	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal.	Pot	24
	IB	Fagus sylvatica / European Beech (Dwarf Hedge)	B&B	Pot	20
	HO	Hydrangea paniculata 'Vanilla' / Vanilla Pannicle Hydrangea	5 gal.	Pot	29
	FL	Hydrangea paniculata 'SABOT' / Fire Light Pannicle Hydrangea	5 gal.	Pot	35
	RS	Perovskia atriplicata 'Russian Sage' / Russian Sage	5 gal.	Pot	20
	RG	Rhus viburnifolia 'Tina Lee' / Tina Lee Sumac	5 gal.	Pot	20
	SM	Syringa pinnatifida 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	Pot	6
EVERGREEN SHRUBS					
	BS	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal.	Pot	31
	GS	Buxus x 'Green Gem' / Green Gem Boxwood	10 gal.	B&B	5
	JE	Euonymus japonicus 'Green Spire' / Green Spire Japanese Euonymus	5 gal.	Pot	13
	JG	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	5 gal.	Pot	10
GRASSES					
	BA	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Pot	22
	BR	Chloroglyceris x 'Golden Thread' / Gold Thread Feather Reed Grass	5 gal.	Pot	88
	LB	Lirioden monstosa 'Big Blue' / Big Blue Lirioden	1 gal.	Pot	31
PERENNIALS					
	GR	Chrysanthemum x 'superum' / Shasta Daisy	1 gal.	Pot	14
	GW	Gaura lindheimeri 'Whiting Butterflies' / Whiting Butterflies Gaura	1 gal.	Pot	42
	EL	Lavandula angustifolia / English Lavender	1 gal.	Pot	28
	HR	Hebe x 'Ness' / Ness Hebe	1 gal.	Pot	84
	MS	Salvia nemorosa / Meadow Sage	1 gal.	Pot	37
GROUND COVERS					
	CJ	Lysichiton nummularia / Creeping Jenny	Flat	Plug	33 flats
	SD	Sedum	Flat	Plug	1,489 sf
	TUR-300	Turf Sod / Drought Tolerant Fescue Blend	and		



