



AMERICAN FORK CITY COUNCIL
SEPTEMBER 23, 2025
CITY COUNCIL AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, September 23, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receive public comments on the declaration of real property located at approximately 825 South 900 West to be surplus.
- Receive public comments on adjustments to the fiscal year ending June 30, 2025, city budgets.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Taylor; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council 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.)

1. Approval of the August 19, 2025, work session minutes.
2. Approval of the September 2, 2025, work session minutes.
3. Ratification of city payments (September 3, 2025, to September 16, 2025) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on a resolution approving amendments to the fiscal year ending June 30, 2025, city budgets.
2. Review and action on an agreement with Yoppify to provide a web portal for PI and Culinary usage and rates.
3. Review and action on an ordinance amending Chapter 6.04 of the American Fork City code titled "Animals".

4. Consideration of the appeal by Dunn Construction LLC and Mike Dunn of the denial of a business license for Dunn Construction LLC.
5. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
6. Adjournment.

Dated this 19th day of September 2025.

/s/Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 23, 2025**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving amendments to the fiscal year ending June 30, 2025 budget.

SUMMARY RECOMMENDATION

Staff recommends approval.

BACKGROUND

Utah state law allows for periodic amendments to the adopted budget to ensure budgets are not over expended and anticipated revenues cover allowable expenditures. It is in the City's best interest to maintain budgetary compliance.

Several proposed amendments are to account for unanticipated costs, adjust for budget impacts of council actions approved throughout the fiscal year, or to appropriate department requests. An additional request is to reallocate SRFLF funding from pressurized irrigation metering project to fund fiber materials in accordance with federal compliance reporting. All capital projects and budget adjustments are fully funded.

BUDGET IMPACT

All budget amendments are funded by additional revenues or fund reserves. Please see the attached documentation for more detail.

SUGGESTED MOTION

I move to approve the resolution adopting budget adjustments for the fiscal year ending June 30, 2025 budget.

SUPPORTING DOCUMENTS

Budget Amendment Resolution 09.23.25 (DOCX)

Sep 23 Budget Amendments (PDF)

RESOLUTION NO. _____**A RESOLUTION REVISING THE AMERICAN FORK CITY 2024-2025 BUDGETS.**

WHEREAS, American Fork City is required by Utah State Law to maintain a balanced budget for fiscal year ending June 30, 2025; and

WHEREAS, said budget includes the General Fund, Fitness Center Fund, PARC Tax Fund, Celebration Fund, General Capital Projects Fund, Pressurized Irrigation Fund, Storm Drain Fund, Storm Drain Impact Fee Fund, Sanitation Fund, Fleet Capital Fund, and Patriot Station CRA Fund;

WHEREAS, American Fork City has complied with all legal requirements,

NOW THEREFORE, be it resolved that the attached budget amendments are adopted for fiscal year 2024-2025.

PASSED AND SIGNED THIS 23th DAY OF September, 2025.

APPROVED:

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Budget Amendment Resolution 09.23.25 (FYE 2025 Budget adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2025
SEPTEMBER 23, 2025

5.1.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2025 YEAR- END ESTIMATE	2025 APPROVED BUDGET	PROPOSED AMENDMENT	2025 BUDGET AFTER AMENDMENT	EXPLANATION
GENERAL FUND						
Revenues						
10-3100-300	Sales Tax	14,569,500	13,250,000	1,319,500	14,569,500	
10-3400-255	Police Services	116,000	-	116,000	116,000	Providing police security for special events & businesses
10-3470-780	Senior Center Fees	111,000	105,000	6,000	111,000	Offsets senior center programming costs
10-3300-580	Liquor Fund Allotment	86,000	50,000	36,000	86,000	Use of reserves from prior year funding
TOTAL RECOMMENDED REVENUE ADJUSTMENTS - GENERAL FUND				\$ 1,477,500		
Expenditures						
Administrative						
10-4100-901	Internal Charges-Fleet Capital	10,000	-	10,000	10,000	Vehicle Lease
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - ADMINISTRATION				\$ 10,000		
Public Works Admin						
10-4155-901	Internal Charges-Fleet Capital	15,000	-	15,000	15,000	Vehicle Lease
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - PUBLIC WORKS ADMIN				\$ 15,000		
Police						
10-4210-111	Overtime Wages-Special Events	116,000	-	116,000	116,000	Offset by Police services fees
10-4210-403	Alcohol Grant Expenditures	90,000	54,000	36,000	90,000	Use of reserves from prior year funding
10-4210-740	Equipment Purchases	80,000	16,800	63,200	80,000	Replacing fleet cameras
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - POLICE				\$ 215,200		
Fire						
10-4260-237	Medic Program	36,000	19,500	16,500	36,000	Medic program -tuition for 5
10-4260-311	Dispatch Fees	80,000	73,000	7,000	80,000	Billed by Central Utah 911
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - FIRE				\$ 23,500		
Parks						
10-4520-265	Irrigation Repair	46,450	35,750	10,700	46,450	Sprinkler repair
10-4520-270	Utilities	153,000	60,000	93,000	153,000	Irrigation & Storm Water charges
10-4520-480	Department Supplies	13,000	1,400	11,600	13,000	Republic Services Sanitation & miscellaneous supplies
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - PARKS				\$ 115,300		
Senior Center						
10-4530-610	Program Expenses	60,000	54,000	6,000	60,000	Offset by program revenue
10-4530-620	Meal Program	50,000	27,000	23,000	50,000	Meal program for seniors
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - SENIOR CENTER				\$ 23,000		
Cemetery						
10-4590-270	Utilities	20,000	-	20,000	20,000	Irrigation & Storm Water charges
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - CEMETERY				\$ 20,000		
Transfers						
10-4900-924	Transfer to Fitness Center	1,175,093	1,069,593	105,500	1,175,093	Operational Subsidy
10-4900-984	Transfer to Patriot Station TOD	950,000	-	950,000	950,000	Sales Tax Subordinate Bonds Debt Service
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - TRANSFERS				\$ 1,055,500		
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - GENERAL FUND				\$ 1,477,500		

Attachment: Sep 23 Budget Amendments (FYE 2025 Budget adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2025
SEPTEMBER 23, 2025

5.1.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2025 YEAR- END ESTIMATE	2025 APPROVED BUDGET	PROPOSED AMENDMENT	2025 BUDGET AFTER AMENDMENT	EXPLANATION
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FITNESS CENTER FUND						
Revenues						
24-3700-910	Transfer from General fund	1,175,093	1,069,593	105,500	1,175,093	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	105,500	
Expenditures						
24-5510-120	Part-time Employees	1,119,968	1,044,468	75,500	1,119,968	Part-time staffing
24-5510-270	Utilities	305,000	275,000	30,000	305,000	Culinary, Irrigation, Storm Drain & Sewer Charges
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	105,500	

PARC TAX FUND						
Revenues						
	Use of Reserves			8,886		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	8,886	
Expenditures						
26-5610-250	Alpine Community Theater	16,886	8,000	8,886	16,886	Additional Funding approved 11/12/24
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	8,886	

CELEBRATION FUND						
Revenues						
28-3900-740	Merchandise Sales	5,900	-	5,900	5,900	Tshirts and swag sales
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	5,900	
Expenditures						
28-5610-570	Merchandise	5,900	-	5,900	5,900	Offset by sales revenue
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	5,900	

GENERAL CAPITAL PROJECTS						
Revenues						
43-3900-961	Transfer from Irrigation Fund	3,924,625	-	3,924,625	3,924,625	Use of SLFRF funding for Fiber Materials
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	3,924,625	
Expenses						
43-5610-962	Transfers to Irrigation Fund	1,856,345	-	1,856,345	1,856,345	Swap funding for PI metering from capital projects fund
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	1,856,345	

PRESSURIZED IRRIGATION FUND						
Revenues						
62-3770-943	Transfer from General Capital Projects	1,856,345	-	1,856,345	1,856,345	Swap funding for PI metering from capital projects fund
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	1,856,345	
Expenses						
62-5410-943	Transfer to General Capital Projects	3,924,625	-	3,924,625	3,924,625	Use of SLFRF funding for Fiber Materials
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	3,924,625	

Attachment: Sep 23 Budget Amendments (FYE 2025 Budget adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2025
SEPTEMBER 23, 2025

5.1.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2025 YEAR- END ESTIMATE	2025 APPROVED BUDGET	PROPOSED AMENDMENT	2025 BUDGET AFTER AMENDMENT	EXPLANATION
STORM DRAIN FUND						
Revenues						
66-3750-967	Transfer from Storm Water Impact	1,520,000	-	1,520,000	1,520,000	Funding for impact fee eligible projects capitalized as assets in storm drain fund FY2024 (prior year)
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 1,520,000		
Expenses						

STORM DRAIN IMPACT FEE FUND						
Revenues						
	Use of Fund Balance			1,520,000		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 1,520,000		
Expenses						
67-5310-966	Impact Fee Analysis	1,120,500		1,120,500	1,120,500	Prior Year-1120 N Bridge Project Capitalized in Fund 66
67-5310-966	Public Works Facility	392,500		392,500	392,500	Prior Year-200 South Project Capitalized in Fund 66
67-5310-966	Property Purchase	7,000		7,000	7,000	Prior Year-36" Waterline Project Capitalized in Fund 66
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 1,520,000		

SANITATION FUND						
Revenues						
68-3790-101	Refuse Collection	1,566,686	1,558,686	8,000	1,566,686	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 8,000		
Expenses						
68-5510-400	Solid Waste Tipping Fees	516,340	512,340	4,000	516,340	North Point Solid Waste-Higher rates/more usage
68-5510-402	Solid Waste Tipping-Coupons	51,401	47,401	4,000	51,401	North Point Solid Waste-Higher rates/more usage
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 8,000		

FLEET CAPITAL FUND						
Revenues						
76-3400-310	Charges from General Fund	1,093,556	1,068,556	25,000	1,093,556	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 25,000		
Expenses						
76-4100-800	Lease Payment-Admin	10,000	-	10,000	10,000	Operating Lease Agreements
76-4155-800	Lease Payment-PW	15,000	-	15,000	15,000	Operating Lease Agreements
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 25,000		

PATRIOT STATION CRA						
Revenues						
84-3900-910	Transfer from General Fund	950,000	-	950,000	950,000	Sales Tax Subordinate Bonds Debt Service
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 950,000		

Attachment: Sep 23 Budget Amendments (FYE 2025 Budget adjustments)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 23, 2025**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an agreement with Yoppify to provide a web portal for PI and Culinary usage and rates.

SUMMARY RECOMMENDATION

Staff would recommend approval of the agreement.

BACKGROUND

This web portal provided by Yoppify will give residents access to personalized information through the city's website regarding their water usage and how the proposed water rates will impact their actual bills. Residents can view charges, usage, and service history.

BUDGET IMPACT

See agreement.

SUGGESTED MOTION

Move to approve the agreement with Yoppify to provide a web portal for PI and Culinary usage and rates and authorize the city to sign the necessary documents.

SUPPORTING DOCUMENTS

Yoppify - American Fork - Community Portal Agreement (PDF)



Order Form and User Agreement

Order Form

Customer: American Fork City	Contact: Camden Bird
Address: 51 E Main St, American Fork, UT 84003, USA	Phone: 801-763-3000
	Email: cbird@americanfork.gov
Service Fees (annual): \$22,132 per year, payable in advance	Initial Service Term: Three years
Service Package: Community Portal	
Build Package: Starter (Up to 10 Build Levels)	
Professional Services: Yoppify will use commercially reasonable efforts to provide services set forth in the Statement of Work ("SOW") attached as Exhibit A.	
Professional Service Fees (one-time): N/A	

User Agreement

This User Agreement is entered into as of this 22nd day of September, 2025 (the "Effective Date") between Yoppify, LLC ("Yoppify"), a Utah limited liability company, with a place of business at PO Box 1525, Riverton, UT 84065, and the Customer listed above. This User Agreement includes and incorporates the above Order Form, as well as the Terms and Conditions available at <https://yoppify.com/terms> which may be updated by Yoppify from time to time by posting a new version online. This User Agreement contains, among other things, warranty disclaimers, liability limitations and use limitations and Customer acknowledges having read the User Agreement in its entirety prior to execution. The Service Fees, Initial Credits, Usage Rates, and Professional Service Fees (collectively, the "Pricing Terms") outlined in the Order Form are negotiated and may be unique to the Customer, therefore, and except as otherwise provided by law, Customer agrees to treat the Pricing Terms as Confidential Information as defined in the Terms and Conditions.

Yoppify, LLC:

American Fork City:

By:	By:
Name: Todd Schultz	Name: Camden Bird
Title: Manager	Title: Assistant City Administrator

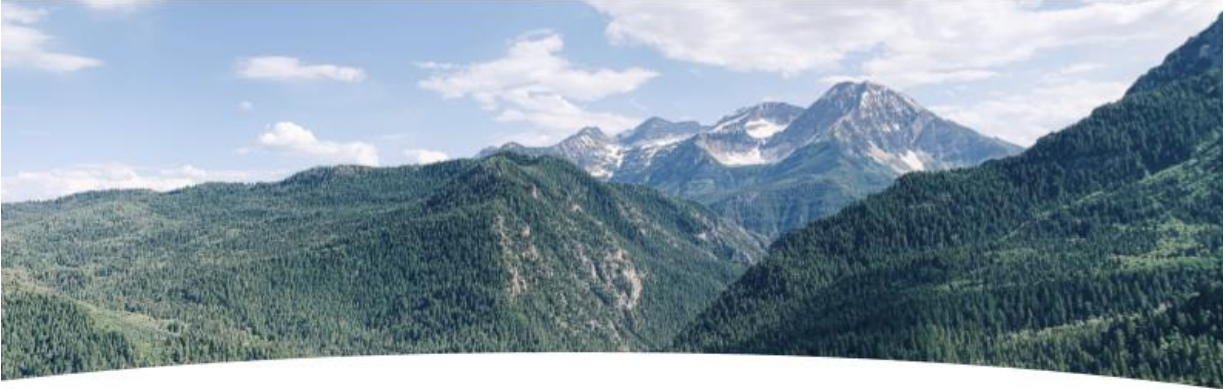
Attachment: Yoppify - American Fork - Community Portal Agreement (Yoppify - Web Portal)



EXHIBIT A

Statement of Work

Attachment: Yoppify - American Fork - Community Portal Agreement (Yoppify - Web Portal)



Dear American Fork,

Thank you for meeting with us to discuss your upcoming needs related to the PI rate changes and overall city communication strategy. Below is a summary of some of the pain points we discussed:

- **Upcoming PI Rate Changes:** Residents need clear, personalized information on how new rates will impact their bills. Provide residents with a lookback model showing 2025 usage under both current and proposed rates.
- **Fragmented User Experience:** There is not currently a efficient way to share personalized information with residents, and they currently need multiple logins for various city services.
- **Low Portal Adoption:** Traditional portals often see <20% usage because login barriers discourage residents.
- **Communication Overload:** Council and staff want phased, effective communication without overwhelming residents.

Yoppify's customer web portal is designed to directly address these barriers. The portal makes it easy for residents to access personalized information, supports trust and education during the rate rollout, and provides a scalable platform for future communication needs.

This document contains an overview of our portal offering and pricing for American Fork City.

The Yoppify Team



Yoppify Public Portal

Overview of Critical Features

Yoppify's portal modernizes communication by giving residents effortless access to personalized information through secure links or the City's website. For the City, it means higher adoption, more effective outreach, and a scalable solution that grows with future needs.

1. PI Rate Calculator & Communication

- **Transparent Rate Education:** Residents see historic usage and how proposed 2026 rates will impact their actual bills.
- **Personalized Dashboards:** Real meter data applied to new rate structures builds understanding and reduces confusion.
- **Trust-Building Tool:** Proactively communicates changes to foster buy-in during rollout.

2. Magic Link and On-Demand Access

- **No usernames or passwords required:** Residents never have to remember another username or password.
- **Direct-to-Resident Insights:** The City can send a secure link via text/email, enabling instant access to personalized information.
- **On-Demand Access:** Magic links can also be created directly from the city website so residents can access their personalized information anytime.
- **Higher Adoption:** By removing login barriers, residents are far more likely to use and trust the portal.

3. Utility Dashboard

- **All-in-One View:** Residents can see charges, usage, and service history.
- **Easy Bill Pay:** Direct connection to Xpress Bill Pay for seamless payment.
- **Contact Info Update Tool:** Allows residents to update phone/email to improve reach.

4. Scalable for Future Needs

- **Leak Detection & Alerts:** Catch issues early, save water and money.
- **Conservation Tools:** Usage vs. landscape needs and seasonal reminders.
- **Communication Hub:** City updates, resource links, and information sharing in one central place. Potential to include multiple city services within a single portal.

Personalized insights—no login required.

Most residents never log into customer portals. That's a big problem when you're trying to share water use data, billing info, or conservation resources. Yoppify's web portal solves this by eliminating barriers and making it easy for residents to engage.

Most people won't login to a traditional web portal. Yoppify is different.

<10%

Sensus estimates a 10 percent login rate for customer web portals (after extensive outreach to residents).



How it Works

1. No Username, No Password

Instead of asking residents to create or remember a login, Yoppify verifies access using contact information already in your billing system.

2. Magic Links for Instant Access

Send personalized dashboard links via text or email. Residents tap the link and are taken straight to their web portal—no extra steps required.

3. A Hub for All the Right Info

Show each resident their current water use, billing details, leak alerts, rebate eligibility, and even messages from your agency—all in one place.



Portal Pricing Overview

August 25, 2025

Prepared for: American Fork

Initial Scope (Pages at Launch):

1. City Resources & Links (L1)
2. PI Rate Calculator and Comparison (L2)
3. Monthly Billing Statement Overview (L2)
4. Integrated Contact Updates (Included)

Subscription + Fees	Price
Portal Service (Annual Payment) • Hosting, data, and security • Magic link generator and deep link access • Contact and location mapping and integration	\$17,132
Build Package (Annual Payment) • Starter (Up to 10 build levels)	\$5,000
Total Annual Cost	\$22,132
Terms & Conditions: This estimate is based on current costs for Yoppify's service packages. This estimate is valid for 60 days from the date of issue. After 60 days, pricing and terms may change. Confidentiality Notice: This pricing estimate is for your agency only. Please don't share it without permission from Yoppify.	

Proactive Communication made Simple.



385-200-9677
info@yoppify.com



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 23, 2025**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an ordinance amending Chapter 6.04 of the American Fork City Code titled "Animals."

SUMMARY RECOMMENDATION

Staff would recommend approval of the ordinance.

BACKGROUND

This topic was discussed at the August 19, 2025, work session. The discussion centered around then number of dogs and cats allowed and the challenges of enforcement. This proposed ordinance addresses the issues discussed.

BUDGET IMPACT

N/A

SUGGESTED MOTION

Move to adopt the ordinance enacting Section 6.04.080 of the city code regulating the number of dogs and cats permitted per dwelling unit or commercial establishment.

SUPPORTING DOCUMENTS

Section 6.04.080 - Regulating Number of Dogs and Cats (DOCX)

ORDINANCE NO. _____**AN ORDINANCE ENACTING SECTION 6.04.080 OF THE AMERICAN FORK MUNICIPAL CODE TO REGULATE THE NUMBER OF DOGS AND CATS PERMITTED PER DWELLING UNIT OR COMMERCIAL ESTABLISHMENT AND IMPOSING A PENALTY FOR VIOLATION THEREOF**

WHEREAS, the City of American Fork is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of its residents; and

WHEREAS, the City desires to clarify and enforce reasonable limits on the number of cats and dogs that may be kept at a single residence or commercial property in order to ensure public health, safety, and neighborhood harmony; and

WHEREAS, the City finds that limiting the number of dogs and cats to a reasonable amount per dwelling or commercial business is in the best interest of the community to prevent nuisances, reduce animal control incidents, and promote responsible pet ownership; and

WHEREAS, Utah Code § 10-3-703(1)(b) limits the available criminal penalties that may be imposed for violations involving an individual's cat or dog, or use of the individual's residence; and

WHEREAS, the adoption of this ordinance will promote the public health, safety, and welfare of the City.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I**TEXT OF ORDINANCE**

1. American Fork City Code Section 6.04.080 Allowable Number of Dogs and Cats is hereby enacted as follows:

Section 6.04.080 – Allowable Number of Dogs and Cats

A. Except as otherwise provided in this chapter, no more than three (3) dogs or three (3) cats four (4) months of age or older in total shall be kept at any dwelling unit or commercial establishment at any time.

B. This provision shall not apply to licensed kennels, catteries, animal shelters, veterinary facilities, or pet grooming establishments.

C. Nothing in this section shall be construed to permit the keeping of dogs or cats in any zone where such animals are prohibited or limited by Title 17 of the Development Code.

D. Definitions:

- *Dwelling unit*: One or more rooms in a building designed for living purposes (including bathing, eating, and sleeping) and occupied by one family.
- *Commercial establishment*: Any non-residential establishment located within the City.

E. Penalty. Any person violating this section shall be guilty of an infraction unless the violation of this section:

1. Is established to be a nuisance as that term is defined in Utah Code § 78B-6-1101 or American Fork City Code; and
2. Threatens the health, safety, or welfare of the individual or an identifiable third party; or
3. The City has imposed a fine on the dwelling unit or commercial establishment owner for a violation that involves the same dwelling unit, commercial establishment or cat or dog on three (3) previous occasions within the past twelve (12) months.

Violations meeting Section E. subsection 1 and 2 or 3 shall be considered a Class “C” misdemeanor.

F. The limitation set forth in Section E does not apply to the City’s enforcement of a building code or fire code ordinance in accordance with Title 15A, State Construction and Fire Codes Act.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

SECTION 1. Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution, or part thereof, the more stringent shall prevail.

SECTION 2. Provisions Severable. This Ordinance and its various sections, clauses, and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.

SECTION 3. Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY,
STATE OF UTAH, ON THIS _____ DAY OF _____ 2025.**

AMERICAN FORK CITY

Bradley J. Frost, Mayor

ATTEST:

CITY RECORDER

COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Staci Carroll	☐	☐		
Ryan Hunter	☐	☐		
Clark Taylor	☐	☐		
Tim Holley	☐	☐		
Ernie John	☐	☐		



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 23, 2025**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Consideration of the appeal by Dunn Construction LLC and Mike Dunn of the denial of a business license for Dunn Construction LLC.

BACKGROUND

Dunn Construction is appealing the City's denial on June 4, 2025, of a business license to Dunn Construction LLC. Supporting documentation can be found in the appeal and the denial letters.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to uphold the denial of the business license to Dunn Construction, LLC.

or

I move to approve the business license for Dunn Construction, LLC.

SUPPORTING DOCUMENTS

09.23.25 Appeal of Dunn Construction Business License denial (PDF)

Dunn Business License CA Appeal.6.4.2025.ExhA Included (PDF)

Exhibit B (PDF)

Exhibit C (PDF)

Exhibit D (PDF)

Dunn Construction - Prior applications (PDF)

D. DAVID LAMBERT (1872), and
 LESLIE W. SLAUGH (3752), for:
HOWARD, LEWIS & PETERSEN, P.C.

ATTORNEYS AND COUNSELORS AT LAW
 120 East 300 North Street
 Provo, Utah 84606
 Telephone: (801) 373-6345
 Facsimile: (801) 377-4991
 LambertD@ProvoLawyers.com

HLP File No. 30,568-5

Attorneys for Dunn Construction, LLC

AMERICAN FORK CITY COUNCIL

UTAH COUNTY, STATE OF UTAH

DUNN CONSTRUCTION, LLC, and MIKE DUNN, Appellants, vs. AMERICAN FORK CITY Appellee.	NOTICE OF APPEAL
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Dunn Construction, LLC, and Mike Dunn (hereafter “Dunn”) give notice of their appeal of the decision by the city administrator’s designee dated June 4, 2025, to deny Dunn a business license. The appeal is made pursuant to American Fork City Code § 5.04.170.

OVERVIEW

Dunn owns approximately 10 acres of ground at 520 East 1700 South, American Fork, Utah.¹
 Dunn intends to build improvements on approximately 3.77 acres at the north side of the property that has

¹Michael Dunn holds title as trustee for his trust. Mr. Dunn is the managing member of Dunn Construction, LLC.

frontage on 1700 South. Conditional approval to build the improvements was previously granted by the City in 2024. The timing for building the improvements was delayed when the initial interested lessee withdrew from the proposed lease.