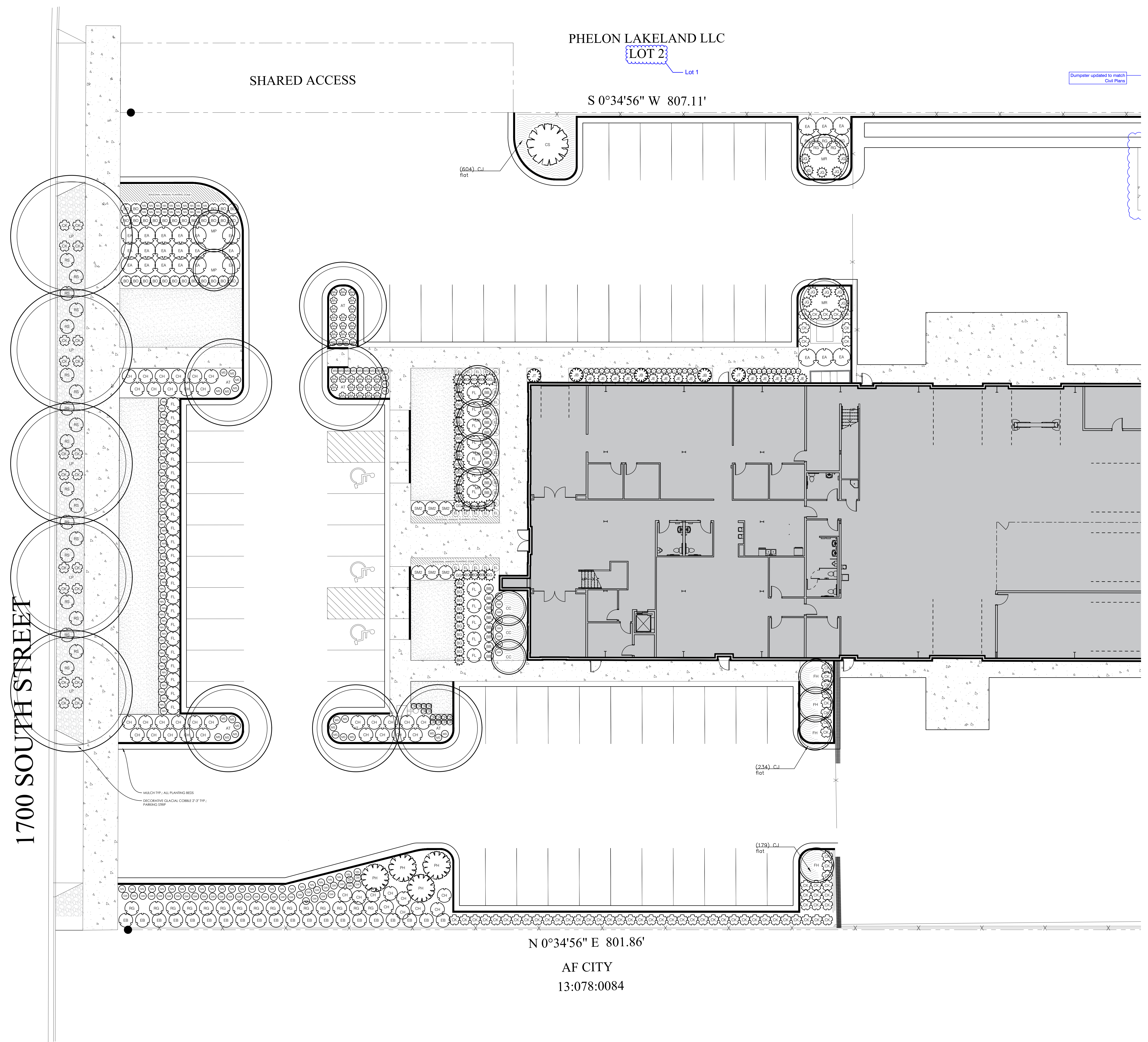
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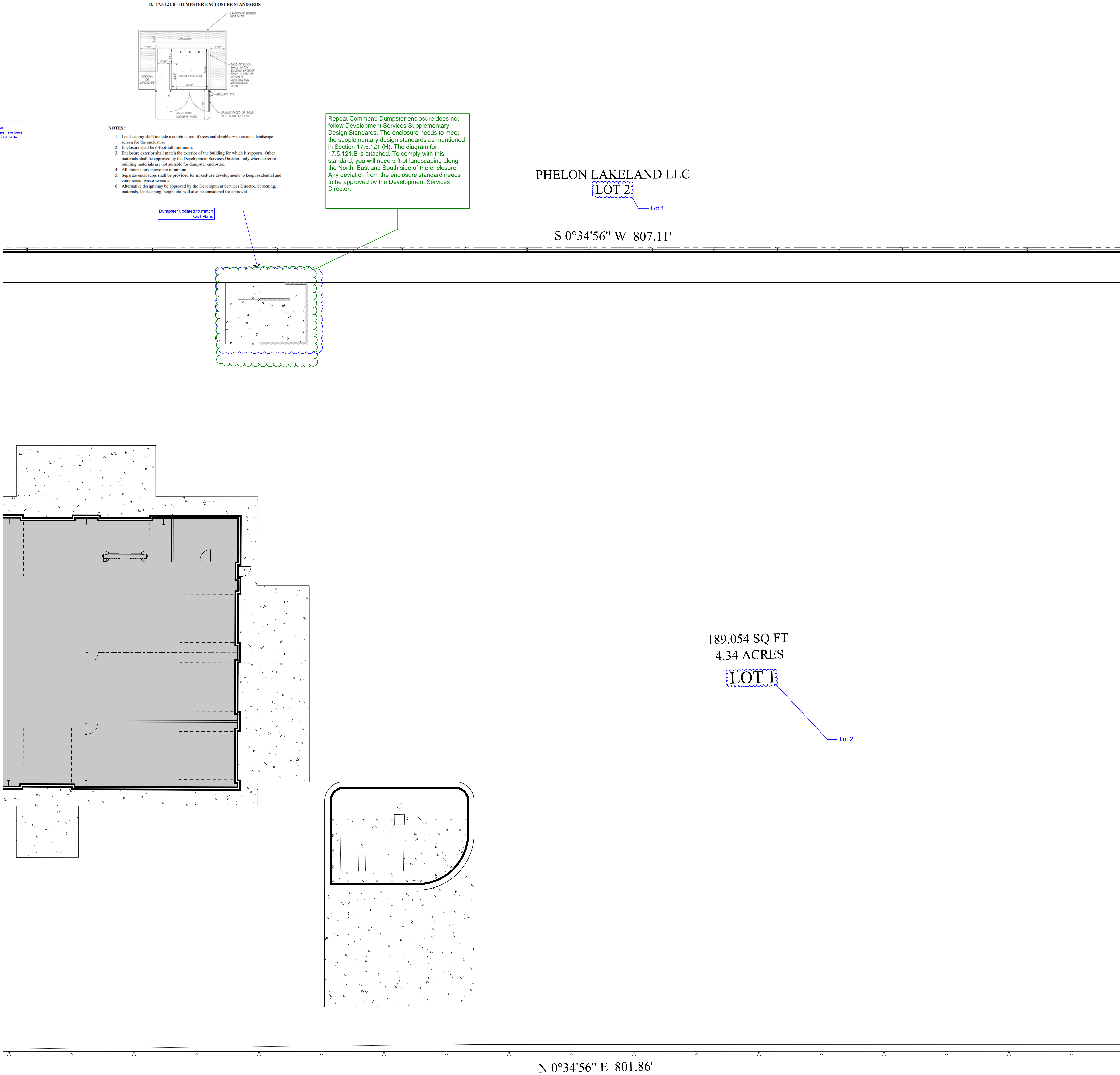
PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
AT		Acer truncatum x plantanoides "Nimbus" / Norway Spruce	3" Cal.	500	6
FI		Corylus heterophylla "Frans Fontaine" / Frax Fontaine	3" Cal.	500	4
CC		Cercis canadensis / Eastern Redbud	3" Cal.	500	3
MP		Morus x "Purple River" / Purple River Dogwood	2.5" Cal.	500	6
MR		Morus x "Redford" / Redford Dogwood	2.5" Cal.	500	2
LP		Platanus x "Lancelotti" / London Plane Tree	4" Cal.	500	5
EVERGREEN TREES					
JB		Juniperus chinensis "Blue Point" / Blue Point Juniper	10" Ht.	500	3
JT		Juniperus virginiana "Taylor" / Taylor Eastern Redcedar	8" Ht.	500	2
CS		Picea pungens / Colorado Spruce	12" Ht.	500	1
PH		Pinus halepensis / Southern Pine	10" Ht.	500	4
DECIDUOUS SHRUBS					
BB		Buddleja x "Sundance" / Butterfly Bush	5 gal.	Pat	10
CH		Cornus alba "Soleil d'Or" / Very Hardy Dogwood	5 gal.	Pat	41
EA		Eucalyptus alatus "Compacta" / Compact Eucalyptus	5 gal.	Pat	24
IB		Ilex aquifolium / European Holly (Shrub Hedge)	500	Pat	10
HO		Hydrangea paniculata "Vanilla" / White Panicle Hydrangea	5 gal.	Pat	20
FL		Hydrangea paniculata "Mantel" / Fire Light Hydrangea	5 gal.	Pat	35
RS		Rosa rugosa "Double Red" / Double Red Rose	5 gal.	Pat	20
RG		Rosa rugosa "Double Red" / Double Red Rose	5 gal.	Pat	20
SK		Springer's "Wax Tree" / Wax Tree Korean Lilac	5 gal.	Pat	6
EVERGREEN SHRUBS					
BC		Buxus x "Green Velvet" / Green Velvet Boxwood	5 gal.	Pat	21
SG		Buxus x "Green Velvet" / Green Velvet Boxwood	10 gal.	500	8
JE		Juniperus horizontalis "Green Carpet" / Green Carpet Japanese Juniper	5 gal.	Pat	13
JG		Juniperus communis "Green Carpet" / Green Carpet Common Juniper	5 gal.	Pat	10
GRASSES					
BA		Bouteloua gracilis "Blonde Ambition" / Blonde Ambition Blue Grass	1 gal.	Pat	32
CR		Cortaderia x "Spectra" / Soft Fescue	5 gal.	Pat	80
LB		Lolium perenne "Big Blue" / Big Blue Lippert	1 gal.	Pat	31
PERENNIALS					
OR		Oenothera x "Superstar" / Shasta Daisy	1 gal.	Pat	14
OW		Oenothera x "Superstar" / Shasta Daisy	1 gal.	Pat	42
EL		Erigeron philadelphicus / English Lavender	1 gal.	Pat	28
WH		Wisteria x "Superstar" / Wisteria	1 gal.	Pat	84
MS		Malva x "Superstar" / Malva	1 gal.	Pat	37
GROUND COVERS					
CJ		Lysichiton cuneatus / Creeping Jenny	Pat	Plug	33 Bats
SOIL BED					
TUR		Turf Soil / Drought Tolerant Fescue Blend	sqd		1,400 sqd