The acreage on the south side of the property is near the Utah County sewer treatment plant and borders Utah Lake. It is near/contiguous to a cement batch plant operated by American Eagle Ready Mix² (Parcel Nos. 45:749:0001 and 45:749:0002). It is also near/contiguous to a similar concrete processing operation owned and operated by R & D Excavating, LLC³ (Parcel No. 13:078:0065). The Altaview Concrete⁴ plant is also nearby (parcel no. 45:403:0013). A depiction of the positions of the nearby properties is attached. Dunn has been processing concrete on the south acreage and has been doing so since early 2019, when the acreage was in the unincorporated area of Utah County. The annexation into American Fork did not occur until December 2019.

Dunn's use of its property for concrete processing creates minimal dust and noise. Even a short visit to the property during business hours would inform the visitor that the adjacent and nearby properties that surround Dunn's property are used for activities that exceed the sound and dust levels associated with Dunn's operation. Unlike the sewage treatment plant that is very close to Dunn's property, Dunn's activities do not create an odor issue.

²The land is owned by AE American Fork RE, LLC.

³The land is owned by Robert David Rogers and Valerie Denise Rogers, as trustees of Robert Rogers Family Revocable Trust dated September 3, 2013 and amended April 26, 2018.

⁴The land is owned by Kilgore Companies, LLC.

Dunn's concrete processing operation in American Fork is part of its larger business operation that includes hazardous waste recycling and disposal in an area near Five-Mile Pass in Tooele County. Dunn has a Department of Environmental Quality permit for its operation at the Tooele County site. Sales of processed concrete produced at the American Fork property are included with the sales at the Five-Mile operation for purposes of paying sales taxes to the State of Utah.

RELIEF REQUESTED OF THE CITY COUNCIL

The American Fork City Council should allow Dunn a building permit on the basis that cement processing is a permitted use in the industrial zone. The product that is produced is an important component for construction of roads, commercial buildings, and any construction where engineered fill is needed. Testing by qualified industrial hygiene professionals proves that the operation does not violate the requirements of the ordinance as to noise, odor, or ambient particulate matter.

SUMMARY OF GROUNDS FOR APPEAL

Processing concrete at Dunn's property is a permitted use under American Fork zoning ordinances because it does not produce substantial noise or particulates and is consistent with the uses in the adjacent areas within the zone.

Dunn Construction was using the property to process concrete when the property was in the unincorporated area of Utah County. This use was a conforming use at the time, based on the permitted uses in the zone. Due to the legal conforming use of the property at the time of annexation of the property by American Fork in December 2019, the annexation could not make the use illegal. Whether a use is legal or not depends on the uses permitted in the zone, not whether a company possesses a business license.

STATEMENT OF FACTS

1. The Applicant asserts that he has been processing concrete for reuse as road base and engineered fill generally (the “Activity”) at 510 East 1700 South, American Fork, Utah, (the “Subject Property”) since at least 2019.

2. The Subject Property is located in the I-1 Zone.

3. The I-1 Zone permits:

a. Light manufacturing, processing, warehousing and fabrication of goods and materials that have minimum conflict or deleterious effect on surrounding properties and uses and with a high degree of protection from encroachment of residential, retail commercial and other incompatible uses.

Sec 17.4.503 I-1 Industrial Zone

b. Structures utilized for light manufacturing, fabrication, processing, storage, warehousing and wholesale distribution, under conditions which limit the generation of noise, vibration, smoke, odor, dust, fumes, or hazard from explosion.

c. Dunn’s recycling operation falls within the scope of the language of the ordinance.

4. There are only four specifically prohibited uses in the I-1 zone, and none is similar to concrete recycling:

a. Automobile wrecking and salvage yards.

b. Junk storage or solid waste disposal sites.

c. Livestock and feed yards.

d. Bio-diesel production facilities.

5. Processing concrete generates minimal noise at the property as proven by the study performed by RMEC Environmental on July 9, 2025, and attached herewith as Exhibit 1. Given the minimal noise generation, the use should be considered light industrial.

6. Concrete processing generates minimal dust and airborne particulates as established by the RMEC study. Given the minimal particulate production, the use should be considered light industrial.

7. Dunn applied for a business license in March 2020 to “recycle concrete and other materials” on the Subject Property and that application was denied in September 2020 allegedly due to the absence of a site plan. There was no reason to have a site plan where the equipment is mobile and there are no permanent improvements associated with the processing of concrete materials.

8. In July 2024, the City approved a site plan for the front 3.77 acres of the Dunn property.

9. Dunn again applied for a business license from the City on April 1, 2025, and was denied. The stated basis for denial was that “Concrete crushing/recycling is not found within the permitted uses of the I-1 Zone.”

10. For several years prior to 2019, Dunn had done concrete processing in Vineyard related to the prior use of the property in making steel. Mr. Dunn had a business license from Vineyard during that period.

11. In 2019 when it began operations at the property in question, Dunn was aware that the property was in the process of being annexed into American Fork so, instead of obtaining a business license from the county, Dunn applied for a business license with American Fork shortly after annexation. (See Exhibit 2).

12. Since 2019, there has been at least one crusher operating on the Subject Property.

13. An additional crusher is now located at the Subject Property.
14. Adjacent and nearby businesses include the following:
 - a. American Eagle Ready Mix
 - b. R & D Excavating
 - c. Altaview Concrete
 - d. Warehouses and other businesses.

ARGUMENT IN SUPPORT OF APPEAL

I: DUNN CONSTRUCTION'S CONCRETE PROCESSING IS A PERMITTED USE.

A. Introduction.

Dunn Construction has a concrete processing plant in an area surrounded by industrial uses, including a concrete batch plant. Dunn's plant takes used concrete and processes it so that the component materials can be used again, rather than taking up space in a landfill or remaining as an eyesore or hazard on property. The principal uses for the processed concrete are road base for street and highway construction and engineered fill for construction generally. The concrete processing operation is consistent with the surrounding uses and is permitted by the American Fork ordinances.

The Dunn property is located in the I-1 zone. The permitted uses for that zone include "processing" of "goods and materials" so long as there is no deleterious effect on surrounding properties. Modern concrete processing satisfies those requirements. Testing of the operation confirms that it does not produce noise, dust, or other noxious output that would have any deleterious impact.

Ordinances must be construed in favor of the property owner by law. Nothing in the American Fork code specifically prohibits concrete processing. The language of the ordinance is broad enough to permit that use. The use is therefore expressly permitted.

B. Concrete processing is permitted in the I-1 zone.

The issue is what uses are permitted in the I-1 zone. American Fork code 17.1.200 states: “Uses of land which are not expressly permitted within a zone are hereby declared to be expressly prohibited therein, except as may be permitted by action of the planning commission or city council, pursuant to express authority given under terms of this code.” As noted below, however, this ordinance must be interpreted in light of the controlling statute, which states: “If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” Utah Code § 10-9a-306(2). *See Hansen v. Eyre*, 2005 UT 29, ¶ 15, 116 P.3d 290, 293 (“It is well established that, where a city ordinance is in conflict with a state statute, the ordinance is invalid at its inception.”).

American Fork code 17.4.503.B defines the uses expressly permitted in the I-1 zone. The ordinance gives a general definition of uses that are permitted. In addition, the ordinance specifies four uses that are not permitted and names 16 uses that are expressly permitted:

- B. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements set forth in this code:
 - (1) Structures and areas used for the manufacturing, compounding, processing[,], fabrication and warehousing of goods and materials, subject to the following conditions and exclusions:
 - (a) None of the activities carried out on the premises shall produce any noxious odor or any fumes, smoke, noise, vapor, vibration, glare or similar condition which is harmful to persons or which is

- readily discernible beyond the boundary of the zone or create an adverse visual impact readily discernible from the public roads.
- (b) Notwithstanding paragraph a. above the following uses are specifically excluded from the zone:
- (i) Automobile wrecking and salvage yards.
 - (ii) Junk storage or solid waste disposal sites.
 - (iii) Livestock and feed yards.
 - (iv) Bio-diesel production facilities.
- (2) Plant nurseries and greenhouses.
 - (3) Animal hospitals and veterinary clinics.
 - (4) Accessory advertising signs subject to the conditions of Section 17.5.128.
 - (5) Non-accessory advertising signs-billboards when situated within one hundred feet of the right-of-way of Interstate Highway 15 and subject to the conditions of Section 17.6.115.
 - (6) Caretaker dwellings.
 - (7) Truck terminals.
 - (8) Parking lots.
 - (9) Planned industrial parks subject to the applicable provisions of section 17.7.701.
 - (10) Office buildings when incidental to other permitted uses.
 - (11) Office/warehouse projects.
 - (12) Self service storage facilities (mini-warehouse), subject to compliance with the standards and criteria for design and operation of such uses set forth under Section 17.6.110 of this code.
 - (13) Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
 - (14) Wholesale warehouse.
 - (15) Outside storage.
 - (16) Vehicle impound yards.
 - (17) Sexually oriented businesses.

Concrete processing is NOT one of the expressly prohibited uses in 17.4.503.B.1.b. It is not an automobile wrecking yard, a junk storage site, a livestock feed yard, or a bioi-diesel production facility. Nor is concrete processing at all similar to any of those expressly prohibited uses.

The named permitted uses in subparagraphs 2 through 16 do not limit or inform the meaning of subparagraph 1, which is independent. Well established Utah law on the interpretation of ordinances

applies to the American Fork ordinance in question. This is not a situation where the general language in subparagraph 1 is dependent on the other paragraphs for context and meaning. The doctrines of *ejusdem generis*⁵ and *noscitur a sociis*⁶ “apply where an ambiguous, general term has no meaning outside the context in which it is used.” *State v. Chaney*, 1999 UT App 309, ¶ 46 n. 2, 989 P.2d 1091, 1100. Here, the provisions of subparagraph 1 have independent meaning and resort to context is not appropriate or required. For example, plant nurseries (subsection 2), caretaker buildings (subsection 6), and sexually oriented businesses (subsection 17) are permitted uses, but would not come within the general description in subsection 1. Subsection 1 therefore must be read by itself without any attempt to limit its meaning by reference to other permitted uses.

The issue, therefore, is whether concrete processing falls within the permitted uses described by subparagraph 1, which permits “the manufacturing, compounding, processing[,], fabrication and warehousing of goods and materials” subject to certain requirements. There can be no dispute that concrete processing involves the “processing” of “materials” and is therefore within the permitted scope of subparagraph 1, provided the conditions are satisfied. The conditions are:

None of the activities carried out on the premises shall produce any noxious odor or any fumes, smoke, noise, vapor, vibration, glare or similar condition which is harmful to persons or which is readily discernible beyond the boundary of the zone or create an adverse visual impact readily discernible from the public roads.

⁵*Ejusdem generis* is a legal principle that means “of the same kind.” It is used to interpret general or ambiguous terms in a statute by linking them to specific terms that precede them. This principle restricts the interpretation of general words to include only items of the same type as those specifically listed.

⁶*Noscitur a sociis* is a Latin phrase that translates to “it is known by its associates.” The legal principle of *noscitur a sociis* means that the meaning of an unclear or ambiguous word or phrase can be determined by the context it is used in and the words surrounding it.

This provision specifies that the point at which potentially harmful conditions are to be measured is at “the boundary of the zone.” In this case, the closest zone boundaries are the east and north property lines of the Dunn property.

Submitted with this appeal is a study performed by RMEC Environmental, which has expertise in evaluating the conditions specified in the ordinance. The testing confirms that Dunn’s operation meets the conditions specified in the ordinance. The American Fork ordinance does not give specific definitions for the terms used, so the report looked to other governmental standards. The silica standard set by the U.S. Occupational Safety and Health Administration (OSHA) is 0.025 mg/m³. The testing showed levels of 0.005 to 0.008 mg/m³, and noted that the concrete processing was not the only source of silica in the environment. With respect to dust, the RMEC study determined that the dust levels from the concrete processing were well below the National Ambient Air Quality Standard set by the United States Environmental Protection Agency. The dust standard is PM10 is 0.150 mg/m³; the tests on the concrete processing showed levels of 0.037 and 0.038 mg/m³. The noise levels were likewise below accepted standards. While American Fork does not have a specific noise standard, Salt Lake County has a limit of 75 dB, or 10 dB above ambient, for industrial property. The testing of the concrete processing indicated 71.9 and 67.5 dB, well below the 75 dB limit.

In denying Dunn’s appeal, the City Administrator stated:

The Activity is generally considered a heavy industrial use due to its noise generation, dust production and potential airborne particulates, visual impact, and heavy machinery use. These impacts conflict with § 17.4.503’s stated goal of minimizing deleterious effects.

This statement is labeled, however, as a “conclusion of law,” meaning that it does not purport to be based on any evidence presented. The City Administrator’s decision does not indicate that any evidence was presented to support that conclusion. It appears to be based on an assumption that concrete processing must be loud and dusty, but that is not true of modern concrete processing equipment such as that used by Dunn. As shown above, the evidence is contrary to the City Administrator’s conclusion.

The City Council should determine that concrete processing is a permitted use in the I-1 zone. Dunn will present a site plan for approval even though his operation does not involve any permanent structures to be built. Submitting a proposed site plan at this juncture, however, would be a futile act because the existing decision of the development department is that the use is not permitted. Subject to approval of a site plan, however, the City Council should determine that concrete processing is a permitted use.

C. The American Fork ordinances must be construed in favor of the landowner.

The discussion above shows that the American Fork City ordinance permits “processing” of “materials,” which would include concrete processing. The ordinance is clear; however, to the extent the ordinance is viewed as unclear or ambiguous, it must be construed in Dunn’s favor. There are at least two reasons the ordinance must be construed to permit Dunn’s proposed use. First, Utah court decisions hold that zoning ordinances must be construed in favor of the landowner. Second, an interpretation that would completely prohibit a use is strongly disfavored. These principles are discussed below.

A landowner has a constitutionally protected right to “use” the land for “lawful purposes.” *Terrace v. Thompson*, 263 U.S. 197, 215, 44 S. Ct. 15, 18, 68 L. Ed. 255 (1923). In Utah, that right is reflected

in the Municipal Land Use, Development, and Management Act (MLUDMA), Utah Code §§ 10-9a-101 to -1005, which directs that “[i]f a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” Utah Code § 10-9a-306(2). Utah case authority confirms that “because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner.” *Patterson v. Utah Cnty. Bd. of Adjustment*, 893 P.2d 602, 606 (Utah Ct. App. 1995). *Accord Ferre v. Salt Lake City*, 2019 UT App 94, ¶ 17, 444 P.3d 567, 572 (quoting *Patterson*).

This is consistent with the principle that ordinances must be construed in accordance with the words used. “We look first to the plain language of the statute to discern the legislative intent. Only when we find ambiguity in the statute's plain language need we seek guidance from the legislative history and relevant policy considerations.” *Keene v. Bonser*, 2005 UT App 37, ¶ 10, 107 P.3d 693, 697 (cleaned up). Any privately held views of what the ordinance was intended to mean are not relevant. Here, the language of the ordinance clearly permits “processing” of “materials,” which would include concrete processing.

Resolving doubts against a narrow reading of the ordinance is also required because a narrow reading would entirely prohibit concrete processing anywhere in the city. The outright ban of a legitimate use raises constitutional concerns. For example, one court held, “[t]he constitutionality of zoning ordinances which totally prohibit legitimate businesses such as quarrying from an entire community should be regarded with particular circumspection[.]” *Exton Quarries, Inc. v. Zoning Bd. of Adjustment of W. Whiteland Twp.*, 425 Pa. 43, 59, 228 A.2d 169, 179 (1967). *Accord Colorado Min. Ass'n v. Bd. of Cnty.*

Comm'rs of Summit Cnty., 199 P.3d 718, 730 (Colo. 2009) (“Courts examine with particular scrutiny those zoning ordinances that ban certain land uses or activities instead of delineating appropriate areas for those uses or activities.”).

There is no hint of anything improper about concrete processing. Potential concerns about dust and noise are already adequately addressed by the I-1 requirements. A modern concrete processing operation such as that conducted by Dunn Construction is relatively quiet and controls the emission of dust and other particulates. To totally exclude concrete processing anywhere in the city, while permitting other businesses in the same area that produce as much noise and emissions, would raise constitutional equal protection and due process concerns.

Dunn asserts that concrete processing is permitted in the I-1 zone. To the extent there is any doubt about the meaning of the ordinance, however, that doubt must be resolved in favor of allowing the requested use.

II: CONCRETE PROCESSING MUST BE ALLOWED AS A PRIOR NONCONFORMING USE.

Dunn’s concrete processing operation predated the annexation into American Fork City. It was a permitted use, as evidenced by the surrounding concrete plants and other uses which also predated annexation. Because the use was a permitted use prior to annexation, Dunn must be permitted to continue the use. *See* American Fork Mun. Code 17.1.501 (owners may continue any use “to which it is lawfully devoted” prior to being subject to the American Fork zoning ordinances). *Accord* Utah Code § 10-9a-511(1)(a) (nonconforming prior uses may generally be continued).

While Dunn had not yet obtained a business license from Utah County, that did not mean the prior use was not permitted. In *Harper v. Summit County*, 2001 UT 10, ¶ 24, 26 P.3d 193, 198, the Utah Supreme Court held that a use was still an “authorized use” even though no building permit had been obtained, because the lack of a permit could be remedied by subsequent issuance of a permit. Therefore, the absence of a Utah County business license does not negate the fact that the use was a permitted use.

Because concrete processing was a permitted use prior to annexation, Dunn must be permitted to continue that use.

CONCLUSION

Dunn’s appeal should be granted and a business license should be issued, conditioned on submission of a site plan and meeting appropriate conditions that may be imposed after site plan review.

DATED: August 21, 2025.

/s/ D. David Lambert

D. DAVID LAMBERT, and
LESLIE W. SLAUGH, for:
HOWARD, LEWIS & PETERSEN, P.C.
Attorneys for Dunn Construction, LLC, and Mike Dunn

CERTIFICATE OF SERVICE

I certify that the foregoing was served on the following by email on August 21, 2025:

American Fork City Council, tlurker@americanfork.gov

American Fork City Attorney, hschriever@americanfork.gov

/s/ Marla Coomes

SECRETARY

J:\Dunn Construction Business 30568-5\AmFork business license\Appeal to City Council\Notice of appeal 2025-08-21 final.wpd



Attachment: 09.23.25 Appeal of Dunn Construction Business License denial (Business License Denial

Utah County Parcel Map

Parcel Map

1 inch equals 752.3 feet

Date: 8/21/2025

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



RMEC Environmental, Inc.
476 West 325 South
Bountiful, UT 84010

info@rmec.net
office: 801.467.3661
rmec.net

RMEC PJ25E-5254

July 11, 2025

Mike Dunn
Dunn Companies

Transmitted via email to: mike@dunnutah.com

SUBJECT: SUMMARY OF SAMPLING

Re: Concrete Recycling / Laydown Yard
1700 South 500 East
American Fork, Utah

Dear Mike:

RMEC Environmental, Inc. (RMEC) is pleased to provide you with the following summary regarding a limited fence line nuisance assessment at the Dunn Companies concrete recycling area in American Fork, Utah. RMEC performed visual inspections, noise monitoring, and air measurements at two property locations on July 9, 2025. The measurements for air and noise consisted of the following:

- Noise – A sound level meter was utilized to collect equivalent noise levels over a 2-hour period
- Particulate Matter – A real-time instrument was used to collect particulate measurements over a 2-hour period
- Respirable crystalline silica – A real-time instrument was used to collect respirable crystalline silica measurements over a 2-hour period

Description of Sampling

Essentially, RMEC was asked to collect measurements for the above referenced materials/conditions at two fence line locations. One location was on the southeast border near the concrete crushing operations, while the other was on the north fence line with 1700 south in the area that serves as a laydown yard for dumpsters. A rough map of the area is attached as Attachment 1.

The measurements at each of the two locations consisted of collecting a 15-20 minute background sample while no operations were running, and then also an approximately 2-hour sample while both of the Dunn concrete crushing operations were active. The following conditions were noted for the sampling event:

- The concrete crushing consisted of a loader moving crushed material, an excavator or loader loading concrete into the crushers, and a water truck performing wetting operations around the site and the two concrete crushing operations. RMEC was informed that this is normal operations.
- The wind was from the west, which the site operators informed RMEC was unusual, and would result in dust moving towards the east sampling location. The prevailing winds at the site are normally from either north or south. The afternoon winds (during east location sampling) seemed to prevail from the south.

- The neighboring property operation to the west, a concrete batch plant, has extensive vehicle traffic in and out of its east entrance. In addition, there is a large soil excavation area directly to the west of the batch plant.
- Noise levels along the 1700 South road routinely exceeded 80 decibels A-scale (dBA) as vehicle traffic along that corridor consists mostly of heavy trucks, concrete mixers and the like.
- Environmental conditions on the day of the sampling were hot, dry, and with light winds from the west¹. A brief rain shower occurred in the afternoon during the sampling at the east location.

Results of the Sampling

Air and noise measurements were performed at two locations at the site. Overall, measurements indicated low levels of dust or respirable silica at the two sampled locations. RMEC did not note any extended episodes of visible emissions of dust leaving the fenceline at either location. In addition, noise levels were measured the fencelines and RMEC noted that nearby industrial operations (subjectively) appeared to have similar noise levels as those generated by the concrete recycling operations. Results are tabulated into tables and are included as Attachment 2. Attachment 3 has calibration certificates for the sampling equipment.

Silica and Dust Monitoring

The respirable silica measurements were collected with a Trolex Air XS (SN:JB00835), which is a real-time particle analyzer that can distinguish respirable fraction silica and provide a concentration in milligrams per cubic meter of air (mg/m³). There are currently no generally published public exposure limits for respirable silica. The U.S. Occupational Safety and Health Administration (OSHA) has a published action limit for employees of 0.025 mg/m³ as an 8-hour time weighted average. Since occupational limits should not applied for the general public, this value is only provided as an example exposure limit. It should be noted that the operations associated with the concrete recycling plant are not the only source of silica in the environment. Wind can disturb soils from off-site, which also often contain silica. The sampling event indicated that average silica concentrations ranged from 0.005 mg/m³ to 0.008 mg/m³ during the 2-hour sampling periods at the north and east locations, respectively. Given that the crushing operations would normally only operate at most 6-hours per work day, average daily concentrations would be expected, using the worst-case measurement, to average only as 0.002 mg/m³ over a 24 hour period assuming no exposures outside of the work day.

The total dust measurements were collected with a TSI Incorporated Dustrak DRX (SN 8534203303) which is a real-time particle analyzer that can distinguish different particle sizes and provide a concentration mg/m³. RMEC reported particle concentrations for total measured particulates, as well as PM10, which is the weight of particles with a size of less than 10 microns per cubic meter of air. The U.S. EPA has a National Ambient Air Quality Standard (NAAQS) for PM10 of 0.150 mg/m³ as a 24-hour average. On the day of the monitoring, 2-hour PM10 samples at the east and north locations averaged 0.037 mg/m³ and 0.038 mg/m³, respectively.

Noise Monitoring

The Noise measurements were collected with a Quest SoundPro DL integrating sound level meter (SN: BGU090004). Both 15-minute and 2-hour measurements were collected at the sampling locations. The city of American fork does not have a listed community noise standard that cites any decibel levels for

¹ <https://www.wunderground.com/history/daily/us/ut/provo/KPVU/date/2025-7-9>

acceptable noise. Moreover, most larger municipalities, such as Salt Lake County², have a standard that cites allowable noise levels for specific neighboring properties and use, such as single-family residential, commercial, and industrial. For the industrial property use, Salt Lake County lists a daytime allowable limit of 75 dB or 10 decibels above ambient. The average equivalent sound pressure levels (Leq) measured over 2-hours at the east and north property lines were 71.9 dB and 67.4 dB, respectively. These are below the commonly cited 75 dB limits adopted by Salt Lake County and Provo, Utah³.

CLOSING

Thank you for the opportunity to provide these services. Please feel free to contact me if you have any questions.

Sincerely,



Daniel E. Nye, MSPH, CIH
Vice-President and Senior Scientist
RMEC ENVIRONMENTAL, INC.