Quantities and percentages updated to meet city requirements. Percentages shown quantities have been updated to meet percentage requirements. All quantities are 10% in excess.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS/NOTES
DECIDUOUS TREES						
AT		Acer truncatum x plantanoides 'Nimbus' / Norway Spruce	3" Cal.	500	6 (175 TOTAL TREE SPECIES DIVERSITY)	
FI		Fraxinus velutina 'Frax' / Fraxinus velutina	3" Cal.	500	4 (175 TOTAL TREE SPECIES DIVERSITY)	
CC		Cercis canadensis / Eastern Redbud	3" Cal.	500	3 (175 TOTAL TREE SPECIES DIVERSITY)	
MP		Malus x 'Pinkie Rose' / Pinkie Rose	2.5" Cal.	500	5 (175 TOTAL TREE SPECIES DIVERSITY)	
MR		Malus x 'Yellow' / Yellow	2.5" Cal.	500	2 (175 TOTAL TREE SPECIES DIVERSITY)	
LP		Platanus x 'Lancelotti' / Lancelotti	4" Cal.	500	5 (175 TOTAL TREE SPECIES DIVERSITY)	
EVERGREEN TREES						
JB		Juniperus chinensis 'Blue Point' / Blue Point Juniper	10" Ht.	500	3 (175 TOTAL TREE SPECIES DIVERSITY)	
JT		Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	8" Ht.	500	2 (175 TOTAL TREE SPECIES DIVERSITY)	
CS		Picea canadensis / Colorado Spruce	12" Ht.	500	1 (175 TOTAL TREE SPECIES DIVERSITY)	
PH		Pinus strobus / Scotch Pine	10" Ht.	500	4 (175 TOTAL TREE SPECIES DIVERSITY)	
DECIDUOUS SHRUB						
BB		Buddleja x 'Sundance' / Butterfly Bush	5 gal.	Put	10 (175 TOTAL SHRUB SPECIES DIVERSITY)	
CH		Coronilla alba 'Sundance' / Heavy Hearted Coronilla	5 gal.	Put	41 (175 TOTAL SHRUB SPECIES DIVERSITY)	
EA		Eucalyptus alba 'Compacta' / Compact Eucalyptus	5 gal.	Put	24 (175 TOTAL SHRUB SPECIES DIVERSITY)	
EB		Eucalyptus alba 'Compacta' / Compact Eucalyptus	5 gal.	Put	20 (175 TOTAL SHRUB SPECIES DIVERSITY)	
HO		Hydrangea paniculata 'Vanilla' / Vanilla Hydrangea	5 gal.	Put	20 (175 TOTAL SHRUB SPECIES DIVERSITY)	
FL		Hydrangea paniculata 'Vanilla' / Vanilla Hydrangea	5 gal.	Put	35 (175 TOTAL SHRUB SPECIES DIVERSITY)	
RS		Rosa rugosa 'Double Red' / Double Red Rose	5 gal.	Put	20 (175 TOTAL SHRUB SPECIES DIVERSITY)	
RG		Rosa rugosa 'Double Red' / Double Red Rose	5 gal.	Put	20 (175 TOTAL SHRUB SPECIES DIVERSITY)	
SK		Springer's 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	Put	6 (175 TOTAL SHRUB SPECIES DIVERSITY)	
EVERGREEN SHRUB						
BC		Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal.	Put	21 (175 TOTAL SHRUB SPECIES DIVERSITY)	
SG		Scabiosa 'Green Velvet' / Green Velvet	10 gal.	500	8 (175 TOTAL SHRUB SPECIES DIVERSITY)	
JE		Juniperus horizontalis 'Green Carpet' / Green Carpet	5 gal.	Put	13 (175 TOTAL SHRUB SPECIES DIVERSITY)	
JO		Juniperus communis 'Green Carpet' / Green Carpet	5 gal.	Put	10 (175 TOTAL SHRUB SPECIES DIVERSITY)	
GRASSES						
BA		Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grass	1 qt.	Put	32	
CR		Cortaderia x 'Sundance' / Sunburst	5 gal.	Put	80	
LB		Lolium perenne 'Big Blue' / Big Blue	1 qt.	Put	31	
PERENNIALS						
OR		Oenothera x 'Sundance' / Sunburst	1 qt.	Put	14	
OW		Oenothera x 'Sundance' / Sunburst	1 qt.	Put	42	
EL		Erigeron x 'Sundance' / Sunburst	1 qt.	Put	28	
NI		Nigella x 'Sundance' / Sunburst	1 qt.	Put	84	
MS		Malva x 'Sundance' / Sunburst	1 qt.	Put	37	
GROUND COVERS						
CJ		Cynodon dactylon / Creeping Jenny	Put	Plug	33 Bats	
SOIL BED						
TUR		Turf Soil / Drought Tolerant Fescue Blend	soil		1,400 sf	



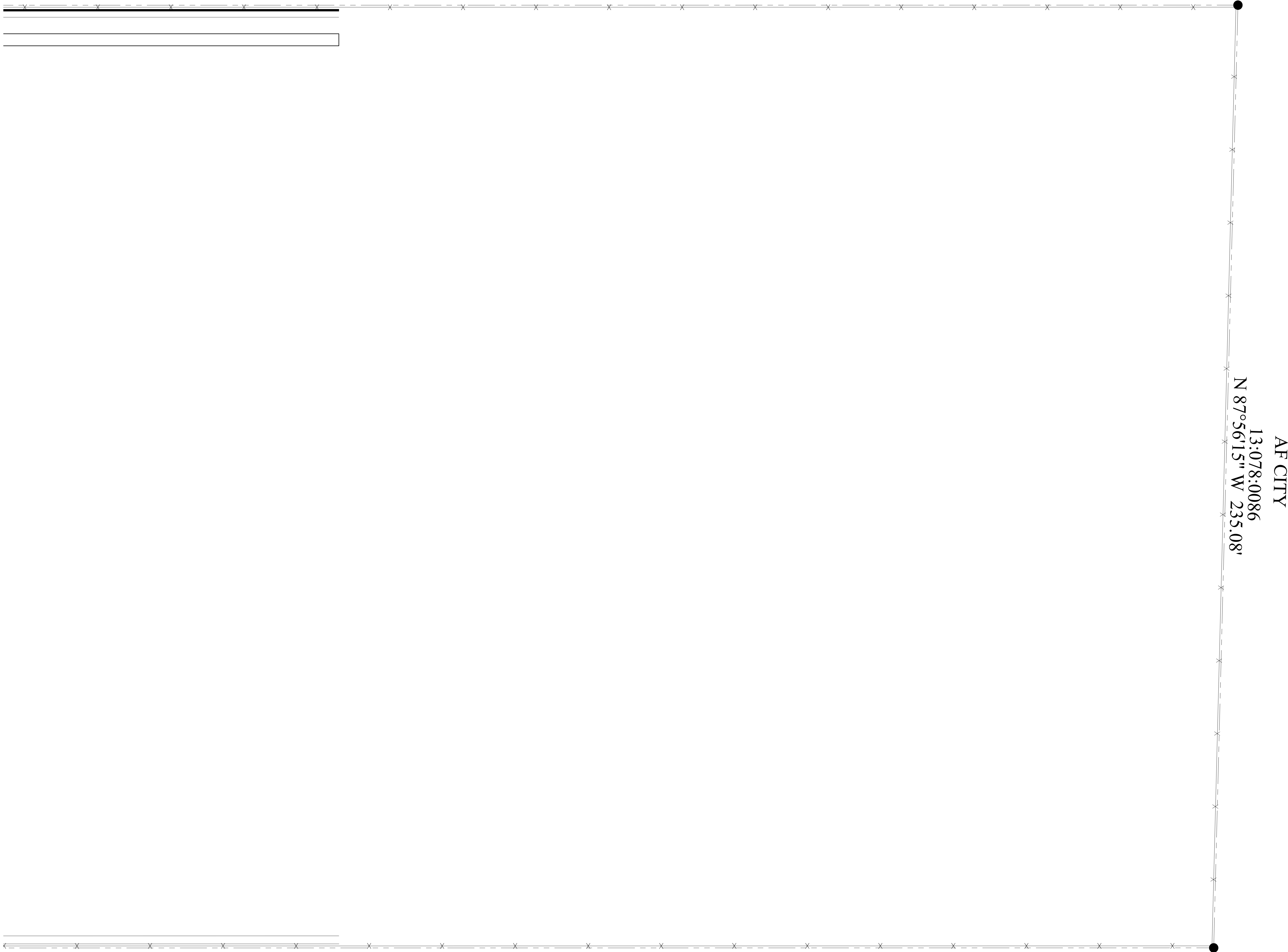
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PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS/NOTES/REQUIREMENTS
DECIDUOUS TREES						
	A1	Acer truncatum x plantanoides 'Nimbus' / Norwegian Spruce	3" Cal.	500	6	(17% TOTAL TREE SPECIES DIVISIBILITY)
	F1	Cornus latifolia 'Frans Fontaine' / Frans Fontaine Hornbeam	3" Cal.	500	4	(11% TOTAL TREE SPECIES DIVISIBILITY)
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	3" Cal.	500	3	(9% TOTAL TREE SPECIES DIVISIBILITY)
	MP	Malus x 'Pinkie Rose' / Pinkie Rose Crabapple	2.5" Cal.	500	5	(17% TOTAL TREE SPECIES DIVISIBILITY)
	MR	Malus x 'Redford' / Redford Crabapple	2.5" Cal.	500	2	(6% TOTAL TREE SPECIES DIVISIBILITY)
	LP	Platanus x acerifolia 'London Plane Tree' / London Plane Tree	4" Cal.	500	5	(17% TOTAL TREE SPECIES DIVISIBILITY)
EVERGREEN TREES						
	JB	Juniperus chinensis 'Blue Point' / Blue Point Juniper	10' Ht.	500	3	(9% TOTAL TREE SPECIES DIVISIBILITY)
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	8' Ht.	500	2	(6% TOTAL TREE SPECIES DIVISIBILITY)
	CS	Picea pungens / Colorado Spruce	12' Ht.	500	1	(3% TOTAL TREE SPECIES DIVISIBILITY)
	PH	Pinus halepensis / Southern Pine	10' Ht.	500	4	(11% TOTAL TREE SPECIES DIVISIBILITY)
DECIDUOUS SHRUBS						
	BB	Buddleja x 'Sundance' / Butterfly Bush	5 gal.	Flat	10	(37% TOTAL SHRUB SPECIES DIVISIBILITY)
	CH	Cornus alba 'Spice' / Heavy Handed-Tolerant Dogwood	5 gal.	Flat	41	(13% TOTAL SHRUB SPECIES DIVISIBILITY)
	EX	Eucalyptus alatus 'Compacta' / Compact Eucalyptus	5 gal.	Flat	24	(8% TOTAL SHRUB SPECIES DIVISIBILITY)
	EB	Elaeagnus argentea / European Silver (Shrub Hedge)	500	Flat	20	(6% TOTAL SHRUB SPECIES DIVISIBILITY)
	BO	Hydrangea paniculata 'Nikko' / Bicolor/Parade Hydrangea	5 gal.	Flat	20	(6% TOTAL SHRUB SPECIES DIVISIBILITY)
	FL	Hydrangea paniculata 'Mantel' / Fire Light/Parade Hydrangea	5 gal.	Flat	35	(11% TOTAL SHRUB SPECIES DIVISIBILITY)
	RS	Perovskia atriplicata 'Rockrose' / Russian Sage	5 gal.	Flat	20	(6% TOTAL SHRUB SPECIES DIVISIBILITY)
	RG	Rhus typhina 'Glo-Lux' / Glo-Lux Sumac	5 gal.	Flat	20	(6% TOTAL SHRUB SPECIES DIVISIBILITY)
	SM2	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	Flat	6	(2% TOTAL SHRUB SPECIES DIVISIBILITY)
EVERGREEN SHRUBS						
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal.	Flat	21	(7% TOTAL SHRUB SPECIES DIVISIBILITY)
	SG2	Buxus x 'Green Gem' / Green Gem Boxwood	10 gal.	500	8	(26% TOTAL SHRUB SPECIES DIVISIBILITY)
	JE	Eucalyptus japonica 'Green Spire' / Green Spire Japanese Eucalyptus	5 gal.	Flat	13	(4% TOTAL SHRUB SPECIES DIVISIBILITY)
	JG	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	5 gal.	Flat	10	(3% TOTAL SHRUB SPECIES DIVISIBILITY)
GRASSES						
	BA	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Flat	32	
	CR	Calamagrostis x scutellaria 'Red Foxtail' / Red Foxtail Feather Reed Grass	5 gal.	Flat	80	
	LB	Lolium perenne 'Big Blue' / Big Blue Lippert	1 gal.	Flat	31	
PERENNIALS						
	CR	Chrysanthemum x superbum / Shasta Daisy	1 gal.	Flat	14	
	GW	Gaura (Hemerocallis) 'Whiting Butterflies' / Whiting Butterflies Gaura	1 gal.	Flat	42	
	EL	Lonicera sempervirens / English Honeysuckle	1 gal.	Flat	28	
	WH	Hebe x 'Savannah' / Savannah Hebe	1 gal.	Flat	84	
	MS	Salvia nemorosa / Meadow Sage	1 gal.	Flat	37	
GROUND COVERS						
	CJ	Lysimachia nummularia / Creeping Jenny	Flat	Plug	33 flats	
SOIL/SEED						
	TUR 500	Turf Soil / Drought Tolerant Fescue Blend	500		1,400 sf	

Quantities and percentages updated to meet city requirements. Percentages shown are based on quantities listed in this schedule.