ATTACHMENTS:

Site Map (Google Earth)
Results Tables
Calibration Certificates

² <https://www.saltlakecounty.gov/globalassets/1-site-files/health/regs/noise.pdf>

³ <https://provo.municipal.codes/Code/9.06.030>

Attachments

E 1700 S

E 1700 S

5.4.a



North Location



Work

Dunn Concrete
Recycling Lindon
Recently viewed



East Location



Respirable Crystalline Silica Direct Read

Wednesday, July 9, 2025

East Area 15-minute Sample

Average	0.018 mg/m ³
Min	0 mg/m ³
Max	0.097 mg/m ³

North Area 15-minute Sample

Average	0.005 mg/m ³
Min	0 mg/m ³
Max	0.025 mg/m ³

East Area 2-Hour Sample

Average	0.008 mg/m ³
Min	0 mg/m ³
Max	0.127 mg/m ³

North Area 2-Hour Sample

Average	0.008 mg/m ³
Min	0 mg/m ³
Max	0.076 mg/m ³

Footnote: no limit exists for community exposures to silica.

Noise Fenceline Data

Wednesday, July 9, 2025

East Area 15-minute Sample

LEQ Average	66.5 dB A
Min	63.1 dB A
Max	71.3 dB A

North Area 15-minute Sample

LEQ Average	67.7 dB A
Min	55.2 dB A
Max	80 dB A

East Area 2-Hour Sample

LEQ Average	71.9 dB A
Min	57.8 dB A
Max	80.7 dB A

North Area 2-Hour Sample

LEQ Average	67.400 dB A
Min	50.6 dB A
Max	85 dB A

Footnote: many communities use an LEQ value of 75 dB.

Total and PM10 Dust Direct Read

Wednesday, July 9, 2025

East Area 15-minute Sample

PM10 Average	0.008 mg/m ³
Total Particulate Avg	0.011 mg/m ³
Max Total Part.	0.045 mg/m ³

North Area 15-minute Sample

PM10 Average	-	mg/m ³
Total Particulate Avg	-	mg/m ³
Max Total Part.	-	mg/m ³

East Area 2-Hour Sample

PM10 Average	0.037 mg/m ³
Total Particulate Avg	0.055 mg/m ³
Max Total Part.	1.07 mg/m ³

North Area 2-Hour Sample

PM10 Average	0.038 mg/m ³
Total Particulate Avg	0.062 mg/m ³
Max Total Part.	0.933 mg/m ³

Footnote: The US EPA NAAQS 24-hr average PM10 limit is 0.15 mg/m³



Certificate of Calibration

ISO 9001 CERTIFIED

Order Number: 20243367

Certificate Number: 162569

Page 1

Issued To: RAECO RENTS
14241 S REDWOOD RD
BLD A-STE B102
BLUFFDALE, UT 84065-5223

Date Received: 12/23/2024

Date Issued: 1/13/2025

Valid thru end of: Jan 2026

Equipment: Manufacturer: TSI
Model Number: 8534
SerialNumber: 8534203303

Test Conditions :

Temperature: 20.2 C

Humidity: 36.6 %

Barometric Pressure: 1008.7 mBar

Control #:

As Found:
FULLY FUNCTIONAL AND IN TOLERANCE.

As Returned:
FULLY FUNCTIONAL AND WITHIN TOLERANCE.

Special Conditions:
NONE

Work Performed:
ALIGNED AND CALIBRATED PER CALIBRATION PROCEDURE DM-001.

CALIBRATED TO: MANUFACTURERS SPECIFICATIONS

MeasurementUncertainties: DC VOLTAGE 0.1%, BAROMETRIC +/- 0.15 HPA, RH +/- 1%, TEMP +/- 0.05C, PARTICLE CONCENTRATION +/- 2% AS REFERENCED TO ARIZONA DUST A2 FINE, AIR FLOW RATE +/- 0.3%

Device, Description, Report Number, Date Due

Reference Standards:

9102, C-29, MICROBALANCE, 5523631030681305, 3/7/2025

9105, ML-800-44, PRIMARY VOLUMETRIC STANDARD, 170562-22072024, 7/31/2025

9150, FFVF 9500, AEROSOL CALIBRATION BENCH / 3650-00-116, 3650-00-116, 2/28/2025

9151, PDR-1000, SINGLE BEAM NEPHELOMETER., 20230618-154056, 3/31/2025

1042, PHOTOMETER, REAL TIME 90 DEGREE LIGHT SCATTERING PHOTOMETER, 300588681, 4/30/2025

Reviewed by:

1/13/2025

Authorized Signature: Brian Stanhope

This report certifies that all calibration equipment used in the test is traceable to the National Institute of Standards (NIST) , and applies only to the unit identified under "Equipment" above. This report must not be reproduced except in it's entirety without express written approval.



NISTLab/SAI
Wilner-Greene Engineering Services

Certificate of Calibration

ISO 9001 CERTIFIED

Order Number: 20252027
Certificate Number 168804

Page 1

Issued To: RAECO RENTS,LLC
154 E FORD AVE
SUITE B
SALT LAKE CITY, UT 84115

Date Received: 6/9/2025
Date Issued: 6/26/2025
Valid thru end of: Jun 2026

Equipment: Manufacturer: QUEST
Model Number: SP-DL-2
SerialNumber: BGU090004

Test Conditions :

Temperature: 20.2 C
Humidity: 36.6 %
Barometric Pressure: 1008.7 mBar

Control #
As Found:
FULLY FUNCTIONAL AND IN TOLERANCE.

As Returned:
FULLY FUNCTIONAL AND WITHIN TOLERANCE.

Special Conditions:
NONE

Work Performed:
CALIBRATED PER CALIBRATION PROCEDURE SL-008.

CALIBRATED TO: ANSI S1.4-1983 TYPE 2

MeasurementUncertainties: ACOUSTIC 1.0 DB, FREQUENCY +/- 0.1 HZ, DC VOLTAGE 0.1%, AC VOLTAGE 0.5%

Device, Description, Report Number, Date Due

Reference Standards:

- 1004, QUEST QE-4170, 1" PRECISION MICROPHONE, 20230618-148768, 10/24/2025
- 1009, 8903B, AUDIO GENERATOR, 1688688, 5/31/2026
- 1051, 1800, TYPE 1 SOUND LEVEL METER, 20242258-163826, 1/31/2026
- 1052, OB-100, 1:1 OCTAVE BAND FILTER, 20242258-163825, 1/31/2026
- 1053, Nor1525, NORSONIC TYPE NOR1525 IEC/ANSI CALIBRATION SYSTEM., 20242258-168957, 6/30/2026
- 9310, 34461A, Truevolt Digital Multimeter (6.5 Digit), 1695328, 4/30/2026

Reviewed by:

6/26/2025

Authorized Signature: Brian Stanhope

This report certifies that all calibration equipment used in the test is traceable to the National Institute of Standards (NIST) , and applies only to the unit identified under "Equipment" above. This report must not be reproduced except in it's entirety without express written approval.



NISTLab/SAI
Wilner-Greene Engineering Services

Certificate of Calibration

ISO 9001 CERTIFIED

Order Number: 20252027
Certificate Number 168805

Page 1

Issued To: RAECO RENTS,LLC
154 E FORD AVE
SUITE B
SALT LAKE CITY, UT 84115

Date Received: 6/9/2025
Date Issued: 6/26/2025
Valid thru end of: Jun 2026

Equipment: Manufacturer: 3M
Model Number: AC-300
SerialNumber: AC300011199
Control #

Test Conditions :

Temperature: 20.2 C
Humidity: 36.6 %
Barometric Pressure: 1008.7 mBar

As Found:
FULLY FUNCTIONAL AND IN TOLERANCE.

As Returned:
FULLY FUNCTIONAL AND WITHIN TOLERANCE.

Special Conditions:
NONE

Work Performed:
CALIBRATED PER CALIBRATION PROCEDURE CN-005.

CALIBRATED TO: ANSI S1.40-1984

MeasurementUncertainties: ACOUSTIC +/- 0.15 DB, FREQUENCY +/- 0.1HZ, DC VOLTAGE 0.1%, AC VOLTAGE 0.5%

Device, Description, Report Number, Date Due

Reference Standards:

1004, QUEST QE-4170, 1" PRECISION MICROPHONE, 20230618-148768, 10/24/2025
1009, 8903B, AUDIO GENERATOR, 1688688, 5/31/2026
1053, Nor1525, NORSONIC TYPE NOR1525 IEC/ANSI CALIBRATION SYSTEM., 20242258-168957, 6/30/2026
9108, 4228, PISTONPHONE, HIGH PRESSURE, CLASS 1, 20242258-168954, 6/30/2026
9109, 4228, PISTONPHONE, HIGH PRESSURE, CLASS 1, 52469, 2/28/2026
9310, 34461A, Truevolt Digital Multimeter (6.5 Digit), 1695328, 4/30/2026

Reviewed by:

6/26/2025

Authorized Signature: Brian Stanhope

This report certifies that all calibration equipment used in the test is traceable to the National Institute of Standards (NIST) , and applies only to the unit identified under "Equipment" above. This report must not be reproduced except in it's entirety without express written approval.

www.nistlab.com
(800) 238-7550



Michael Dunn/Dunn Construction, LC
 c/o David Lambert
 Howard Lewis & Petersen PC
 120 East 300 North
 Provo, UT 84606

JUNE 4, 2025

RE: Business License Appeal American Fork City Code § 5.04.170 -- Dunn Construction, LC

Mr. Dunn and Mr. Lambert:

Included herein are the Findings of Fact and Conclusions or Law resolving Dunn Construction, LC/Michael Dunn's (collectively the "Applicant") appeal of the City's 2025 decision to deny the Applicant's business license application for the business operations located at 510 E. 1700 S., American Fork, Utah.

FINDINGS OF FACT

Applicant's Business Activities & Site Use

1. The Applicant asserts that he has been performing concrete crushing and recycling activities (the "Activity") at 510 East 1700 South, American Fork, Utah, (the "Subject Property") since at least 2019.
2. The Subject Property is located in the I-1 Zone.
3. The Applicant applied for a business license in March 2020 to "recycle concrete and other materials" on the Subject Property which was denied in September 2020 due to the absence of a site plan. *See* Exhibit D.
4. The Applicant did not apply again for a business license from the City until April 1, 2025.
5. The Applicant is unsure if he had a Utah County business license before the Subject Property was annexed into the City in 2019.
6. The Applicant has not provided any evidence of a Utah County business license to the City. A copy of the annexation ordinance is included herein as Exhibit E.
7. The Applicant had a Vineyard City business license for "recycling and trash services, concrete recycling" from 1/1/2022-12/31/2022. *See* Exhibit C.
8. The Subject Property was annexed into the City in 2019.

9. The Subject Property was transferred by Warranty Deed to the Applicant (specifically Mr. Dunn) on or about April 28, 2022. *See* Exhibit C.
10. The Applicant stated that since 2019, there has been at least one crusher operating on the Subject Property.
11. The Applicant stated that an additional crusher is now located at the Subject Property. According to the Applicant, the original crusher became obsolete, so a new crusher was brought to the Subject Property.
12. Aerial photographs of the Subject Property show that the Subject Property was mostly undeveloped as of 2019. The aerial photographs are attached hereto as Exhibit A.
13. The aerial photographs show significant expansion in the geographic use of the Subject Property after 2019.
14. In July 2024, the City approved a site plan for the Subject Property. The approved site plan did not include the Activity as an intended use at the Subject Property and no modification was approved to expand permitted uses to include the Activity. *See* Exhibit B.
15. While the Applicant contends he believed he could continue the Activity because others in the area did so, the record shows no formal City approval for the Activity on the Subject Property.

Business License Denial

16. The Applicant submitted a new business license application for review on April 1, 2025. The business license was denied on April 7, 2025, as the City's first review indicated that the business was located within Orem City. It was then re-evaluated after the Applicant modified its information on the license to clarify the business was operating in American Fork City limits.
17. On May 1, 2025, American Fork City denied the Company's business license application for the Activity at the Subject Property. The denial was based on American Fork City Code § 17.4.503 which governs the I-1 Industrial Zone and does not permit the Activity as a permitted use (the "Denial"). A copy of the Denial is attached hereto as Exhibit B.

Appeal & Arguments Presented by the Applicant

18. The Applicant appealed the Denial arguing: (1) that the Activity predates the 2019 annexation and therefore should be recognized as a pre-existing, grandfathered use; (2) that similar concrete crushing activities by others in the I-1 zone demonstrates that this use should be permitted for the Applicant as well; (3) that the Activity is considered "manufacturing and processing of materials" under American Fork City Code § 17.4.503 I-1 Industrial Zone and should be permitted, and further that American Fork City requires crushed rock to be used for foundation stabilization under American Fork City Code § 15.01.1070.H. so persons developing land within the City should not be required to obtain those materials outside the City's boundaries.

Hearing

19. The Applicant's appeal was heard by the City Administrator in accordance with American Fork City Code § 5.04.170 on May 27, 2025.
20. The Applicant was present and represented by David Lambert. David Bunker (City Administrator), Patrick O'Brien (Development Services Director), and Heather Schriever (City Attorney) were also present.
21. At the hearing, the Applicant provided testimony and presented the City with a copy of the April 28, 2022 Warranty Deed and printouts of various parcels maps of the Subject Property. After the hearing, the Applicant (through his attorney) provided the City with a copy of the 2022 Vineyard Business License. *See Exhibit C.*

CONCLUSIONS OF LAW

1. American Fork City Code § 5.04.170.A. provides:
In cases where an applicant for a license is denied a license (including but not limited to those situations where the applicant applies for a business license where the business or manner of conducting such business does not readily appear to be covered by the provisions of this chapter), or where the applicant believes that (due to special circumstances) a particular provision herein works an undue hardship in his case, such applicant may appeal to, or request a hearing before, the city administrator, which appeal or hearing shall be granted within five working days from the date of appeal or request. The city administrator or his designate shall not have the authority to change or disregard a specific requirement of this chapter; but he shall and is hereby authorized to interpret the requirements and provisions of this chapter liberally so as to promote and ensure that the spirit and purposes of this chapter are carried out.
2. American Fork City Code § 17.4.503 provides:
 - A. Intent. The I-1 light industrial zone has been established for the purpose of providing a place where firms engaged in the light manufacturing, processing, warehousing and fabrication of goods and materials can locate with minimum conflict or deleterious effect on surrounding properties and uses and with a high degree of protection from encroachment of residential, retail commercial and other incompatible uses.
 - B. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements set forth in this code:
 1. Structures and areas used for the manufacturing, compounding, processing fabrication and warehousing of goods and materials, subject to the following conditions and exclusions.
 2. None of the activities carried out on the premises shall produce any noxious odor or any fumes, smoke, noise, vapor, vibration, glare or similar condition which is harmful to persons or which is readily discernible beyond the boundary of the zone or create an adverse visual impact readily discernible from the public roads.
3. The Activity is not included as a permitted use in American Fork City Code § 17.4.503.B.

4. The Activity is generally considered a heavy industrial use due to its noise generation, dust production and potential airborne particulates, visual impact, and heavy machinery use. These impacts conflict with § 17.4.503's stated goal of minimizing deleterious effects.
5. The I-1 Zone prohibits any use that produces noxious odors, fumes, smoke, noise, vibration or anything discernable beyond the Subject Property. The Activity causes these byproducts. These characteristics—particularly the noise, dust, and visible equipment are inconsistent with the intended land use character of the I-1 zone as established in § 17.4.503.
6. The Applicant has not carried his burden to establish that the application of American Fork City Code § 17.4.503 to the Subject Property as the basis for the Denial works an undue hardship due to any special circumstances.
7. While § 5.04.170 requires the City Administrator to interpret the requirements of the chapter liberally to promote the spirit and purpose of the chapter, it explicitly bars disregarding or changing any specific requirement. The prohibition on the Activity in the I-1 Zone is a specific requirement of the code, not a minor procedural matter that could be waived. The City Administrator does not have the authority to disregard or change these requirements.
8. It is unclear whether the City Administrator, within the limited scope of a business license appeal, has the authority to make a land use determination concerning the Applicant's claim of a legal nonconforming use. To the extent the Applicant is relying on this argument to establish undue hardship or special circumstances under American Fork City Code § 5.04.170, the evidence presented and available to the City, does not establish that the Activity was a legal nonconforming use prior to the Subject Property's annexation. The Applicant has not presented any permits, prior licenses, photographs or other evidence to support the legal nonconforming use claim. Nor has the Applicant established there is an approved site plan for the Activity prior to or after the annexation. To demonstrate a legal nonconforming use, the Applicant must show that the activity was lawful under prior authority, was continuously conducted without significant interruption, and that it predated the annexation. No such evidence has been provided. The City's code and enforcement require pre-existing legal status, which the Applicant has not established here. *See American Fork City Code § 17.1.500.*

DECISION

Based on the above Findings of Fact and Conclusions of Law, the City Administrator **DENIES** the Applicant's appeal. The Activity is not a permitted use within the I-1 Industrial Zone under American Fork City Code § 17.4.503 and no minor requirement exists for the City Administrator to grant an exception. To the extent the Applicant is relying on the Subject Property's alleged status of a legal nonconforming use as a basis for the City Administrator to reconsider the Denial, the Activity does not qualify as a legal nonconforming use.

Appeal of the Decision

American Fork City Code § 5.04.170.B. In the event that the matter cannot be resolved with the city administrator or his designate, then—except in those situations where an appeal lies or is determined to lie with the city's board of adjustment—the applicant may appeal to the city council for a determination of the matter. He shall, in writing, indicate the substance of his appeal, summarize the determination made by the city administrator, furnish written proof and affidavits in support of his request, and request that the matter be heard by the city council; this written notice of appeal is filed by the applicant with the city recorder. The matter shall then be noticed to the public, and the city council shall hear said appeal within thirty days of the filing of the appeal with the city recorder. The city council may, after hearing, deny the appeal, grant a special exception to the applicant (by modifying or waiving one or more minor requirements of this chapter for the applicant), or take steps to amend by ordinance the provisions of this chapter to facilitate (or remove the barrier to) the matter appealed or requested. The council shall determine what constitutes a "minor" requirement for which a special exception may be granted.

EXHIBIT A

Subject Property



07/2019



05/2020



06/2020



09/2020



07/2021



08/2021



05/2022



06/2022



06/2023



06/2024



Notice of Action – Planning Commission

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

AMERICAN FORK
DEVELOPMENT
SERVICES

July 23, 2024

Mike Dunn

Dunn Companies – Shoreline Industrial Park

mike@dunnutah.com

RE: Notice of Action for Shoreline Industrial Park – Commercial Site Plan

Mike Dunn,

On July 17, 2024, the American Fork City Planning Commission **APPROVED** of your application for a Commercial Site Plan located at approximately 540 East 1700 South, American Fork, UT 84003. For application P-2022-00263, the conditions were attached to your approval:

1. The necessary 30' Pressurized Irrigation easement and 20' Storm Drain Easement as shown on the plan set shall be conveyed as well as a 20' Culinary Waterline Easement for the looped culinary water line as shown on the plans.

As your application for a Commercial Site Plan has been approved by Planning Commission, you will be required to address all conditions of approval, mentioned above, and address all items associated with the City's Development Checklist before proceeding to the Building Department for permits. Expiration dates on the proposal approved by the Planning Commission will be as follows:

- Preliminary Plans – One (1) year from Planning Commission approval date
- Commercial Site Plans – Two (2) years from Planning Commission approval date
- Residential Accessory Structure Site Plan – Two (2) years from Planning Commission approval date

Please be aware that any recommendation of approval or final approval by American Fork City in no way exempts the property from complying with other regulations that may be in effect on the property such as CC&R's, zoning, subdivision, site plan, land disturbance, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

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

Attachment: Exhibit B (Business License Denial Appeal - Dunn Construction)

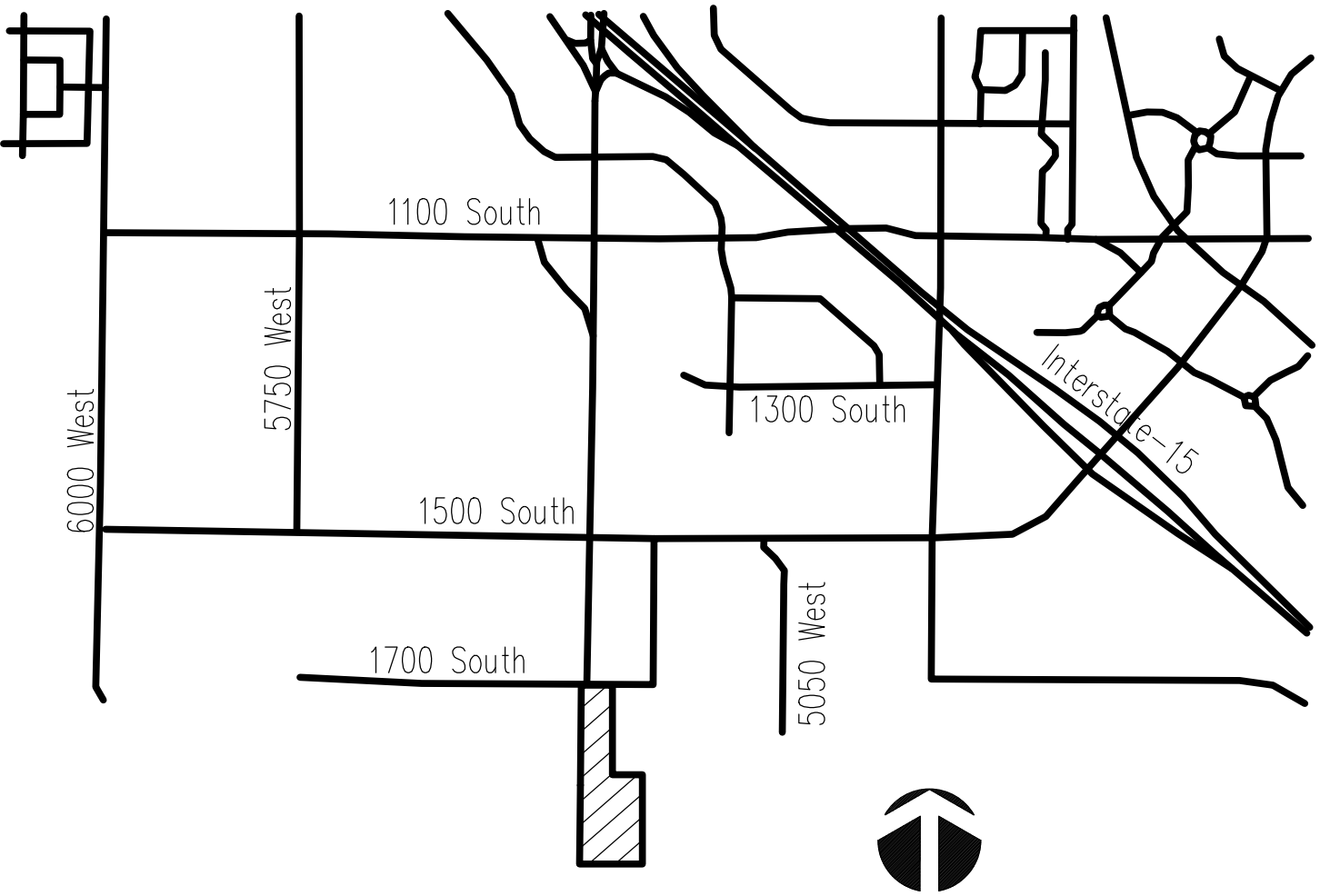
Shoreline Industrial Park

American Fork City

520 East 1700 South Street

Utah

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
	Proposed 3' Waterway
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
baw	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
CV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

	American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 07/03/2024	No comments
Fire Department Reviewed M. Sacco 07/01/2024	
Engineering Division Reviewed rburkhill 07/03/2024	No comments

Next Step:
Proceed to Planning Commission
07/17/2024

Property Description
Lot 3, Plat A, Lakeland Industrial Park Subdivision, American Fork, Utah,
according to the official plat thereof on file in the Office of The Recorder,
Utah County Utah

American Fork City Contacts			
Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Connect	Kyle Petersen	801-400-2933	714 East 50 South American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-201-0177	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Melinda Duran	435-660-1719	1485 West 3100 South West Valley City, UT 84119
Dominion Energy	Greg Nielson	801-853-6522	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Manager	Tyler Mezenen	801-763-3060	275 East 200 North American Fork Utah 84003

	Square Footage	Acreage	Percent of total
Total Area	164,411	3.77	100
Total Building / Pad Area	63,000	1.44	37
Total Hard Surface Area	95,846	2.20	58
Total Impervious Area	155,846	3.57	95
Total Landscaped Area	8,565	0.20	5

Tabulation Table Project Area

FLOOD ZONE

The subject property lies in Zone AE which is defined as areas determined to be within the 1.0 percent annual chance flood hazard according to the FIRM Rate Map - panel No. 49049C0308F dated June 19, 2020. (Elev 4498.00 NAVD88 Elevation 4495.00 NGVD 29)

Elevation datum for this plan set is NGVD 29

Parking Data:

Building 1
Total Building Area = 21,000 SF
Office Area = 1388 SF
Warehouse Area = 19,612 SF

Building 2
Total Building Area = 42,000 SF
Office Area = 3,200 SF
Warehouse Area = 38,800 SF

Parking Required
Office = 4 Space per 1000 SF =19 Spaces
Warehouse = 1 Space per 1000 = 59 Spaces
Total Required = 78 Spaces
Total Provided = 81 Spaces

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Street Improvement Plan
5.0	PI Plan
6.0	Water Line Plan
7.0	Grading & Drainage Plan
8.0	SWPPP / Erosion Control Plan
9.0	BMP's
10.0	Details
11.0	Details
12.0	Details
12.1	Details
12.2	Details
12.3	Storm Drain Details
13.0	Landscaping Plan
14.0	ALTA Survey
15.0	Site Triangle Exhibit
16.0	Cross Section Details
A-1.1	Building Plan 21000 SF
A-1.2	Building Plan 21000 SF (2nd level)
A-2.1	Building Elevations 21000 SF
A-1.1	Building Plan 42000 SF
A-2.1	Building Elevations 42000 SF
L-1.0	Irrigation Plan
L-2.0	Irrigation Details

Developer:

Dunn Companies
426 East 1750 North Unit F
Vineyard Utah 84059
801 420-1464

Owner:

Phelon Lakeland LLC
731 North Coulson Drive
Lindon Utah 84042

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Project Area = 3.77 Acres
Zone = Industrial
Total Area Lot 3 Lakeland Industrial Park = 10.56 Acres
Total number of Lots = 1

Basis of bearing = South 89°29'06" East along the Section line. (NAD 27)
(South 89°30'51" East along the Section (NAD 83)

Benchmark information = RC N ¹/₄ Corner Section 36, Township 5 South
Range 1 East SLB&M Elev = 4503.54 (NGVD 29)
Elev = 4506.47 (NAVD 88)

Project information is based on NGVD 29

Sheet No.
C - 1.0

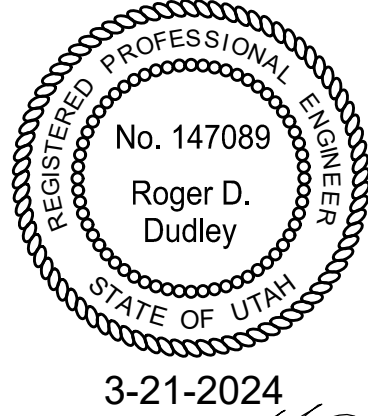
CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below.