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SUNLINE LANDSCAPES LLC.OFFICE
1700 SOUTH STREET, AMERICAN FORK, UTAH

L01.3

BACK OF LOT
LANDSCAPE
PLAN

Revision Number: 06
Date: 05.28.25

0 5 10'
SCALE: 3/32" = 1'-0"

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IRRIGATION SCHEDULE

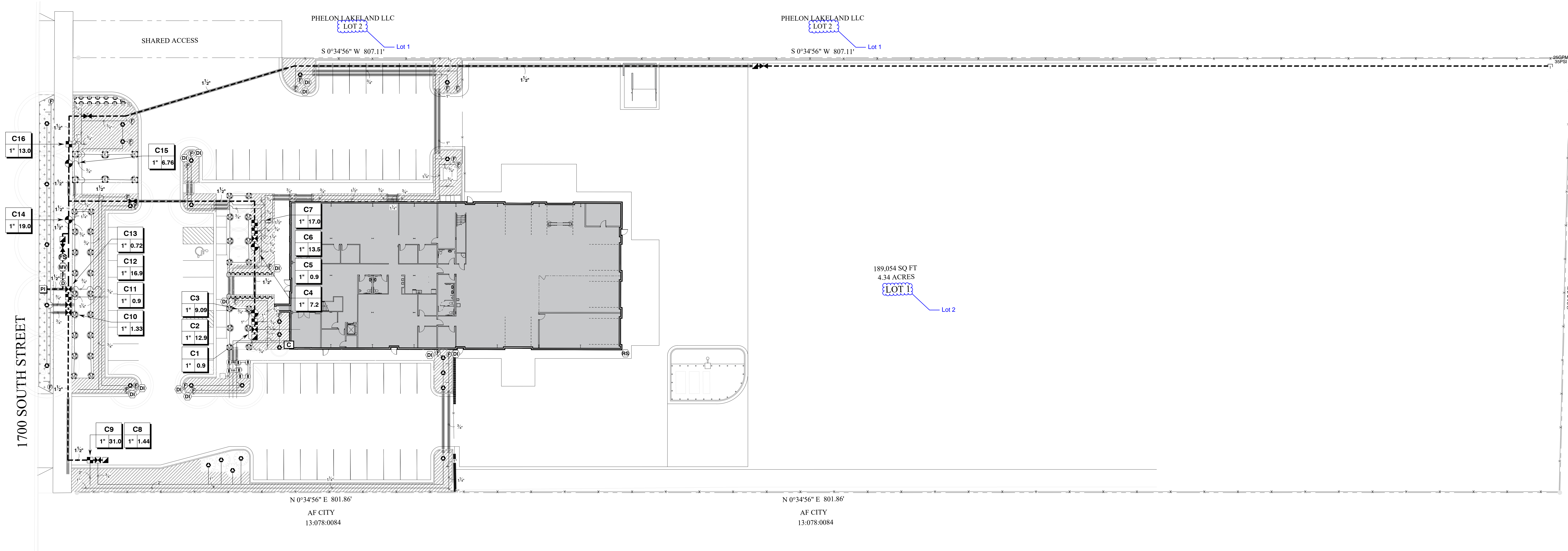
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-12-PRSS0-CV-R SR Series Shrub-Spray, 30 psi regulated 12in. Pop-Up, With Factory Installed Drain Check Valve, and Reclaimed Purple Body Cap. Co-molded wiper seal with UV Resistant Material.	30		Hunter ICV-G-FS-R 1in, 1-1/2in, 2in, and 3in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle.
	Hunter PROS-12-PRSS0-CV-R Adj Series Shrub-Spray, 30 psi regulated 12in. Pop-Up, With Factory Installed Drain Check Valve, and Reclaimed Purple Body Cap. Co-molded wiper seal with UV Resistant Material.	30		Hunter HQ-SLRC Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 1in. NPT inlet, 1-piece body.
	Hunter MP600R PROS-06-PRSS0-CV-R Turf Rotator, 6in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRSS0 body, ADJ-Orange and Gray (arc 90-210), 360-Lime Green and Gray (arc 360).	30		Hunter ICV-G-FS-R (M) 1-1/2 1-1/2in Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle.
	Hunter MP61s PROS-06-PRSS0-CV-R Turf Rotator, 6in. pop-up with check valve, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRSS0 body, M-Maroon and Gray adj arc 90 to 210, L-Light Blue and Gray 210 to 270 arc, O-Olive and Gray 360 arc.	30		Stop & Waste Valve Mueller Mark II Orisetal Curb Valve H-10284N FIP thread x FIP thread, size per line.
	Hunter MP620 PROS-06-PRSS0-CV-R Turf Rotator, 6in. pop-up with check valve, reclaimed body cap, pressure regulated to 30 psi, MP Rotator nozzle on PRSS0 body, K-Black adj arc 90-210, G-Green adj arc 210-270, R-Red 360 arc.	30		Hunter HCC-3200-SS 32 Station Outdoor/W-FI enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		Hunter WRF-CLK Rain/freeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.
	Hunter IC2-101-25-LF-R 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Reclaimed purple filter cover.			Hunter HC-100-FLOW 1in. Flow meter for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.
	Netalim TLSOV 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in-cabinet, tubing to extend valve out of valve box. 2/3 in fls Techline HCVR, HCVR-RW/RWP, CV, DL, RW and RWP driplines, and PE irrigation hose.			Amiad 1.5 S-Steel Screen Amiad 1-1/2in. Super Manual Plastic filter, NPT thread. Steel Screen Element. Engineered plastic material, maximum working pressure 150psi.
	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.			Cap for future use Cap at the mainline or lateral line for future use. The pressure and flow provided to that location are indicated next to the cap symbol.
	Tree Drip Ring Netalim TLCV-08-12 Drip Ring	20		Water Meter 1 Existing 1.5 pressurized irrigation line.
	Area to Receive Drip Emitters Rain Bird XB0V-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.8 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve. Emitter Notes: 10PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (1 assigned to each 5 gal. plant) 20PC emitters (2 assigned to each 10 gal. plant)	20		Irrigation Lateral Line: PVC Schedule 40
	Area to Receive Dripline Netalim TLEZ-08-12 Techline EZ Pressure Compensating Landscape Dripline with Anti-Siphon Dripper. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 12mm.	20		Pipe Steeve: PVC Schedule 40

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
C1	Hunter IC2-101-25-LF-R	1"	Drip Ring	0.9	20	23.0	32.4	0.88 in/h
C2	Hunter IC2-101-25-R	1"	Area for Dripline	12.87	20	31.3	40.6	1.44 in/h
C3	Hunter ICV-G-FS-R	1"	Turf Rotary	9.09	30	34.5	43.8	1.0 in/h
C4	Hunter ICV-G-FS-R	1"	Shrub Spray	7.2	30	34.6	43.3	4.74 in/h
C5	Hunter IC2-101-25-LF-R	1"	Drip Ring	0.9	20	23.1	31.7	0.88 in/h
C6	Hunter IC2-101-25-R	1"	Area for Dripline	13.5	20	31.7	40.2	1.44 in/h
C7	Hunter IC2-101-25-R	1"	Area for Dripline	16.96	20	35.3	43.8	1.44 in/h
C8	Hunter IC2-101-25-LF-R	1"	Drip Ring	1.44	20	23.3	31.9	0.88 in/h
C9	Hunter IC2-101-25-R	1"	Area for Dripline	31.01	20	35.7	45.9	1.45 in/h
C10	Hunter IC2-101-25-LF-R	1"	Area for Drip Emitters	1.53	20	23.1	29.9	0.33 in/h
C11	Hunter IC2-101-25-LF-R	1"	Drip Ring	0.9	20	23.0	29.8	0.88 in/h
C12	Hunter IC2-101-25-R	1"	Area for Dripline	16.86	20	33.8	40.4	1.44 in/h
C13	Hunter IC2-101-25-LF-R	1"	Drip Ring	0.72	20	23.0	29.6	0.88 in/h
C14	Hunter ICV-G-FS-R	1"	Turf Rotary	18.96	30	34.7	40.9	1.00 in/h
C15	Hunter ICV-G-FS-R	1"	Shrub Spray	6.16	30	34.6	41.3	4.04 in/h
C16	Hunter IC2-101-25-R	1"	Area for Dripline	12.99	20	30.9	37.8	1.44 in/h
Unknown	Cap for future use		Cap (as indicated for future use)	25		35	57.5	Unknown

CRITICAL ANALYSIS

Generated:	2025-07-14 08:06
P.O.C. NUMBER: 01	
Water Source Information:	Existing 1.5" pressurized irrigation line.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	0 PSI
Elevation Change:	5.00 ft
Service Line Size:	1.12"
Length of Service Line:	20 ft
Pressure Available:	0 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	25 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	12.5 GPM
Design Pressure:	Unknown
Friction Loss:	Unknown
Fittings Loss:	Unknown
Elevation Loss:	0 PSI
Loss through Valve:	Unknown
Pressure Reg. at Critical Station:	35 PSI
Loss for Fittings:	1.57 PSI
Loss for Main Line:	15.7 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	1.5 PSI
Loss for Water Meter:	3.7 PSI
Critical Station Pressure at POC:	57.5 PSI
Pressure Available:	0 PSI
Residual Pressure Available:	-57.45 PSI



ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).



Level 1 Floor Plan
SCALE: 1/8" = 1'-0"

1

General Notes

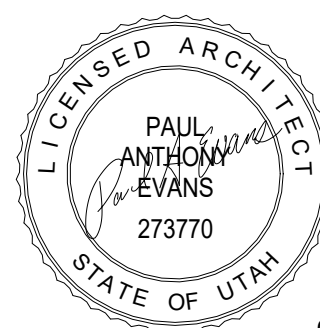
1. See A601 for door schedule.
2. See A602 for door types.
3. See A603 for door & window frame types.
4. See A341 for wall type details.
5. Provide batt insulation in walls around all restrooms.
6. All shaded walls shall extend to bottom of deck.

Keyed Notes

- 05 1200.S1 Steel column; see structural
05 1200.S9 Steel brace frame
10 4400.A1 Wall mounted fire extinguisher; 4A 40BC rated
10 4400.A2 Semi-recessed fire extinguisher cabinet with fire extinguisher; 2A 20BC rated
11 5200.A1 TV
11 5200.A2 Vacuum
11 5200.A3 Wash Bay Equipment
14 4500.A1 Vehicle lift; install per all manufacturer's recommendations
22 4200.P10 3'-0" wide x 10'-0" long x 8'-0" deep precast box with a grate for wash drain; see plumbing
26 1300.E1 Electrical switchgear; see electrical
34 7100.A1 6" diameter concrete bollard; see detail, typical of (4) at each overhead sectional door, see A/A701

Revision Schedule

#	Description	Date



08/22/2025



A New Building for:

Sunline
Landscapes

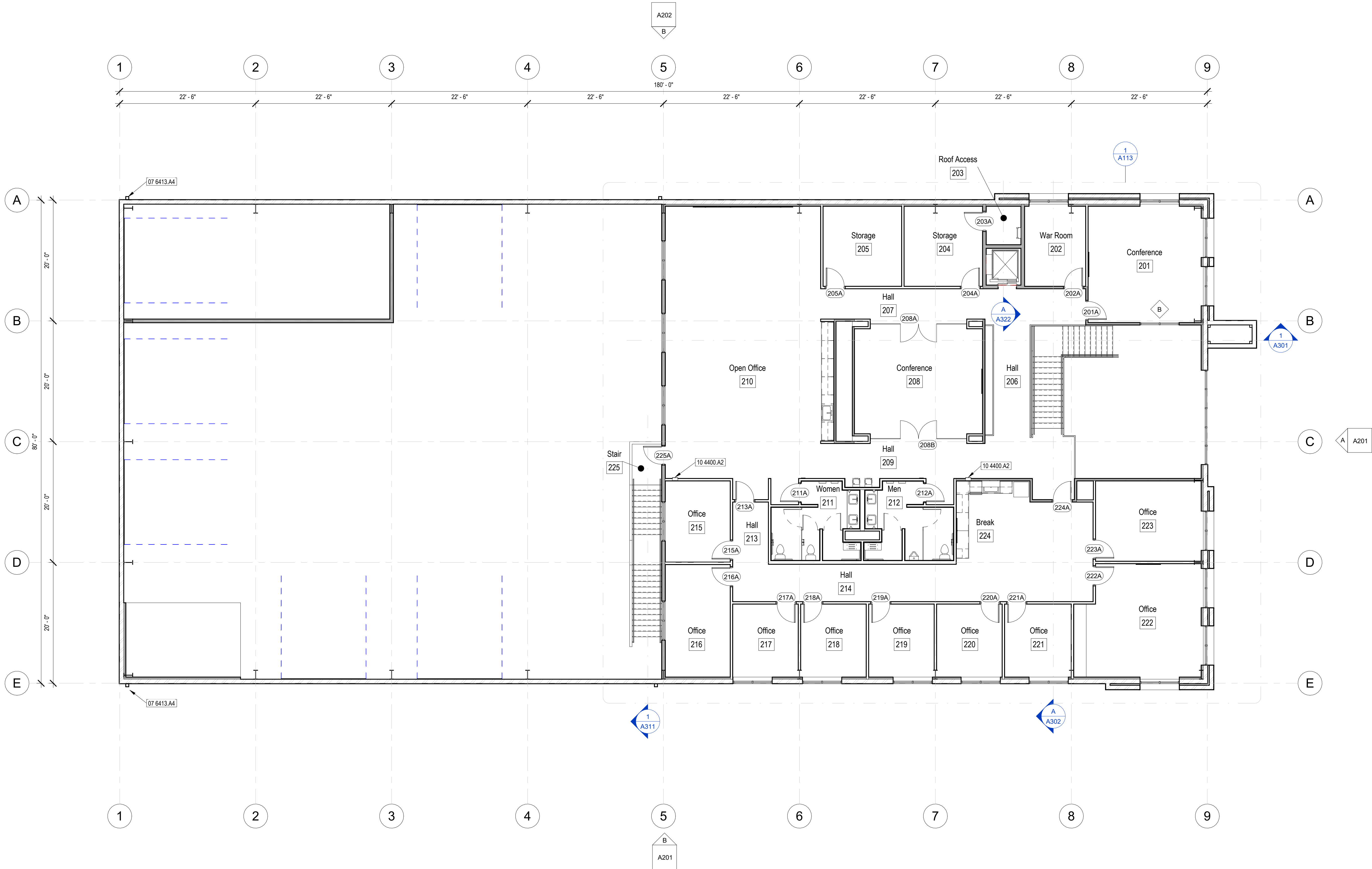
Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Project Number: 22-53