Call 811 before you dig.

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



3-21-2024

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- 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.
- 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.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- 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.
- 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.
- 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.
- All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
- 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.
- 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.
- Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- 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.
- 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.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
- 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.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer.
- Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
- Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
- Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background
- Notify the City Engineer if rutting / pumping occurs during construction activity

UTILITIES

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

COMPANY	CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Melinda Duran (435) 660-1719
PACIFIC CORP	– POWER	Teria Walker (801) 756 1310
COMCAST	– CABLE	Elysia Valdez (801) 201-0177
DOMINION ENERGY	– GAS	Greg Nielson (801) 853-6522
AMERICAN FORK CITY	– WATER	Jay Brems (801) 763-3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy (801) 763-3060
AMERICAN FORK CITY	– STORM	Ashton Hardy (801) 763-3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson (801) 763-3060
AMERICAN FORK CITY	– P.I.	Jay Brems (801) 763-3060
- 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.
- 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.
- 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.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

- 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.
- 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.
- At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
- Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- 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.
- 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.
- The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
- Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- 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.
- 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.
- A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- 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.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
- 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

- All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
- 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.
- Only fire hydrants conforming to City of American Fork standards will be approved for use.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- All water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
- 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.
- 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

- 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.
- 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.
- 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.
- All manhole lids shall be provided with continuous self_sealing gaskets.
- The approved construction drawings shall show where bolt_down lids are required.
- 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.
- All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
- 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.
- Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
- 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.
- 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.
- 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.
- 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.
- The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
- All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
- All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.
- All lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

STORM SEWER

- 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.
- 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.
- Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
- 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.
- 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.
- Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
- 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

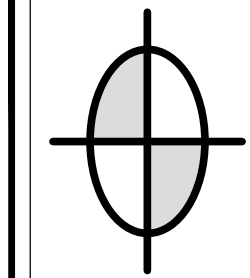
- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible for removal of conflicting existing striping.
- Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- 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.
- Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- 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

- 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.



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058 801-224-1252

Utah

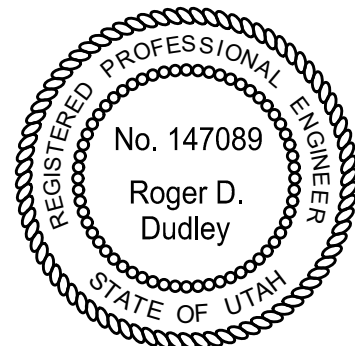
Standard Notes

American Fork City

REVISIONS

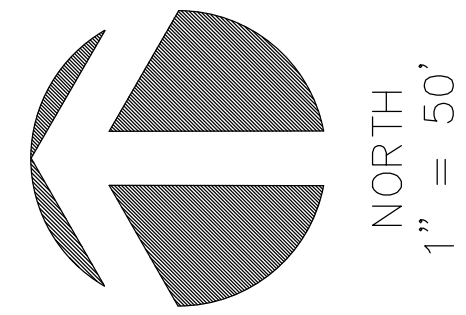
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BY
BHT
TRACING NO.
L - 14436

SHEET No.
C - 1.1



3-21-2024

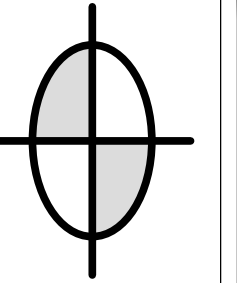
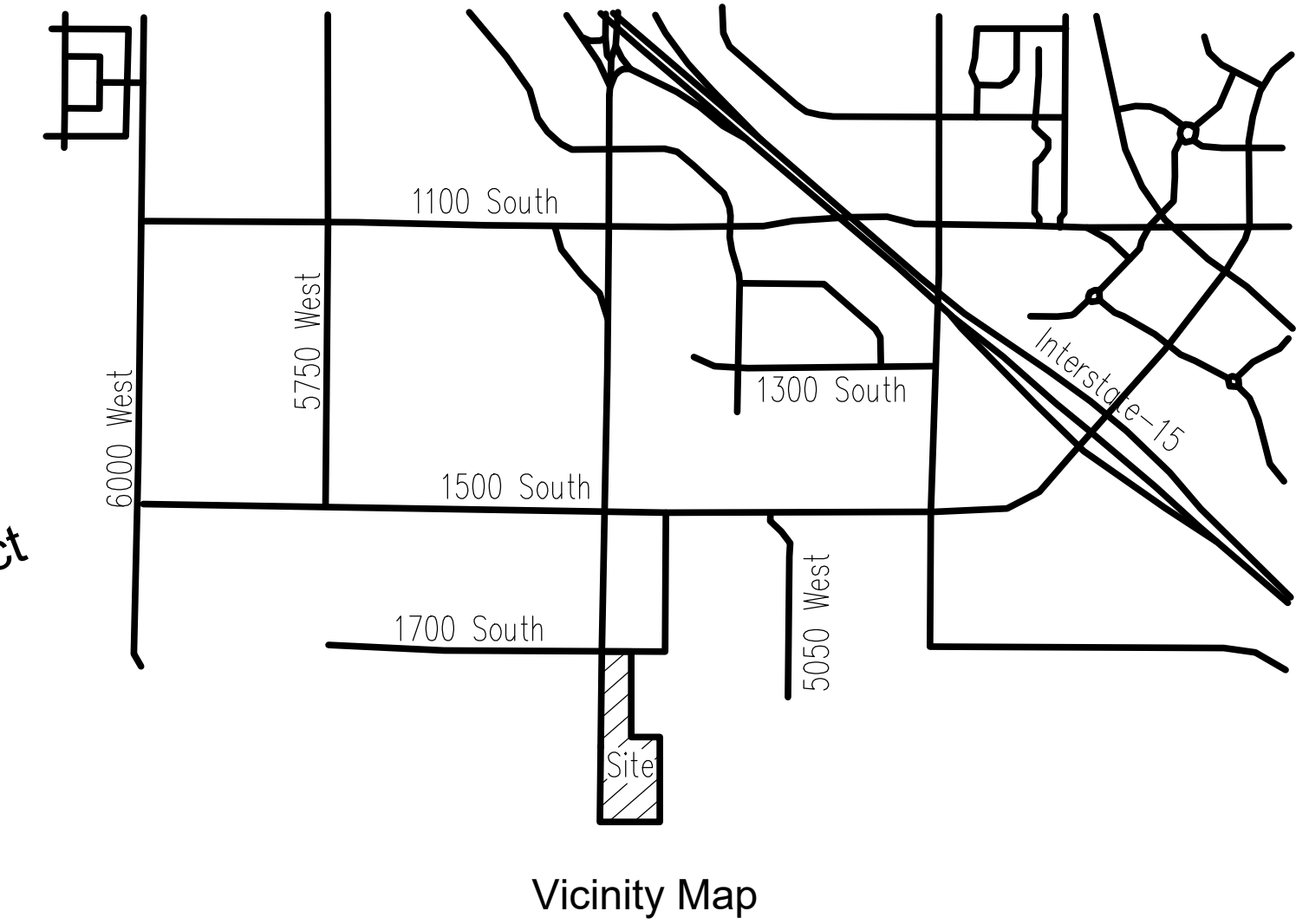
[Signature]



Shoreline Industrial Park

American Fork City

Utah



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Shoreline Industrial Park

Site Plan

American Fork City

Revisions
5-27-2024

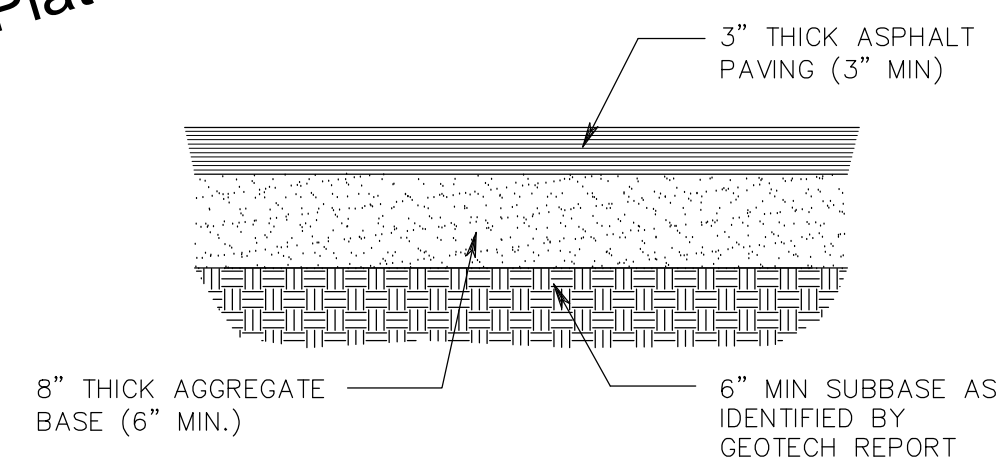
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By
BHT
Tracing No.
L - 14371

Sheet No.
C - 2.0

Notify City Engineering if rutting/pumping occurs during construction activities.

Timpanogos Special Service District

Lakeside Planned Industrial Park
Plat "B" Amended



ASPHALT PAVING
1" = 1'-0"

S 0°01'05" W 17.64'
S 89°58'46" W 2.79'
S 00°00'00" E 642.00'

Lot 3
10.56 AC
460,023 sq.ft.

Future building in Phase 2 will be approved by a separate site plan application that will be submitted in the future for review and approval and is not approved as part of this plan set. It is not allowed to be constructed until said future approval occurs.

Future Development

N 90°00'00" E 38.11'
Install Dumpster Enclosure Per City standards 17.5.121, B
Install Curb Wall
Install 3' Waterway
Install Chain Link Fence
Install 2' Standard Curb & Gutter See detail Sheet C-10

S 0°00'00" E 9.03'

N 90°00'00" E 105.46'
L = 61.87'
R = 1000.00'
Chord = 61.86'
Bears = S 88°13'39" E

500 East Street

S 86°27'18" E 24.04'

1700 South Street

American Eagle Ready Mix

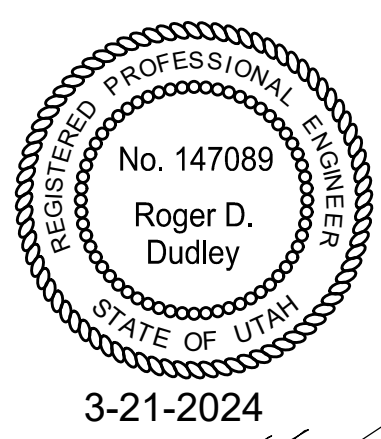
Existing Building

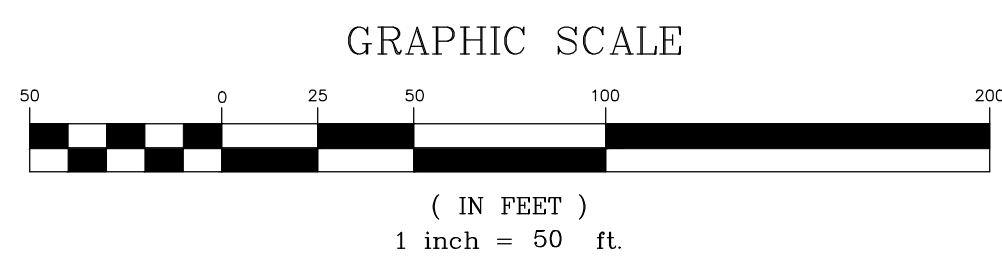
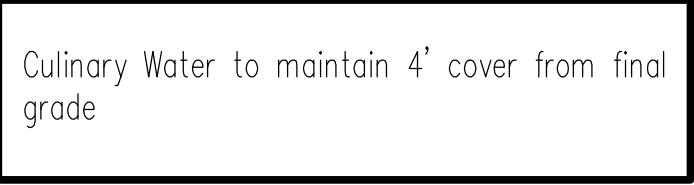
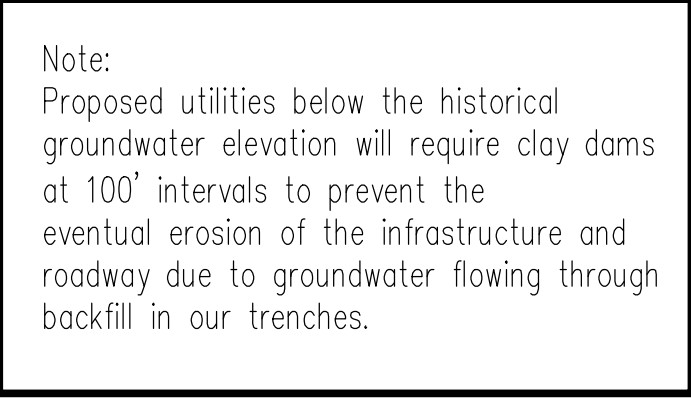
Proposed Building
175' x 120'
21,000 S.F.

Proposed Building
350' x 120'
42,000 S.F.

Project Area
3.77 AC
164411 sq.ft.

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	100.50'	33.59'	33.44'	N 15°38'39" E	19°09'08"
C2	99.50'	30.92'	30.80'	S 16°19'03" W	17°48'20"





CAUTION!!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

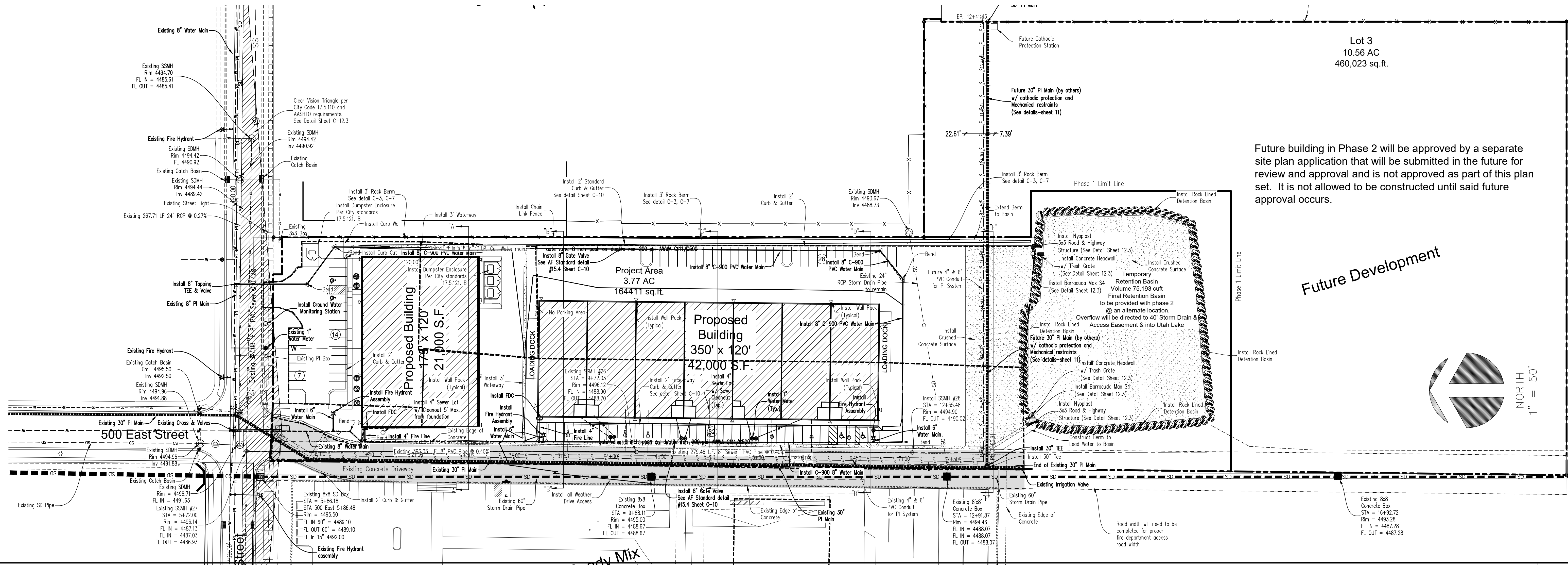
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Shoreline Industrial Park

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH
3-21-2024

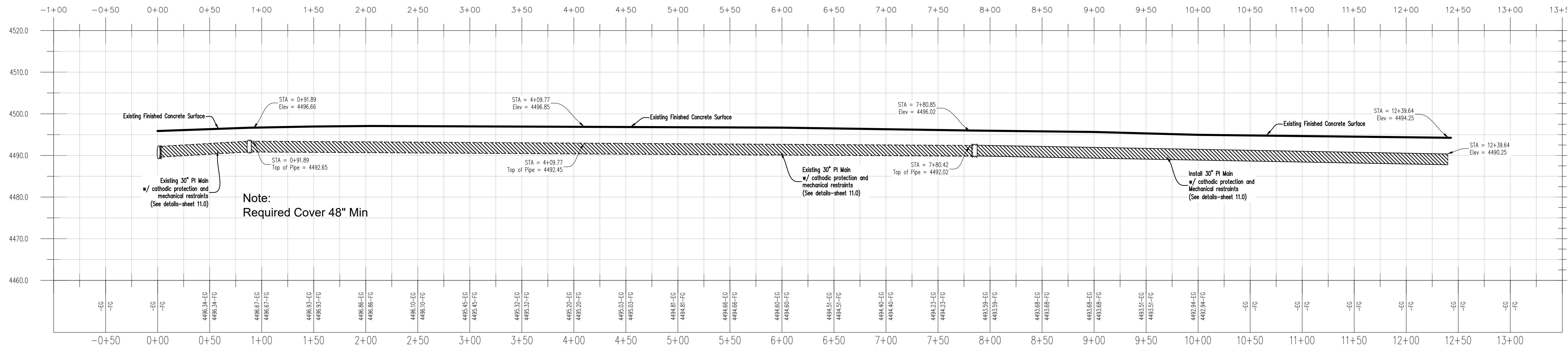
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Note:

Invert crossings to be verified in the field

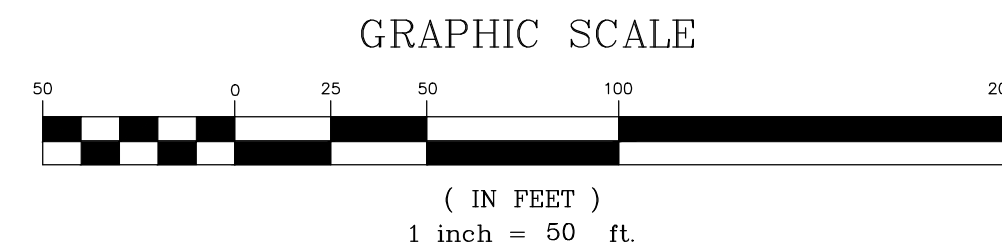


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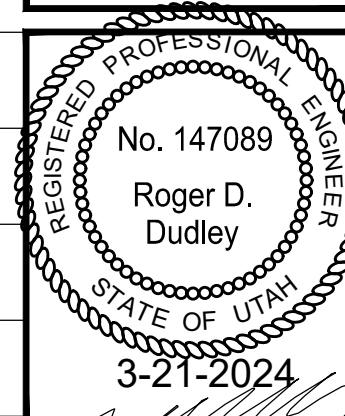
Note:

Proposed utilities below the historical groundwater elevation will require clay dams at 100' intervals to prevent the eventual erosion of the infrastructure and roadway due to groundwater flowing through backfill in our trenches.