September 27, 2024

Level 1 Floor Plan

A101



Level 2 Floor Plan
SCALE: 1/8" = 1'-0"

1

General Notes

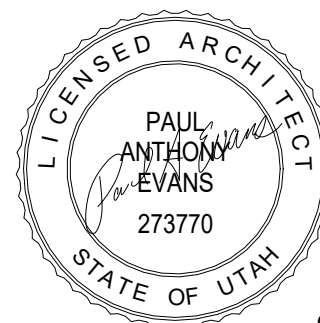
1. See A601 for door schedule.
2. See A602 for door types.
3. See A603 for door & window frame types.
4. See A341 for wall type details.
5. Provide batt insulation in walls around all restrooms.
6. All shaded walls shall extend to bottom of deck.

Keyed Notes

07 6413.A4 Metal downspout
10 4400.A2 Semi-recessed fire extinguisher cabinet with fire extinguisher, 2A 20BC rated

Revision Schedule

#	Description	Date



08/22/2025



A New Building for:

Sunline
Landscapes

Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Lot 2

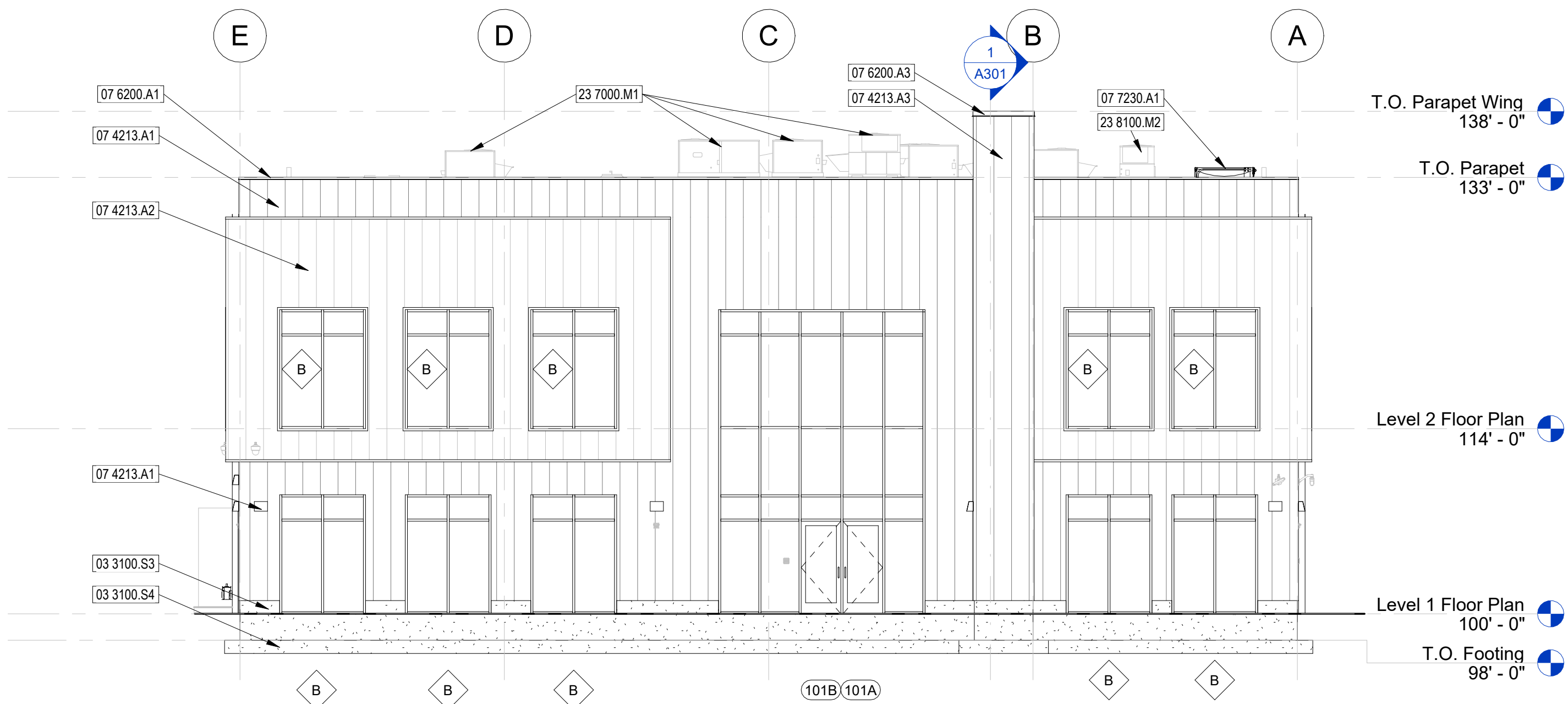
Update

Project Number: 22-53

September 27, 2024

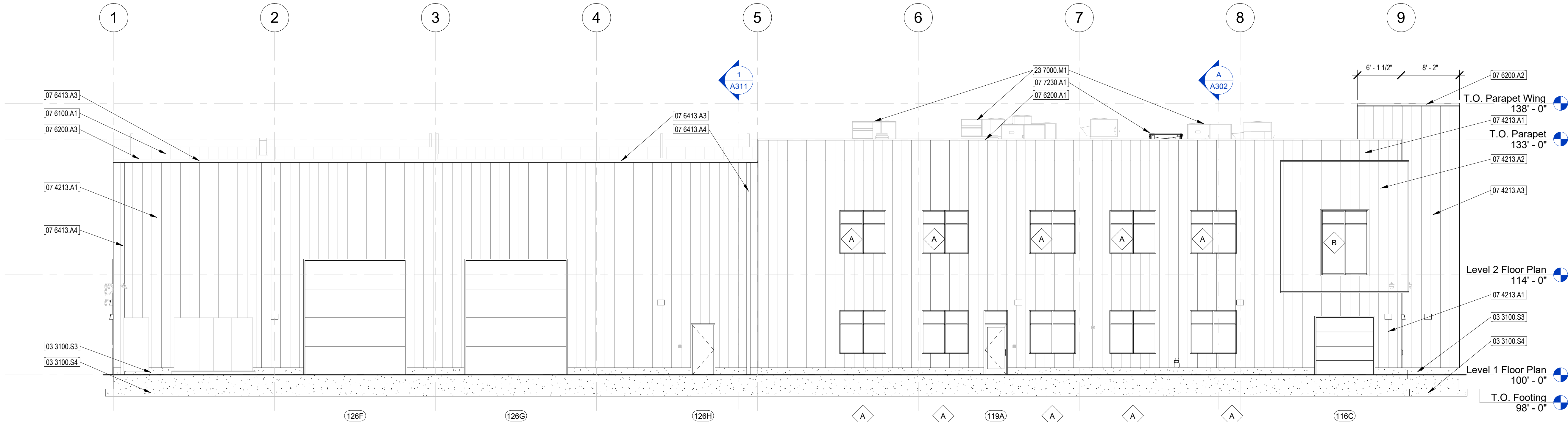
Level 2 Floor Plan

A102



North Elevation
SCALE: 1/8" = 1'-0"