DUDLEY AND ASSOCIATES
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801-224-1252

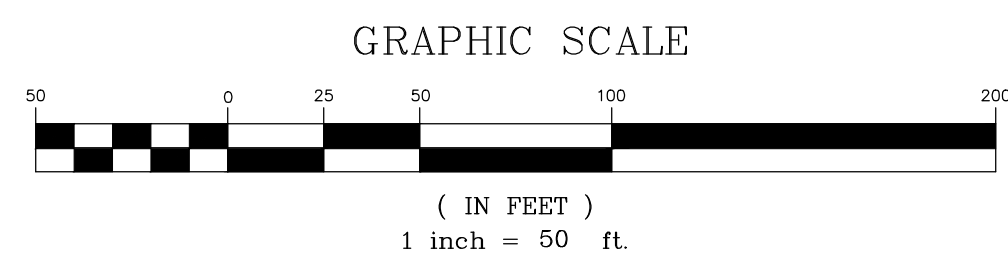
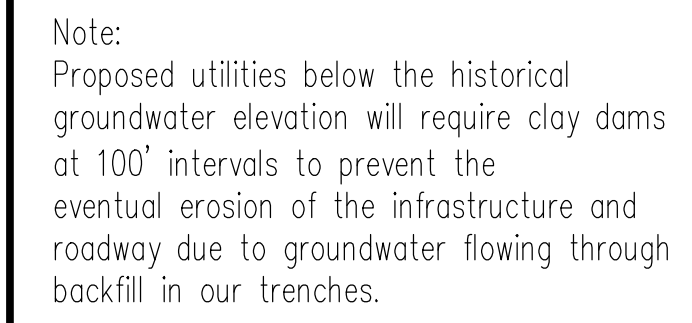
PI Plan
Shoreline Industrial Park
American Fork City
Utah



Revisions
5-27-2024

Date
3-21-2024
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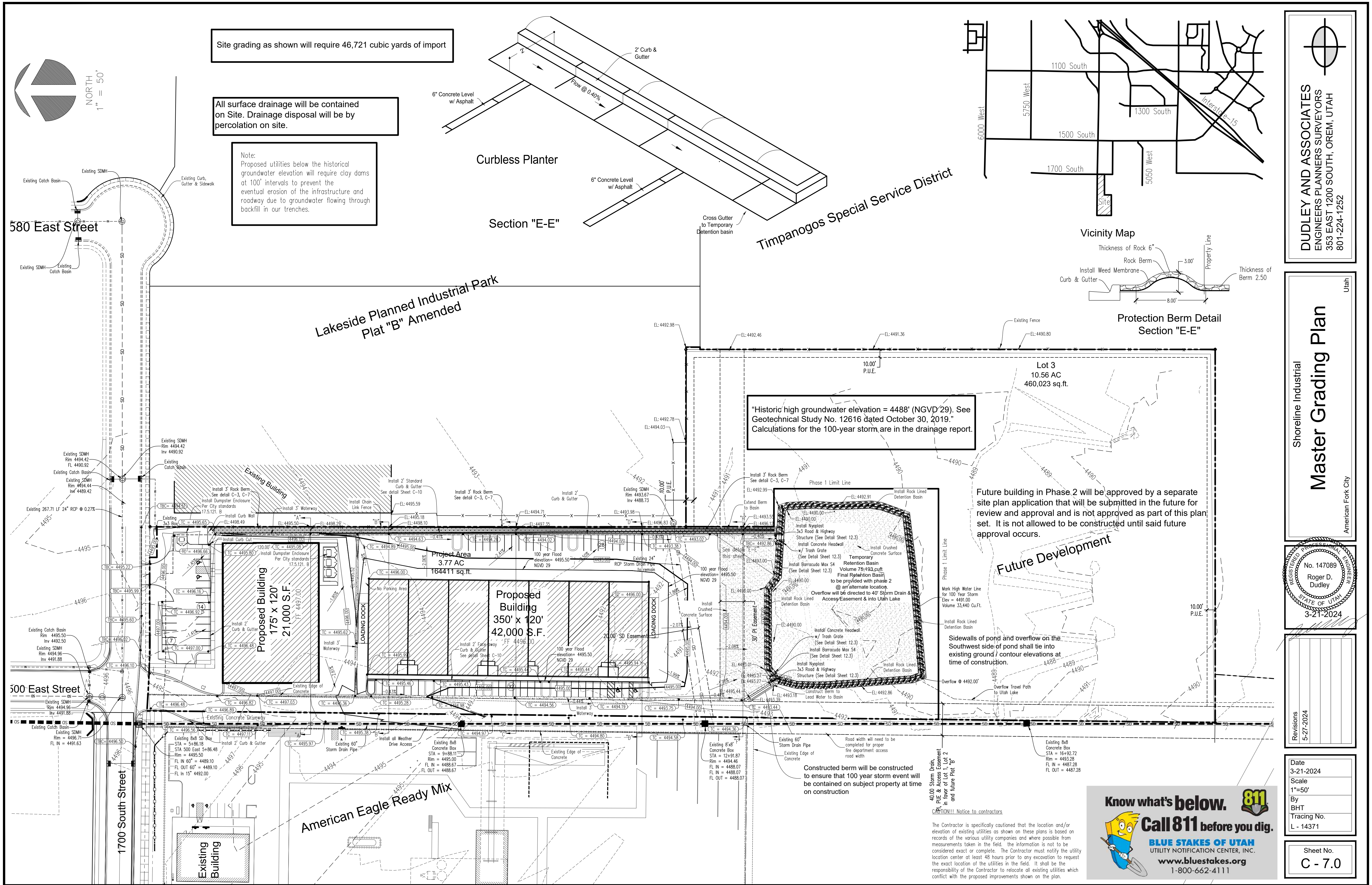
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Shoreline Industrial Park

Water Line Plan

Sheet No.
C - 6.0



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353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Shoreline Industrial
Master Grading Plan
American Fork City

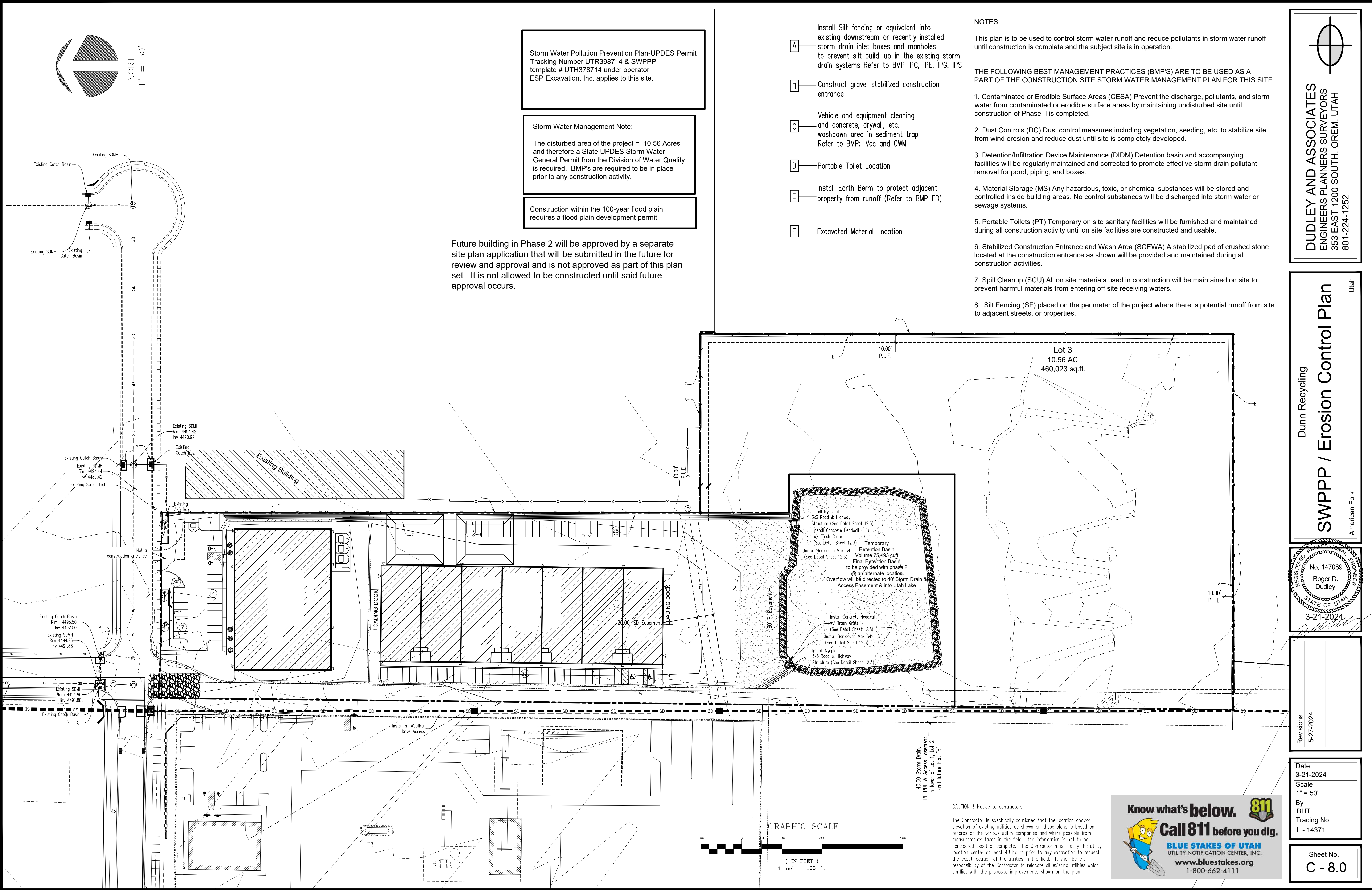
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH
3-21-2024

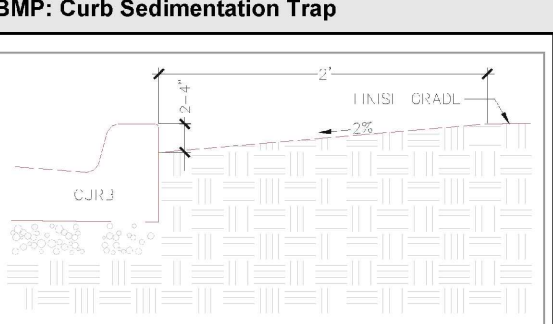
Revisions
5-27-2024

Date
3-21-2024
Scale
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Tracing No.
L - 14371

Sheet No.
C - 7.0

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111





BMP: Curb Sedimentation Trap

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
A temporary sediment trap formed by excavation behind the curb

APPLICATION:

- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

INSTALLATION/APPLICATION CRITERIA:

- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

LIMITATIONS:

- No limitations

MAINTENANCE:

- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 25% height of available storage

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

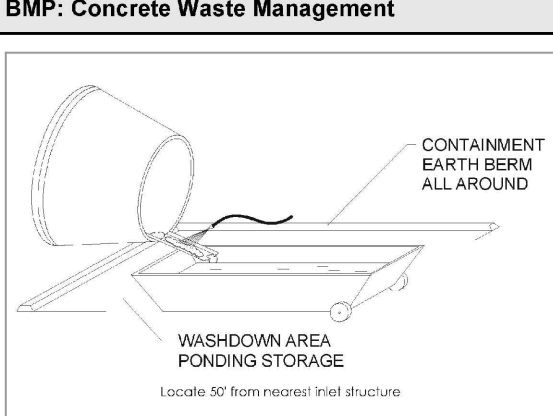
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL and PARADISE ENGINEERING BMP FACT SHEET (Curb Back Cuts)

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Concrete Waste Management

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washdown off-site, performing on-site washdown in a designated area, and training employees and subcontractors.

APPLICATION:

- Store dry materials under cover, away from drainage areas
- Minimize excess mixing of fresh concrete, mortar or cement on site
- Perform washdown of concrete trucks off-site or in designated areas only
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams
- Do not allow excess concrete to be dumped on site, except in designated areas
- When washing concrete to remove free particles and expose the aggregate, avoid creating runoff by directing the water within a bermed or level area. (See Earth Berm Barrier Information sheet)
- Train employees and subcontractors in proper concrete waste management

LIMITATIONS:

- Off-site washdown of concrete wastes may not always be possible

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed
- If using a temporary pit, dispose hardened concrete on a regular basis

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

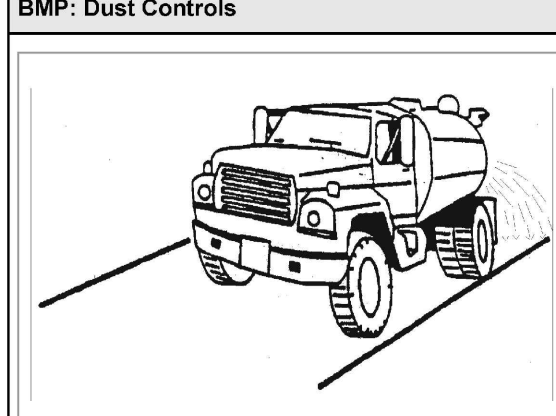
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Dust Controls

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- Water may be applied on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should any chemicals be applied to the ground that could be harmful to the environment
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry
- Mechanical equipment should be operated according to the manufacturer's recommendations and should be inspected regularly

LIMITATIONS:

- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil. If excessive amounts of water are used, it may be off-carrying with it
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants

MAINTENANCE:

- Excess water results from water spraying; dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from sweeping

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

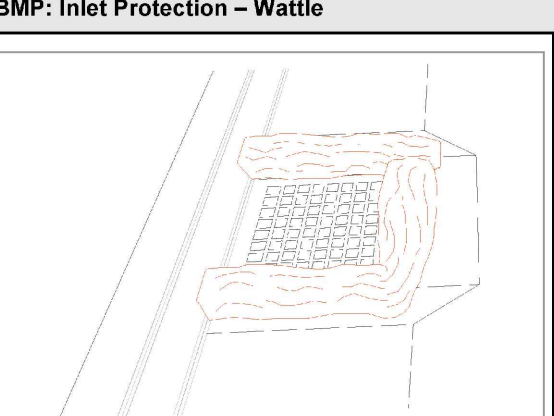
RELATIVE COSTS

- High
- Medium
- Low

Adapted from PLEASANT GROVE CITY STORMWATER TECHNICAL MANUAL and BEST MANAGEMENT PRACTICES

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Inlet Protection – Wattle

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Sediment barrier erected around storm drain inlet

APPLICATION:
Construct a storm drainage inlet located down-gradient of areas to be disturbed by construction

INSTALLATION/APPLICATION CRITERIA:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filter or straw wattles around perimeter of inlet

LIMITATIONS:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or redesign as needed

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or redesign as needed

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

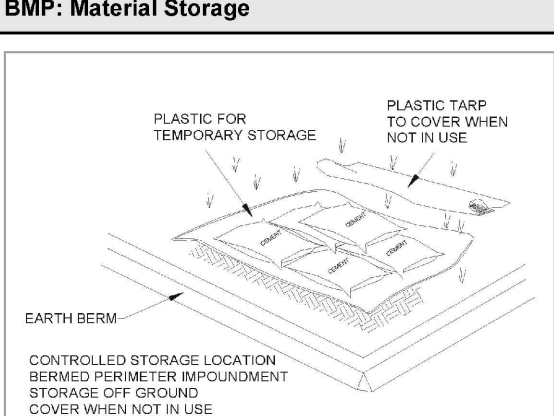
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Material Storage

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Controlled storage of on-site materials

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances
- Any construction site with outside storage of materials

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no driveway or drainage paths are nearby
- Construct a compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for improvement in the case of spills
- Secure all on-site personnel and designated storage areas. Do not store excessive amounts of material that will not be utilized as soon
- For active use of materials away from the storage area ensure materials are not set directly in the ground and are covered when not in use
- Prevent storm drainage during use

LIMITATIONS:

- Does not prevent contamination due to mislabeling of products
- Spill Prevention and Response Plan must be controlled location

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADE. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED BY FLURY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHES AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

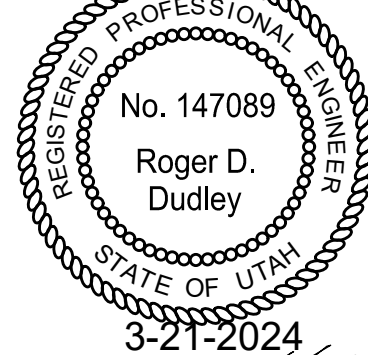
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.



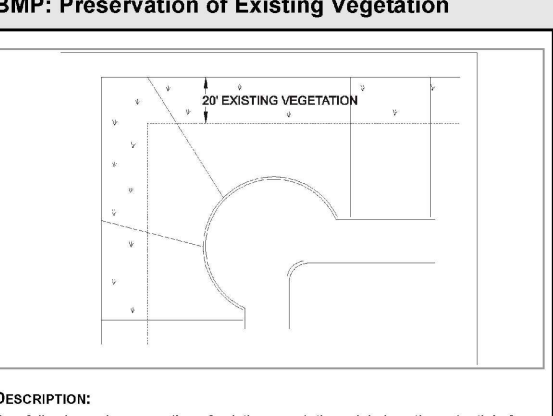
Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Utah

BMPs

American Fork City

Attachment: Exhibit B (Business License Appeal - Dumb Construction)



BMP: Preservation of Existing Vegetation

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Carefully planned preservation of existing vegetation minimizes the potential of removing or harming existing trees, vines, shrubs and/or grasses that serve as erosion controls.

APPLICATION:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

INSTALLATION/APPLICATION CRITERIA:

- Clearly mark, flag or fence vegetation to be preserved
- Protect landscaping plans which include as much existing vegetation as possible and state proper care during and after construction
- Define and protect with berms, fencing, signs, etc. a network area that vegetation to be preserved
- Protect landscaping plans which do not include plant species that compete with the existing vegetation
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur

LIMITATIONS:

- Requires forward planning by the owner/developer, contractor and design staff
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development
- May not be cost effective with high land costs

MAINTENANCE:

- Inspection and maintenance requirements for protection of vegetation are
- Maintenance of native trees or vegetation should conform to landscape plan specifications

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

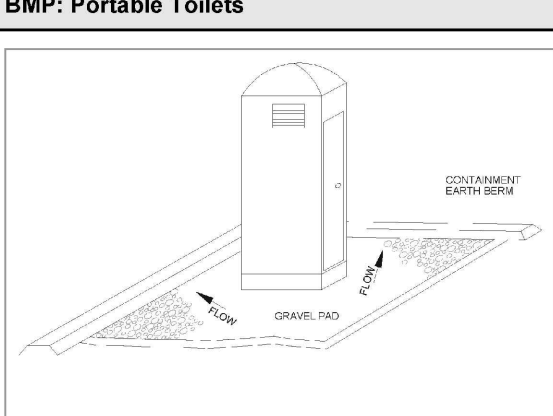
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Portable Toilets

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Provision of on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets to convenient locations throughout the site
- Prepare level, gravel surface and provide clear access to the toilets for parking and for on-site personnel
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control site application leak

LIMITATIONS:

- No limitations

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
- Regular waste collection should be arranged with licensed service
- All waste should be disposed in sanitary sewer system for treatment with appropriate agency approval

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

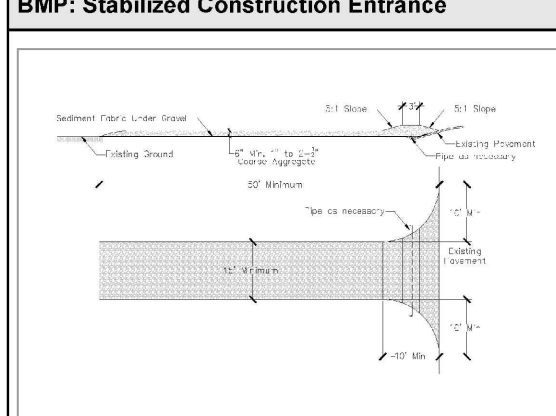
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Stabilized Construction Entrance

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to a paved surface.

APPLICATION:
At any point of entry or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grade area and grade to provide maximum slope of 2%
- Compact subgrade and allow filter fabric if desired (recommended for entrances to remain for more than 3 months)
- Place coarse aggregate, 1.5 to 2 inches in size, to a minimum depth of 8 inches

LIMITATIONS:

- Requires periodic top dressing with additional stones
- Should be used in conjunction with street sweeping on adjacent public right-of-way

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent roadway for sediment deposits and clean by sweeping or blowing
- Repair entrance and replace gravel as required to maintain control of good working condition
- Gravel stabilized areas as required to accommodate traffic and prevent erosion at driveways

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

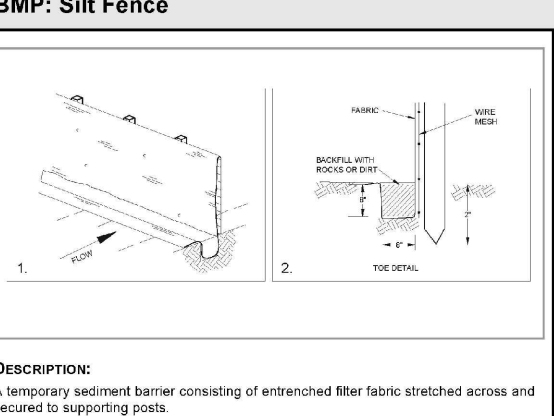
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Silt Fence

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting points.

APPLICATION:

- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at top of slope or soil stockpile
- Inter-protection: place fence acrossing catchments

INSTALLATION/APPLICATION CRITERIA:

- Place posts 8 feet apart on center along curb (or use preassembled until) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts
- Secure one end with 14 gauge wire, with 4-inch opening to a drainage pipe or pipe. Attach with heavy duty 1 inch long wire staples, or wire or rope. Cut fabric to secure width, using long length of barrier and drive one corner. Secure fabric to mesh with wire, staples, or similar, with trailing edge. Backfill trench over four fabric tie anchors

LIMITATIONS:

- Requires periodic top dressing with additional stones
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum up-gradient slope of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall
- Look for runoff bypassing ends of barriers or undercutting barriers
- Repair or replace damaged areas of the barrier and remove accumulated sediment
- Reanchor fence as necessary to prevent shortcircuiting
- Remove accumulated sediment when it reaches 1/2 the height of the fence

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

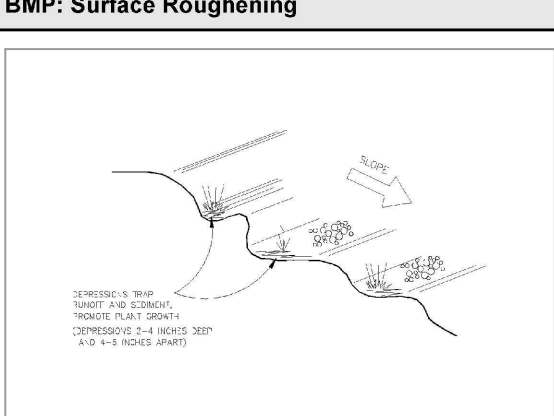
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Surface Roughening

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contour.

APPLICATION:

- Surface roughening is appropriate for all construction that will not be requiring impervious cover within 14 days and that will be exposed less than 60 days (based on site) or be exposed in excess of 60 days

INSTALLATION/APPLICATION CRITERIA:

- Surface should be left in rough condition during initial earthwork activity
- Surfaces that have become smoothed or compacted due to equipment should be roughened by hand or machine. Spraying hoses, back on front end loader, or similar, operating along the contours of the slope. Tracking (or crawler tracks driving up and down slope) may also be used to provide depressions parallel to contour
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil
- Employ track devices (See Disturbance Detail Sheet)

LIMITATIONS:

- Will not withstand heavy rainfall
- Slopes steeper than 2:1 (50%) should be bermed (see Bermding Detail Sheet)

MAINTENANCE:

- Inspect following any storm event and at a minimum of weekly
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area
- For vegetated slopes inspect areas that have or have been revegetated

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

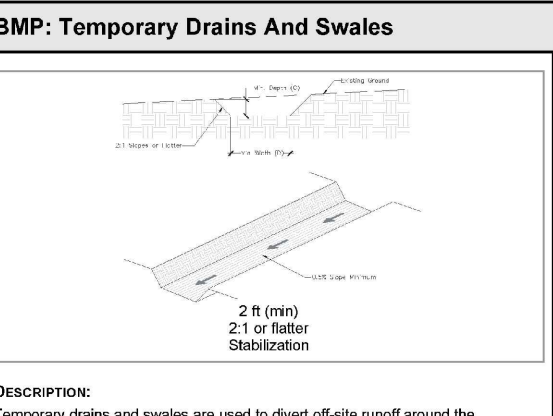
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Temporary Drains And Swales

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment traps.

APPLICATION:
Temporary drains and swales are appropriate for diverting any upslope runoff from a disturbed area to a stabilized area. They are often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development. They may not be cost effective with high land costs.

INSTALLATION/APPLICATION CRITERIA:

- Temporary drainage swales will effectively convey runoff and avoid erosion of full property
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design)
- At all minimum, the drainage swale must conform to pre-development drainage patterns and capacities
- Construct the drainage swale with an unimpeded, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow of the water or debris can be expected to create an erosive velocity

LIMITATIONS:

- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties
- Temporary drains and swales must conform to local floodplain management requirements

MAINTENANCE:

- Inspect weekly and after each rain
- Repair any erosion immediately
- Remove sediment which builds up in the swale and restricts its flow capacity

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

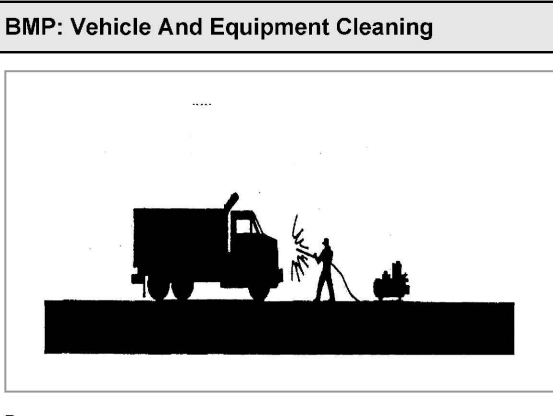
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Vehicle And Equipment Cleaning

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharge to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

APPLICATION:

- Use off-site commercial washing businesses as much as possible
- Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If it is not a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle large numbers of vehicles and pieces of equipment properly. Performing this work off-site can also be economical by eliminating the need for a separate washing area at your site
- If washing must occur on-site, use designated areas, located away from drainage courses, to prevent the loss of storm water and the runoff of pollutants. Discharge trapping of fuel tanks
- Always use secondary containment, such as a drain pan or drip cloth, when working to clean subframes. Place a stockpile of spill cleanup materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or spraying the spill. Remove the absorbent materials properly and dispose of properly
- Comply with all Federal and State requirements regarding additional above ground storage tanks (40 CFR, 2. Avoid mobile testing of mobile construction equipment on-site. If necessary, transport the equipment to designated washing areas. With the exception of tracked equipment such as bulldozers and pavers, most vehicles should be able to travel to a designated area with little soil loss. Train employees and subcontractors in proper fueling and disposal procedures

LIMITATIONS:

- Some types of equipment, such as backhoes, have been shown to be toxic to fish before the wash degreases
- Sending vehicle/equipment off-site should be done in conjunction with Stabilized Construction Entrance

MAINTENANCE:

- Inspect weekly and after each rain
- Repair any erosion immediately
- Remove sediment which builds up in the swale and restricts its flow capacity

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

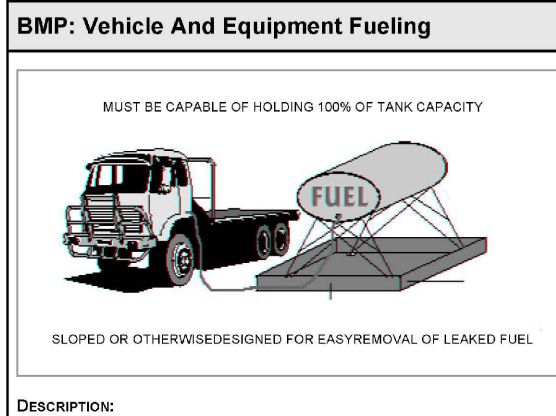
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Vehicle And Equipment Fueling

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION CRITERIA:

- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill onto paved surfaces or into drainage pathways can pollute storm water. If you have a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spill properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the loss of storm water and the runoff of pollutants. Discharge trapping of fuel tanks
- Always use secondary containment, such as a drain pan or drip cloth, when working to clean subframes. Place a stockpile of spill cleanup materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or spraying the spill. Remove the absorbent materials properly and dispose of properly