A



East Elevation
SCALE: 1/8" = 1'-0"

B

General Notes

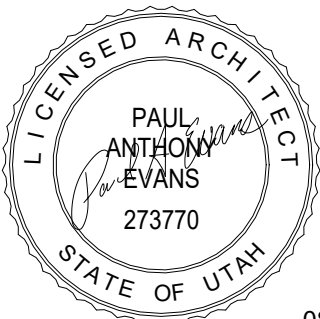
1. See A601 for door schedule.
2. See A602 for door types.
3. See A603 for door & window frame types.

Keyed Notes

- 03 3100.S3 Concrete foundation wall; see structural
03 3100.S4 Concrete footing; see structural
07 4213.A1 Reverse r-panel metal wall panel system (Color 1); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
07 4213.A2 Reverse r-panel metal wall panel system (Color 2); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
07 4213.A3 Reverse r-panel metal wall panel system (Color 3); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
07 6100.A1 Standing Seam Metal Roof
07 6200.A1 Pre-finished metal parapet cap with drip edge
07 6200.A2 Pre-finished metal wall cap with drip edge
07 6200.A3 Pre-finished metal flashing with drip edge
07 6413.A3 Metal rain gutter
07 6413.A4 Metal downspout
07 7230.A1 3'-0" x 3'-0" roof access hatch; powder coated; provide OSHA compliant safety railing mounted to roof hatch without penetrating roof membrane; install per all manufacturer's requirements and in proper relationship with adjacent construction
23 7000.M1 Rooftop air conditioning unit; see mechanical
23 8100.M2 Split system condensing unit; see mechanical

Revision Schedule

#	Description	Date



08/22/2025



A New Building for:

Sunline
Landscapes

Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Project Number: 22-53

September 27, 2024

Exterior Elevations

A201

General Notes

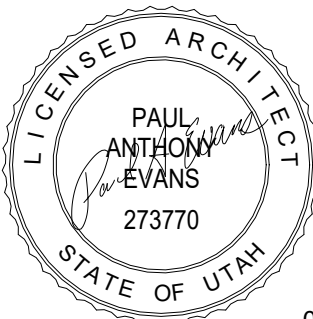
1. See A601 for door schedule.
2. See A602 for door types.
3. See A603 for door & window frame types.

Keyed Notes

- [03 3100.S3 Concrete foundation wall; see structural
[03 3100.S4 Concrete footing; see structural
[07 4213.A1 Reverse r-panel metal wall panel system (Color 1); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
[07 4213.A2 Reverse r-panel metal wall panel system (Color 2); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
[07 4213.A3 Reverse r-panel metal wall panel system (Color 3); install per all manufacture's recommendations; metal wall panel shall be secured thru board insulation and into building structure
[07 6100.A1 Standing Seam Metal Roof
[07 6200.A1 Pre-finished metal parapet cap with drip edge
[07 6200.A2 Pre-finished metal wall cap with drip edge
[07 6413.A3 Metal rain gutter
[07 6413.A4 Metal downspout
[07 7230.A1 3'-0" x 3'-0" roof access hatch; powder coated; provide OSHA compliant safety railing mounted to roof hatch without penetrating roof membrane; install per all manufacturer's requirements and in proper relationship with adjacent construction
23 7000.M1 Rooftop air conditioning unit; see mechanical

Revision Schedule

#	Description	Date



08/22/2025



A New Building for:

Sunline
Landscapes

Lakeland Industrial Park - Lot 1
1700 South
American Fork, Utah

Project Number: 22-53

September 27, 2024

Exterior Elevations

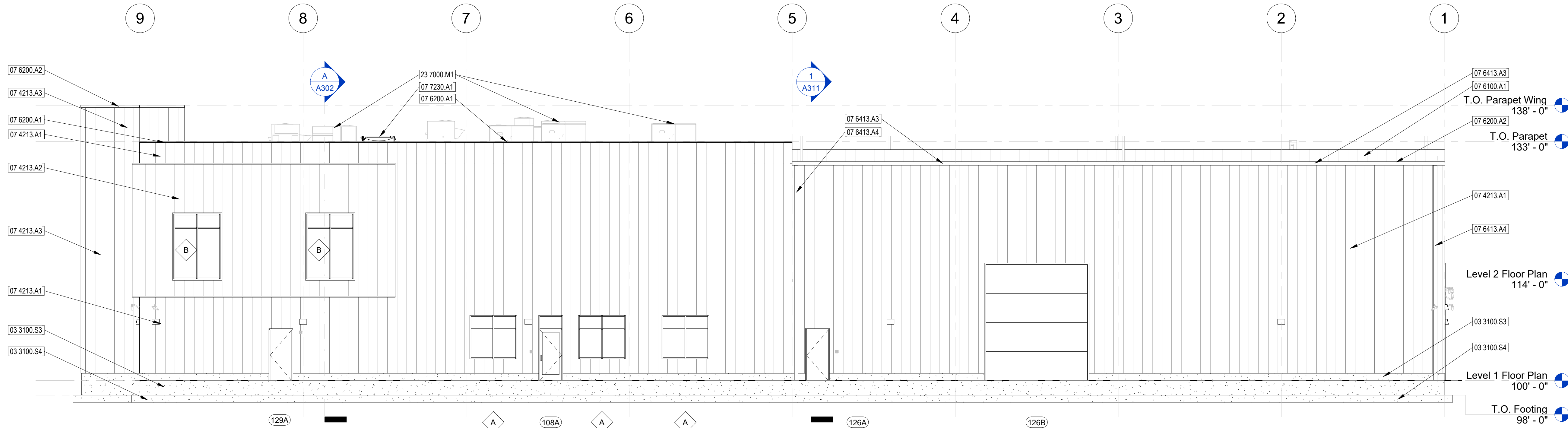
A202



South Elevation

SCALE: 1/8" = 1'-0"

1



West Elevation

SCALE: 1/8" = 1'-0"

B