- Comply with all Federal and State requirements regarding additional above ground storage tanks (40 CFR, 2. Avoid mobile testing of mobile construction equipment on-site. If necessary, transport the equipment to designated washing areas. With the exception of tracked equipment such as bulldozers and pavers, most vehicles should be able to travel to a designated area with little soil loss. Train employees and subcontractors in proper fueling and disposal procedures

LIMITATIONS:

- Some types of equipment, such as backhoes, have been shown to be toxic to fish before the wash degreases
- Sending vehicle/equipment off-site should be done in conjunction with Stabilized Construction Entrance

MAINTENANCE:

- Inspect weekly and after each rain
- Repair any erosion immediately
- Remove sediment which builds up in the swale and restricts its flow capacity

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

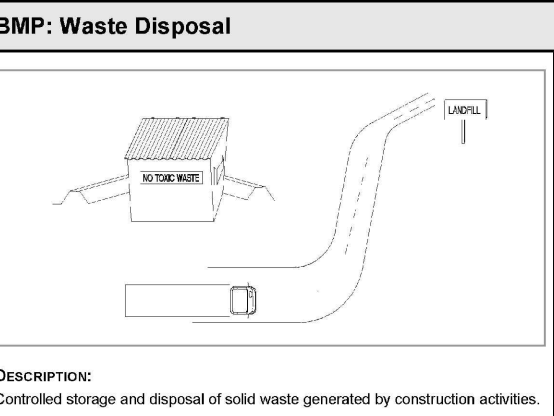
RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Waste Disposal

OBJECTIVES:

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Controlled storage and disposal of solid wastes generated by construction activities.

APPLICATION:
All construction sites.

INSTALLATION/APPLICATION CRITERIA:

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no wastewaters or storm drainage (leaks) are located near the waste collection areas
- Construct a compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for improvement in the case of spills and to trap any windblown dust
- Use well-tight containers with covers to contain dust when not in use. Provide separate containers for different waste types where appropriate and label clearly
- Ensure all site generated waste and other off-site designated waste collection areas properly and for removal use only off-site
- Dispose of waste properly and for removal use only off-site
- Separately from general construction waste
- Arrange for proper pricing, handling and disposal of collected waste at an authorized disposal location. Include regular properly-sealed waste in waste management activities

LIMITATIONS:

- On-site personnel are responsible for correct disposal of waste

MAINTENANCE:

- Discuss waste management procedures at progress meetings
- Collect site trash daily and deposit in covered containers at designated collection areas
- Check containers for leakage or inadequate covers and replace as needed
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials)
- During daily site inspections check that waste is not being inappropriately disposed of on-site (e.g. backfill, burning, surface discharge, discharge to storm drain) except at ditches

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O & M Costs
- Maintenance
- Training

RELATIVE COSTS

- High
- Medium
- Low

Adapted from SALT LAKE COUNTY BMP MANUAL

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

2005



BMP: Spill Clean-Up

OBJECTIVES:

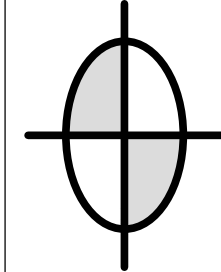
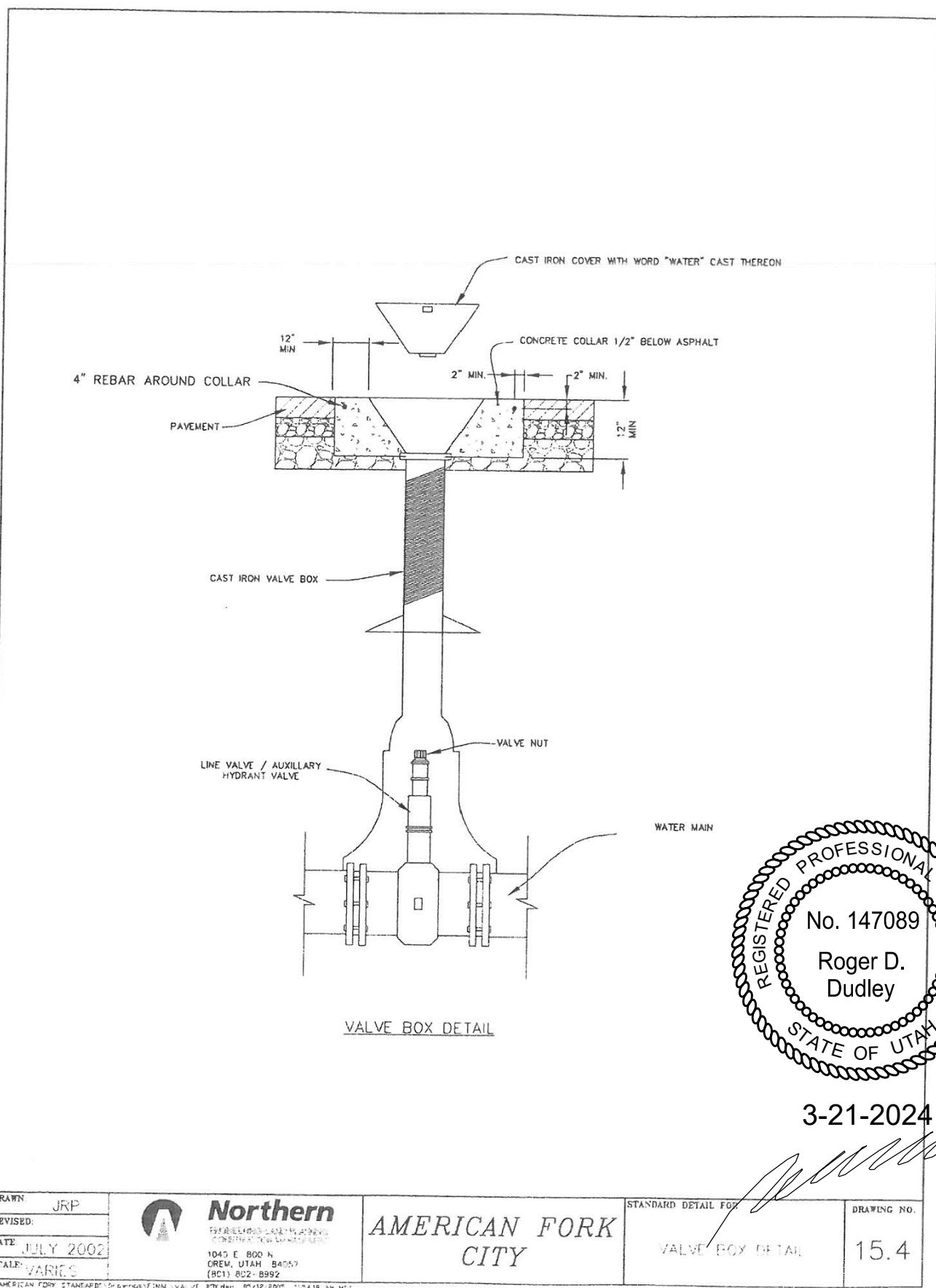
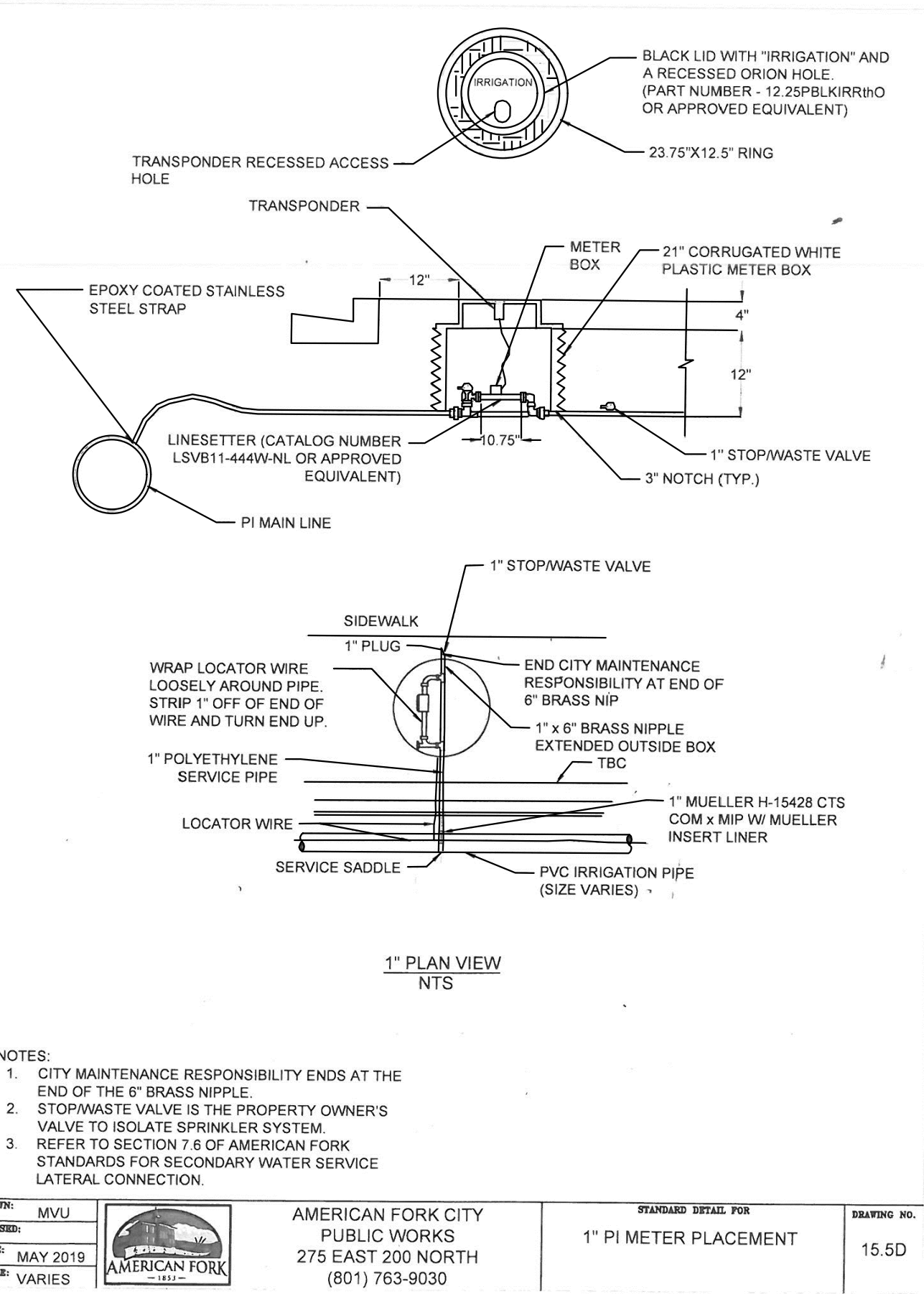
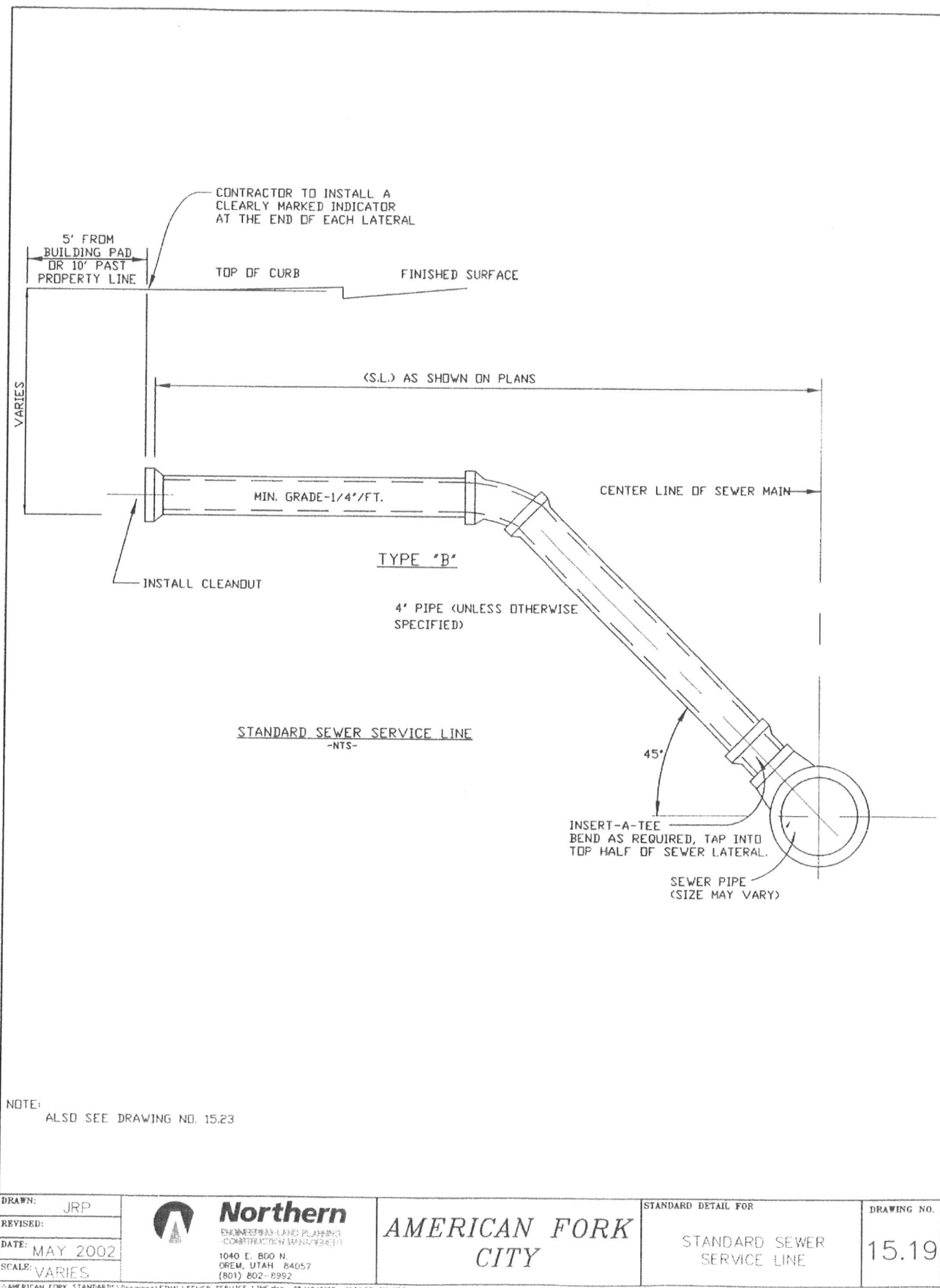
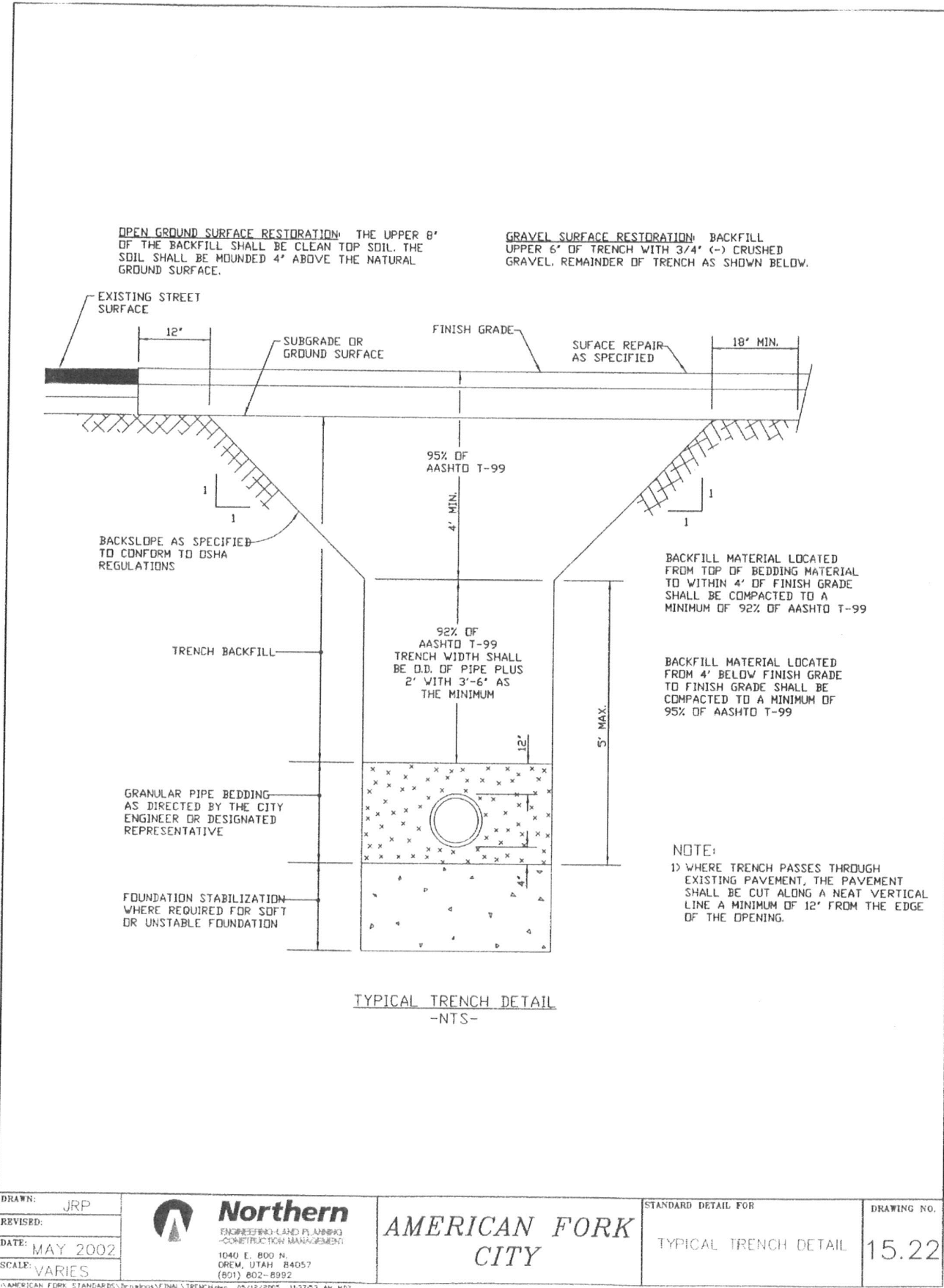
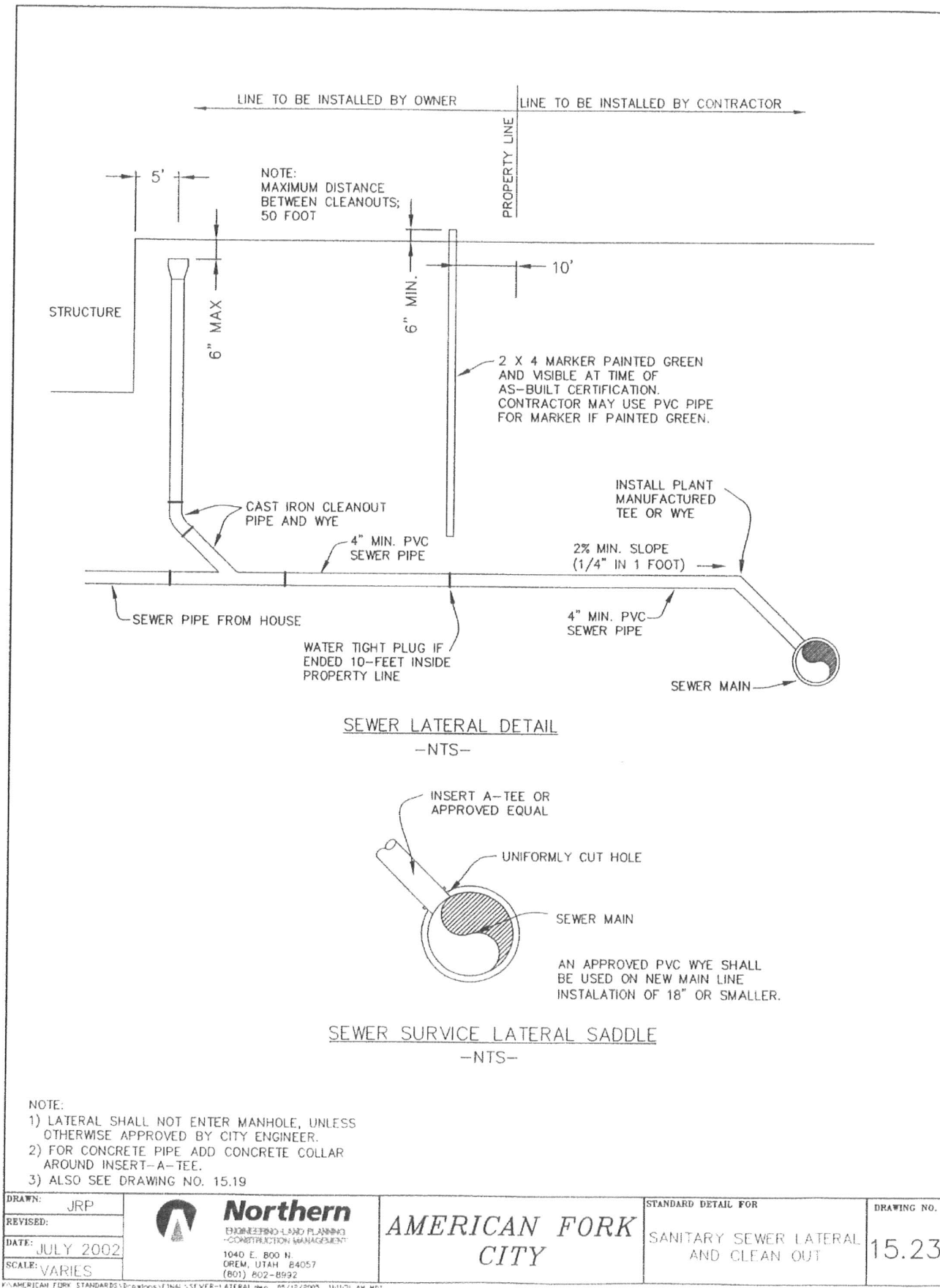
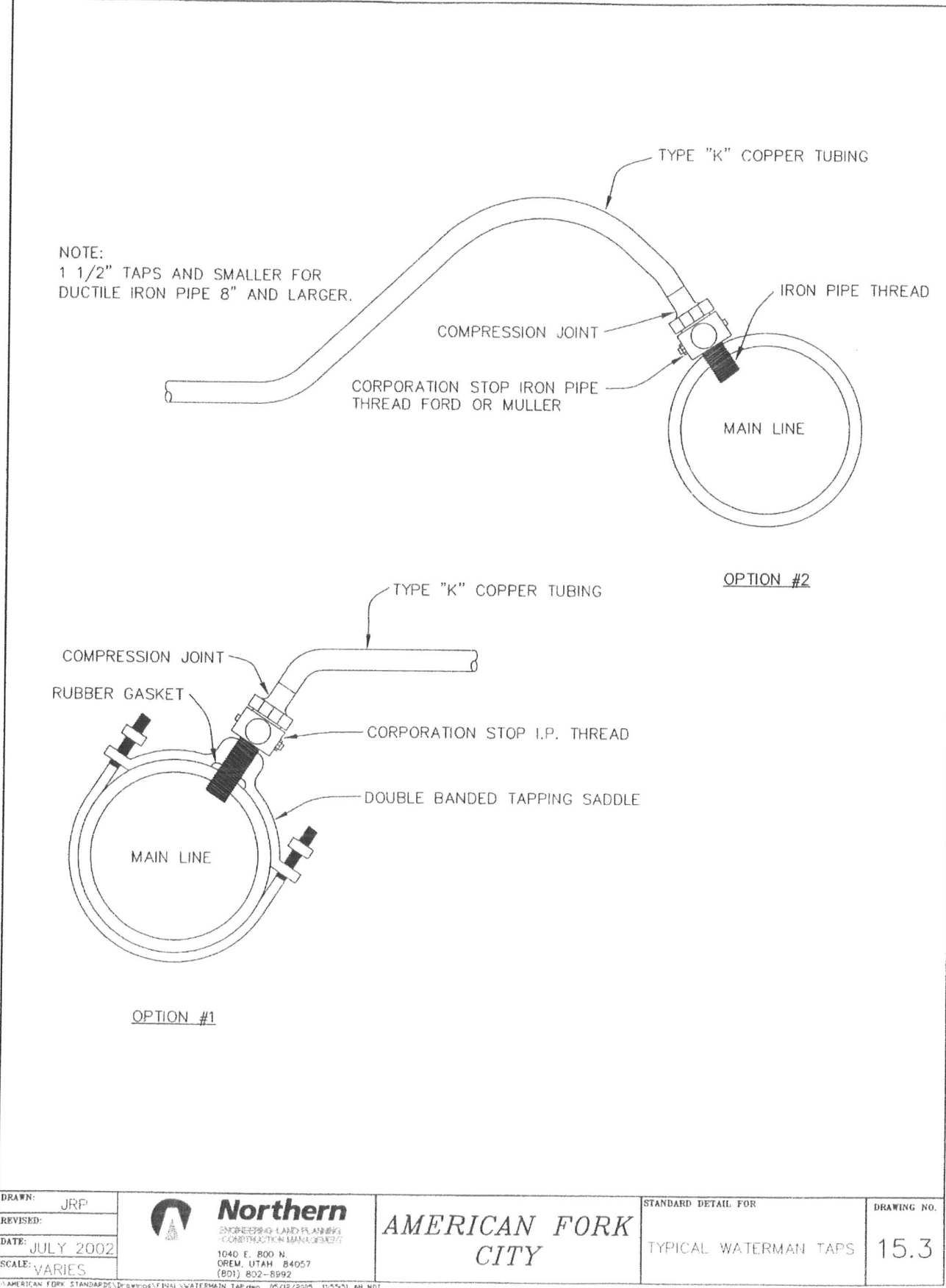
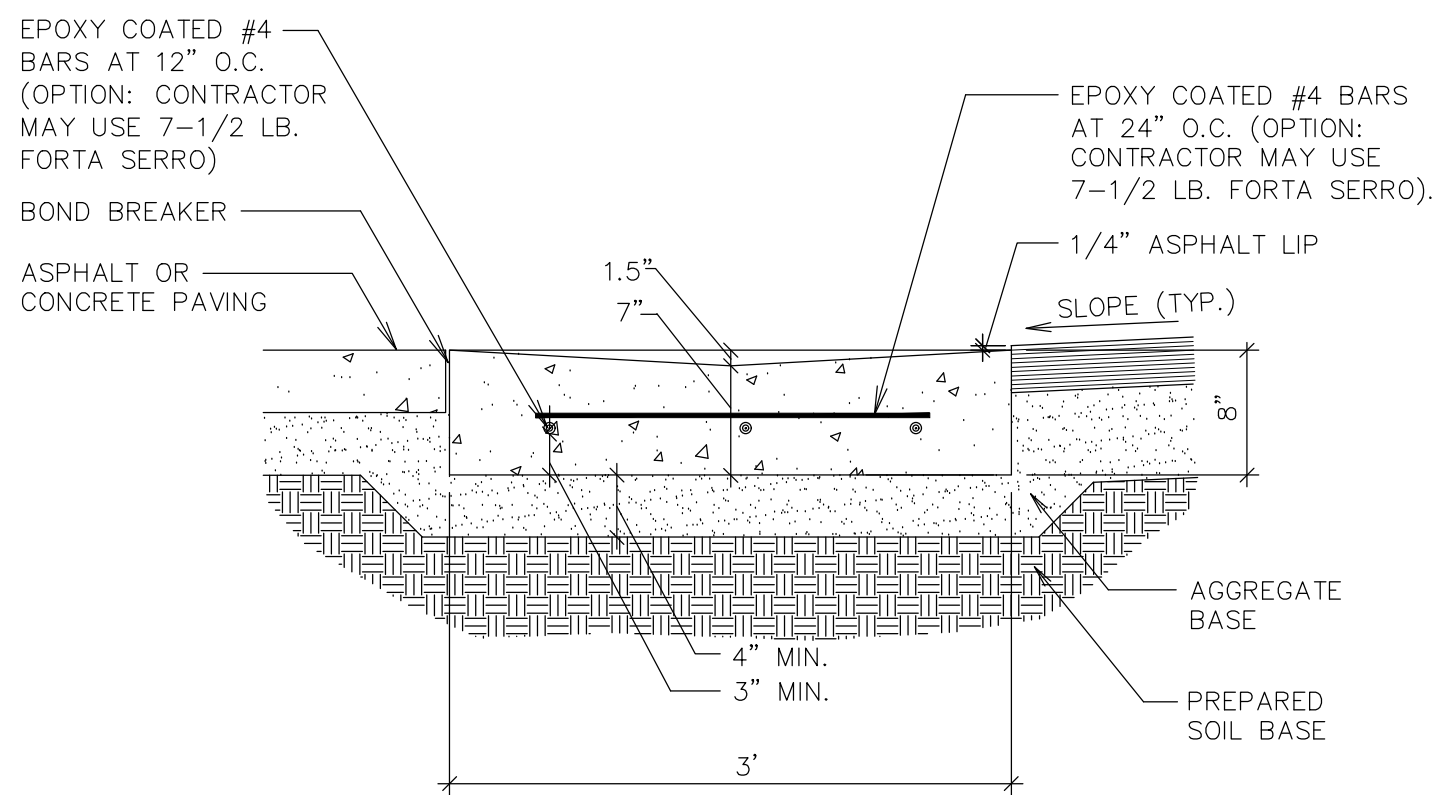
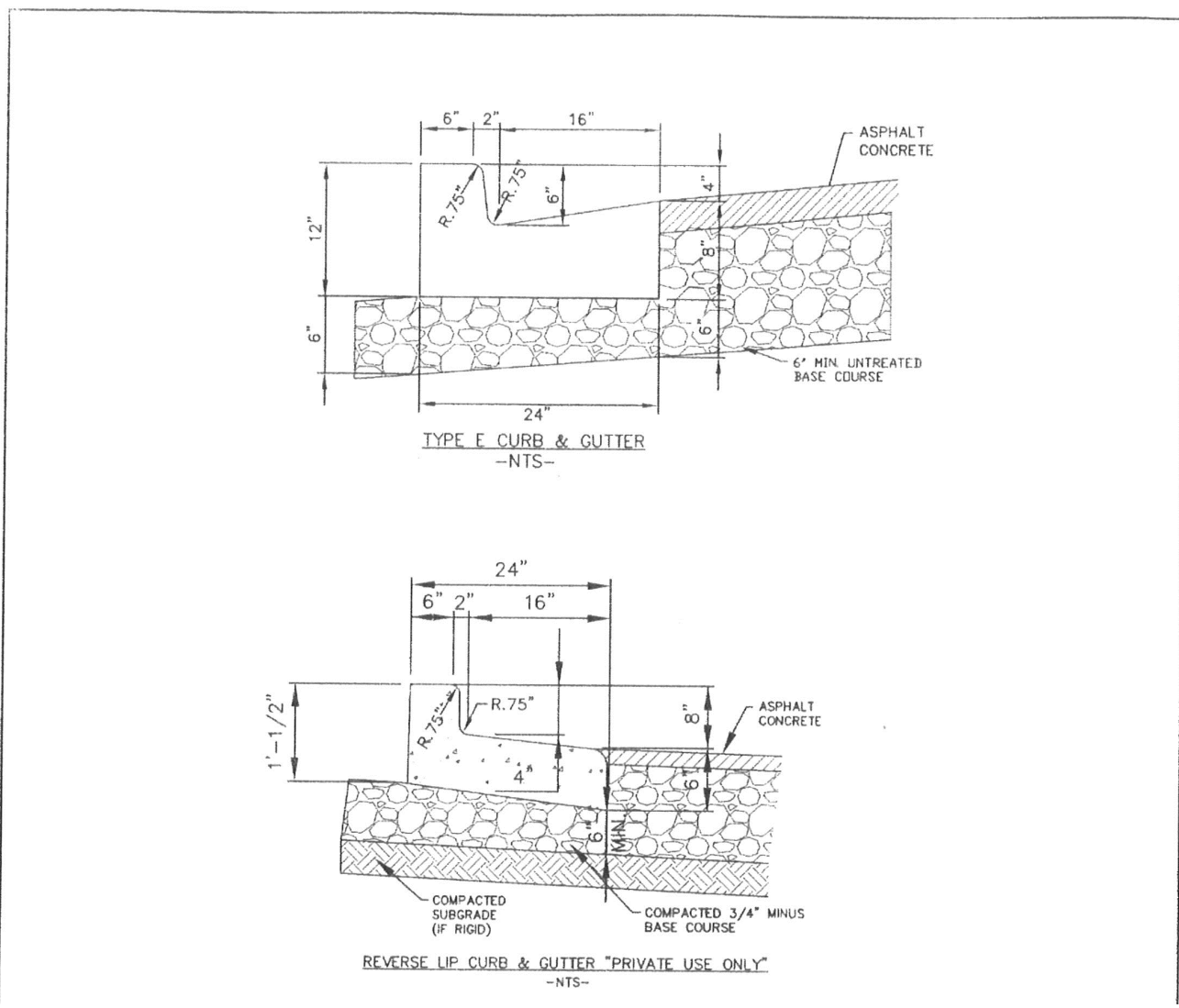
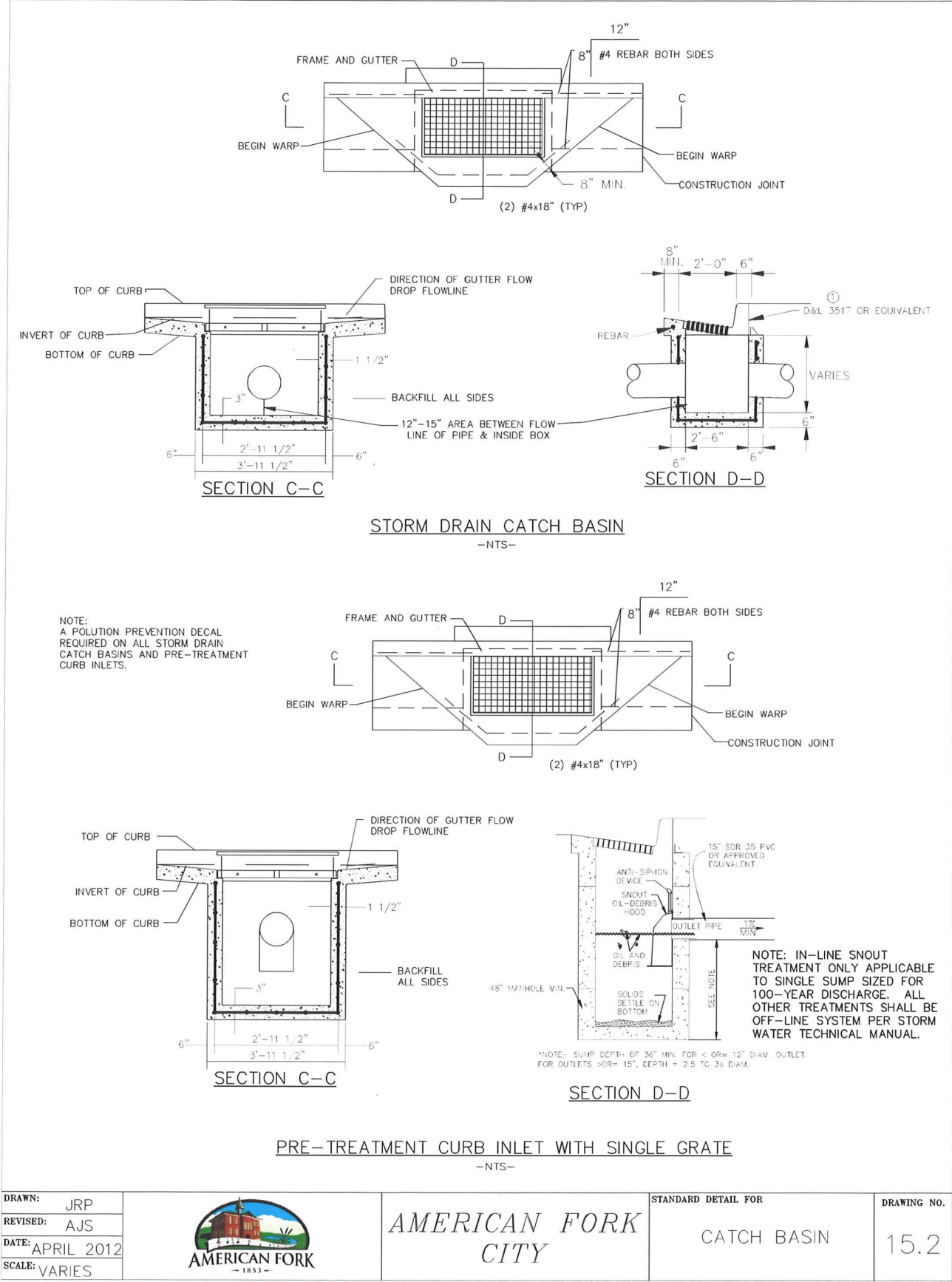
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:
Procedures to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area
- Educate personnel on prevention and clean-up techniques
- Designate an



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Engineers Planners Land Surveyors
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Orem, Utah 84058

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Utah

Detail Sheet

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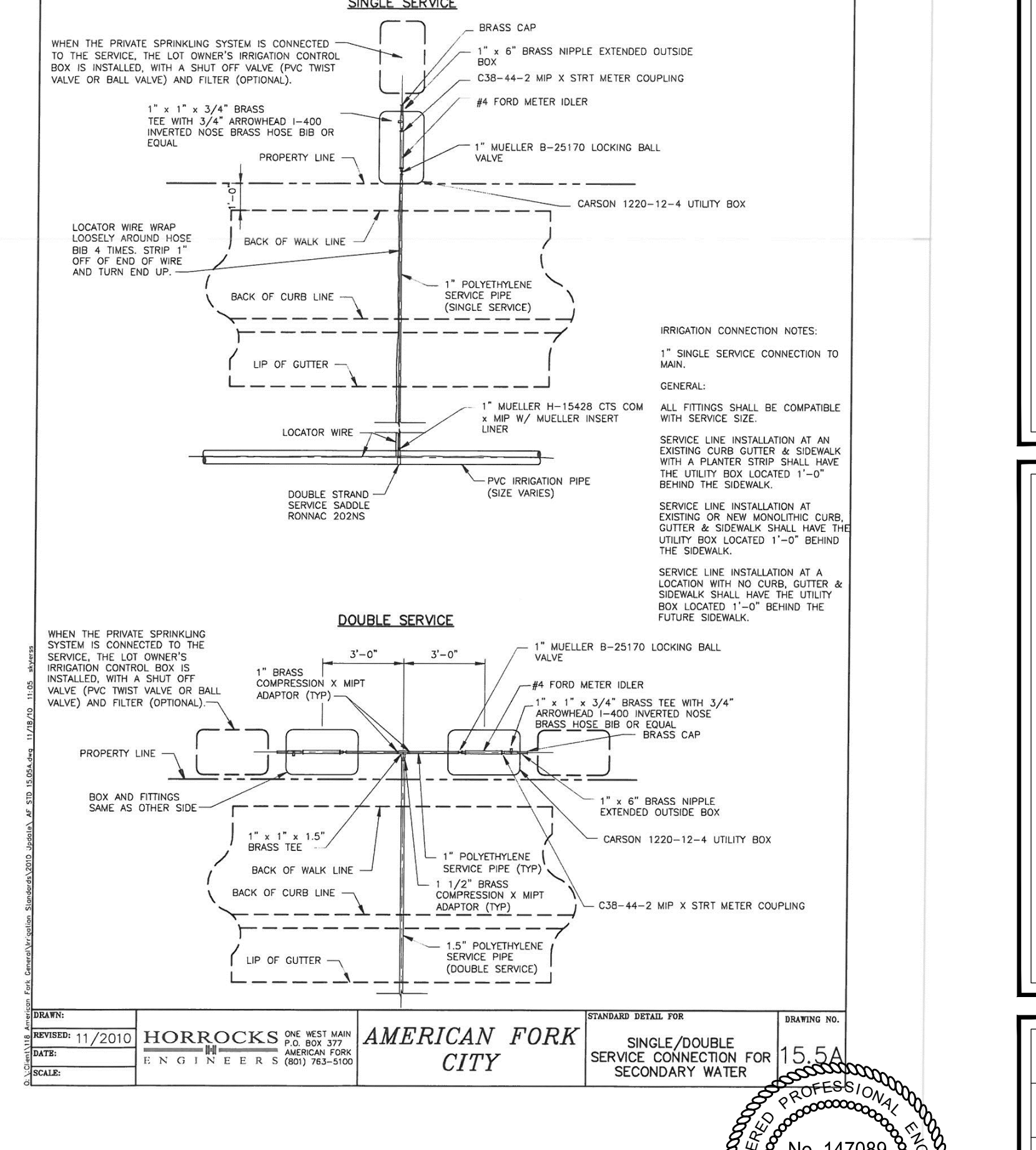
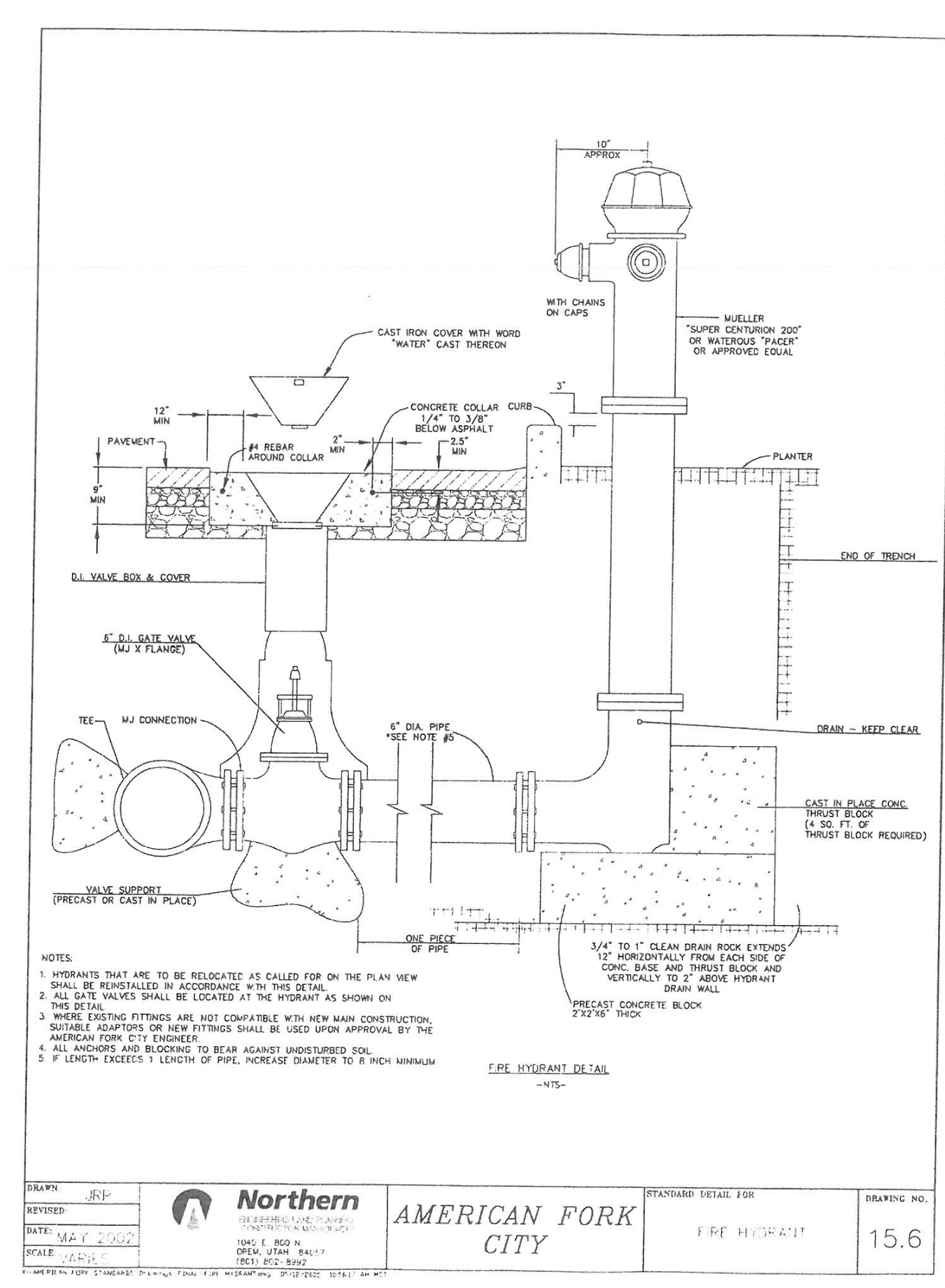
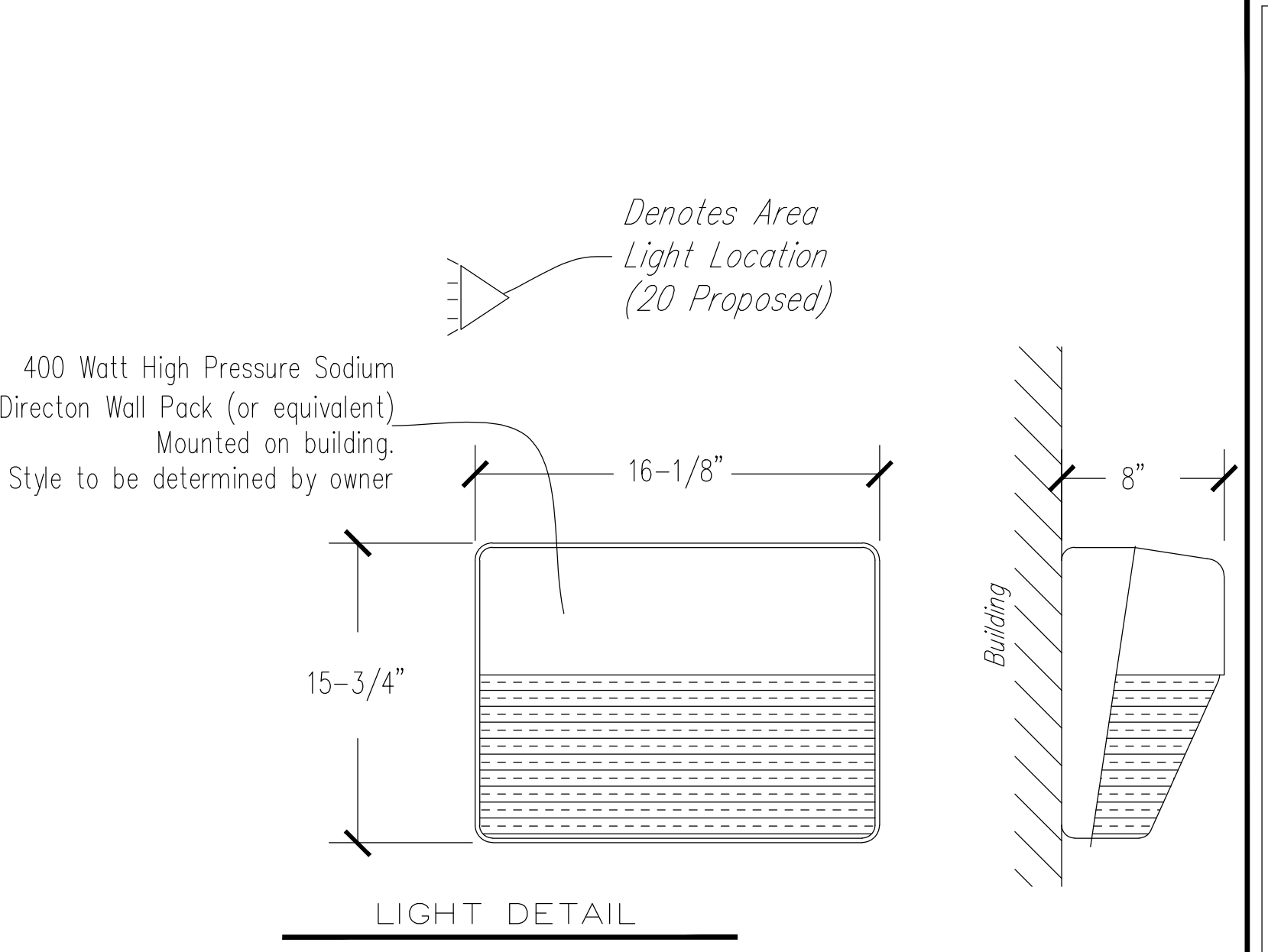
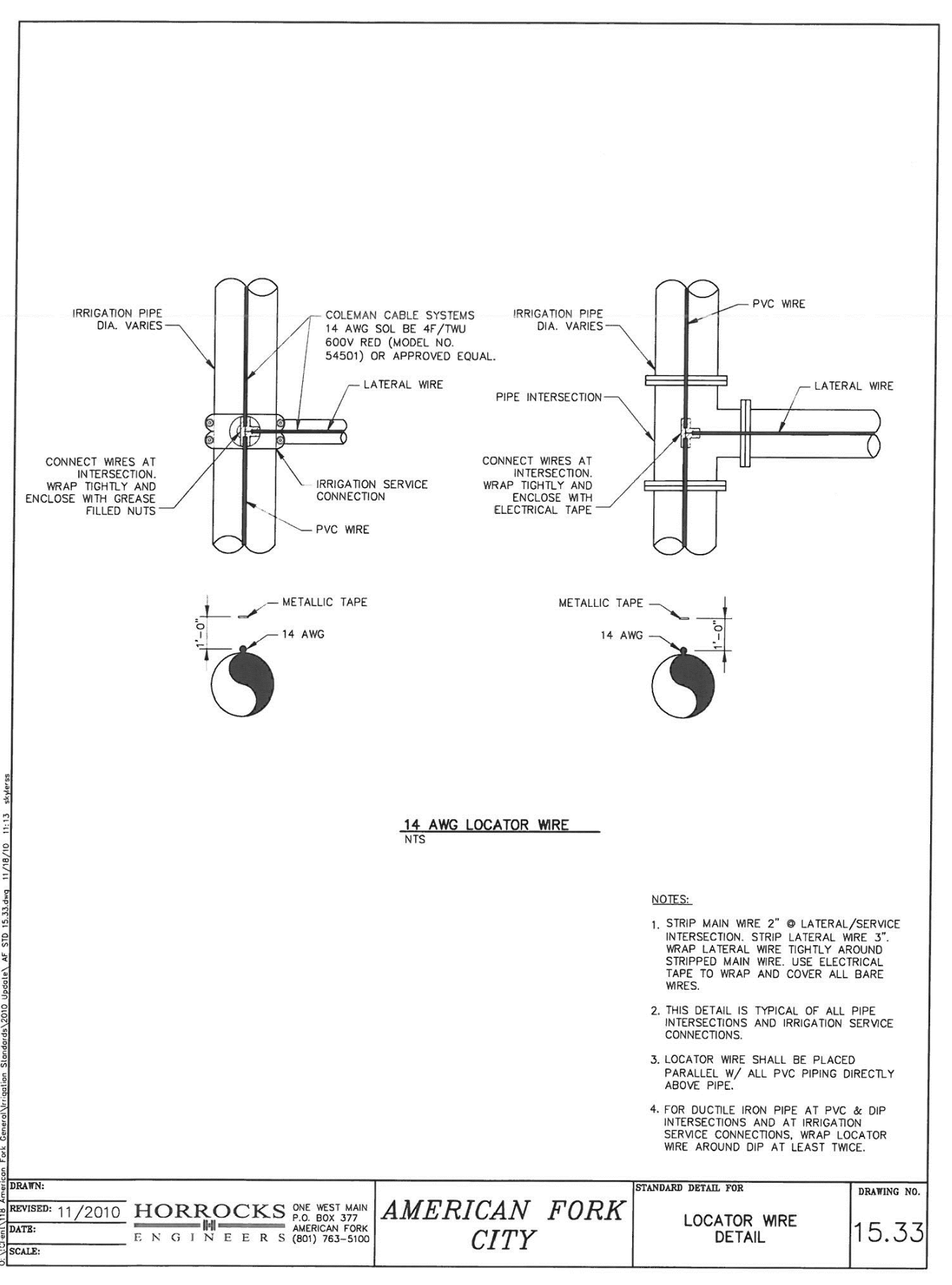
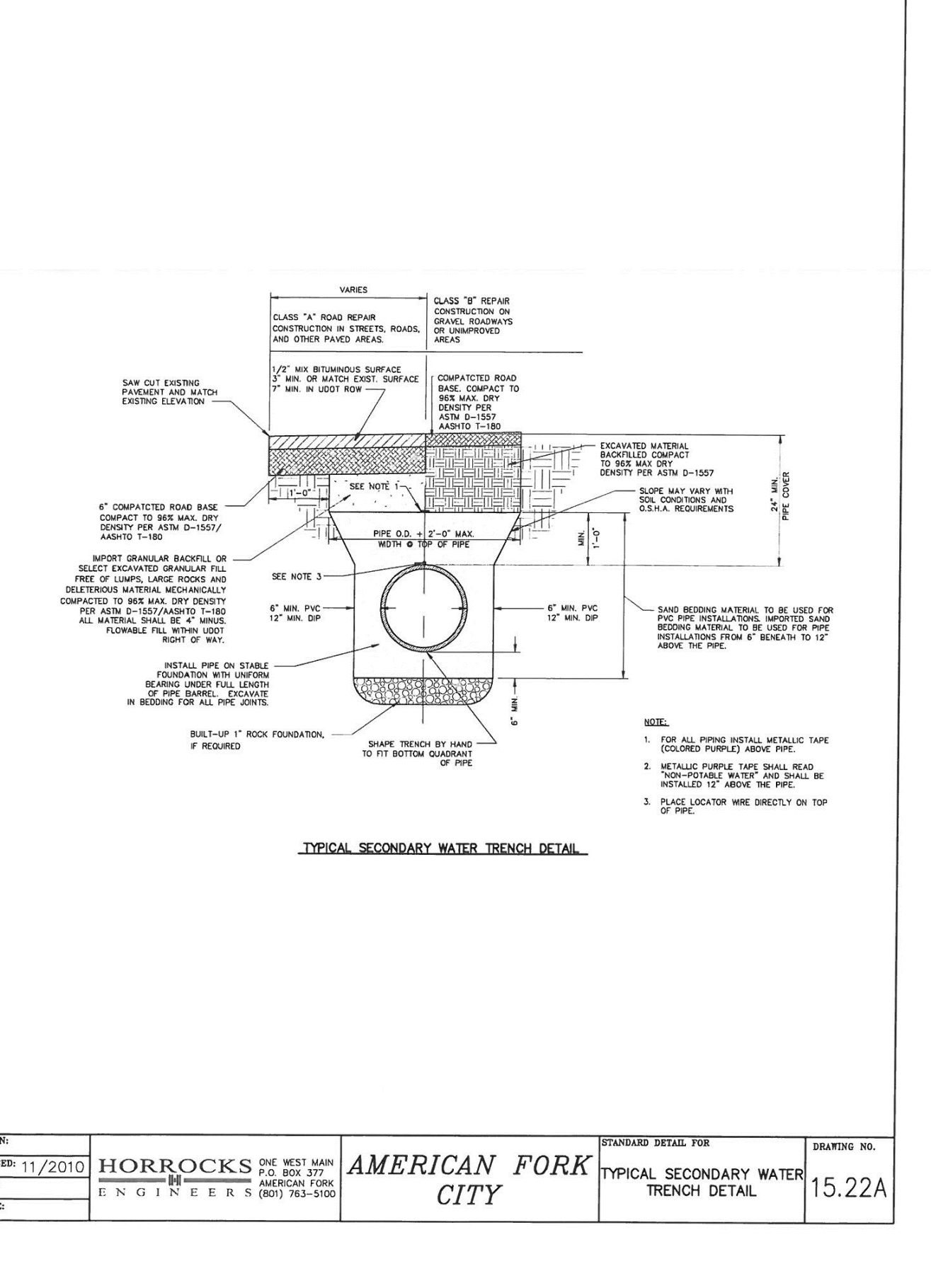
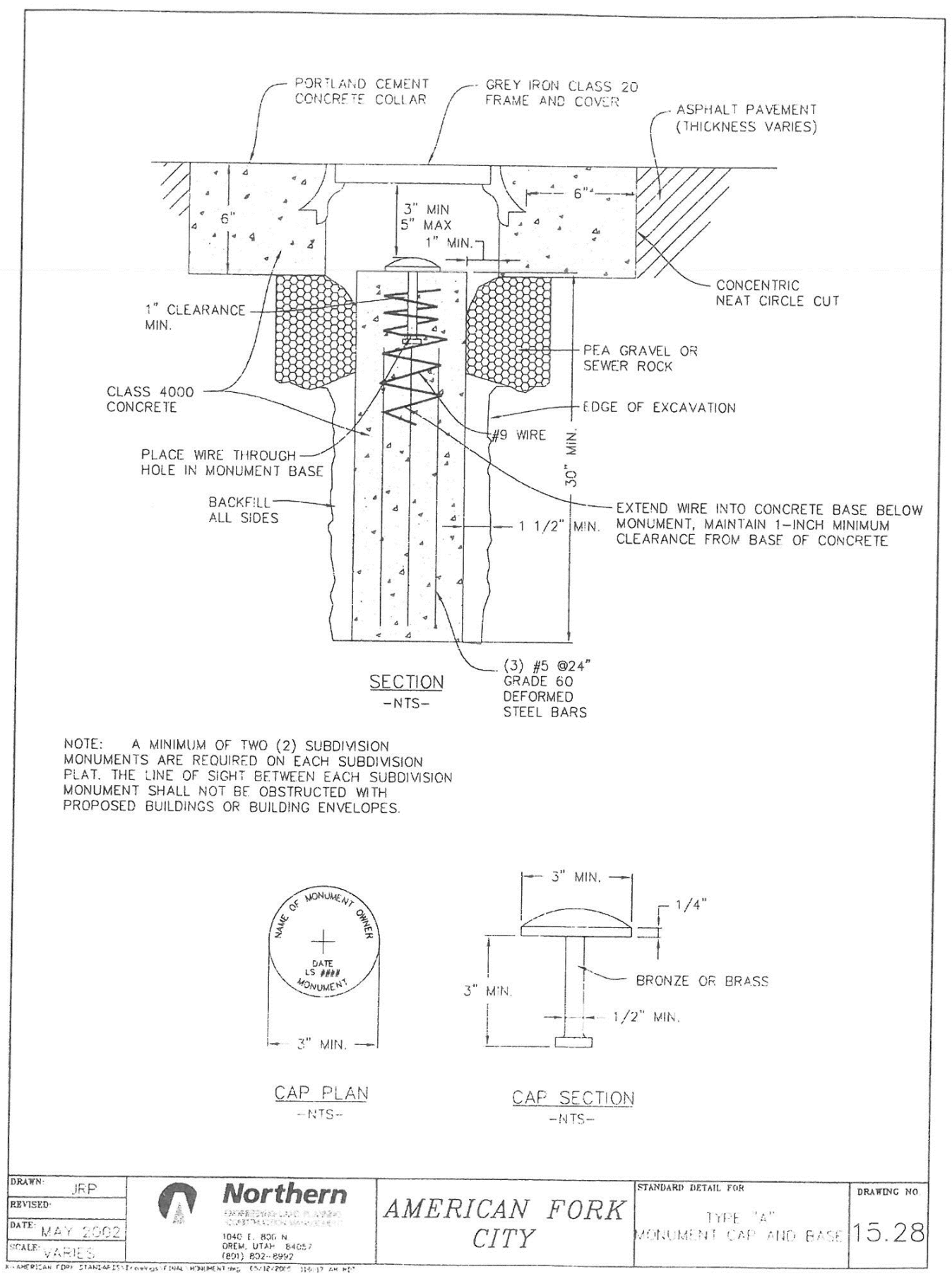
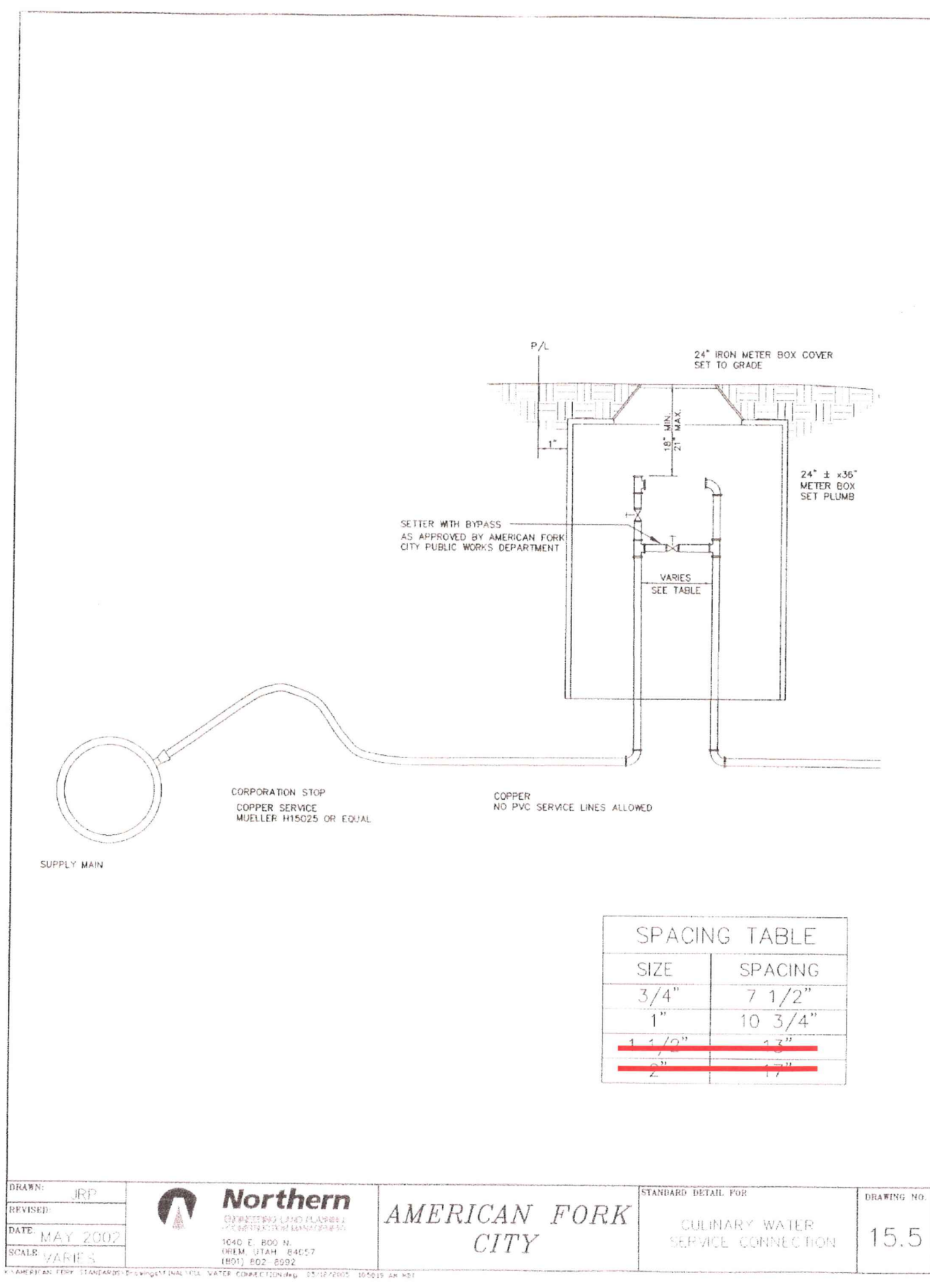
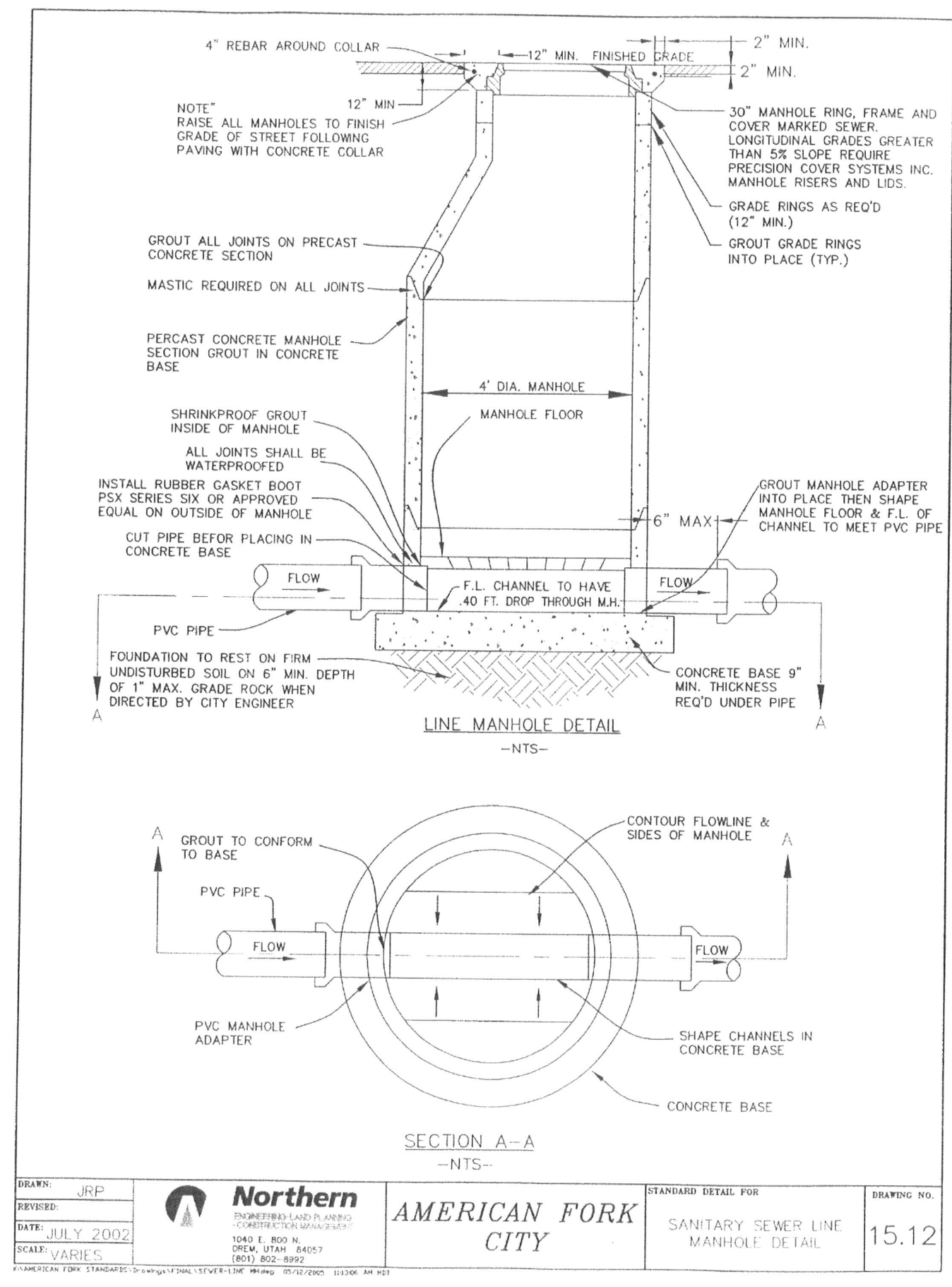
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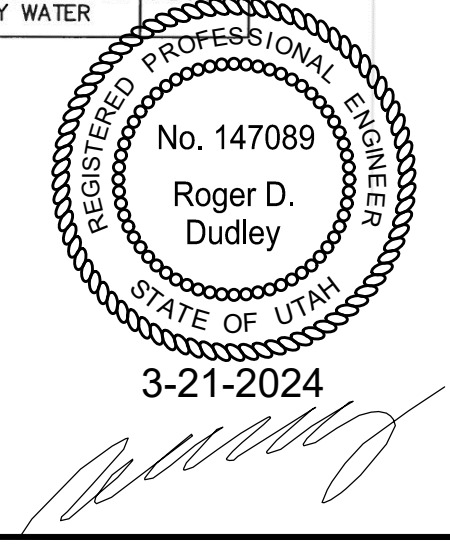
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Strength and Durability for Life®

EMAIL
SIGN UP

Thrust Restraint Design for Ductile Iron Pipe

Type of Fitting:
Cross

Diameter of Run:
30 in.

Diameter of Branch:
30 in.

Run Length (first joints):
18 ft.

Laying Condition:
Type 3

Soil Designation:
Silt 2

Depth Cover:
4 ft.

Design Pressure:
165 psi

Safety Factor:
1.5

Tee
Unit Frictional Force: 947 lbs/ft
Unit Bearing Resistance: 2,216 lbs/ft
Required restrained length for Tee Branch:
L = 190 ft
Polyethylene Encased L = 271 ft

Thrust Restraint Spec. 30" PI

Installation

As with any corrosion-protection system, proper installation is important to the success of V-Bio® Enhanced Polyethylene Encasement. Care taken during installation is as important as the installation method itself. The ANSI/AWWA C105/A21.5 Standard outlines four methods for installing polyethylene sleeving. Modified Method A, Methods A and B use polyethylene tubes, and Method C uses polyethylene sheets.



Method A

In this method one length of polyethylene tube, overlapped at the joints, is used for each length of pipe.



Modified Method A

This is a modification of Method A, which uses one length of polyethylene tube for each length of pipe. In this modified method, one end of the tube is secured to the spigot prior to making the joint. The 12-inch overlap is achieved when bringing the remaining film over the joint from the previous length of pipe.

If the polyethylene is badly damaged, repair the area with a sheet of polyethylene and seal the edges of the repair with adhesive tape. Carefully backfill the pipe according to the procedures found in the AWWA C600 standard for the installation of Ductile Iron Pipe. To prevent damage during backfilling, allow adequate slack in the tube at the joint. Backfill should be free of cinders, rocks, boulders, nails, sticks, or other damaging materials.

V -Bio Encasement Detail



Strength and Durability for Life®

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Thrust Restraint Design for Ductile Iron Pipe

Type of Fitting:
Tee

Diameter of Run:
8 in.

Diameter of Branch:
8 in.

Run Length (first joints):
18 ft.

Laying Condition:
Type 3

Soil Designation:
Silt 2

Depth Cover:
4 ft.

Design Pressure:
165 psi

Safety Factor:
1.5

Tee
Unit Frictional Force: 234 lbs/ft
Unit Bearing Resistance: 510 lbs/ft
Required restrained length for Tee Branch:
L = 49 ft
Polyethylene Encased L = 69 ft

Thrust Restraint Spec. 8" PI & Culinary

Project Name: Lakeland Industrial
Project Notes:

RESTRRAINT LENGTH VALUES

Fitting Type	Pipe Material	Soil Type	Safety Factor	Trench Type	Depth of Burry	Test Pressure	Nominal Size	Bend Angle	Branch Size	Length Along Run	Reduced Size	Lowside Depth	Restraint Length	Restraint Length 2
Horizontal Bend	Ductile Iron	GM	1.5	3	4 Ft.	30 PSI	30 In.	90°					12 Ft.	

Site Name: AF
Site Notes:

12 Ft.

T

12 Ft.

ALL JOINTS WITHIN THE CALCULATED LENGTH MUST BE RESTRAINED.
IF YOUR DISTANCE BETWEEN FITTINGS IS LESS THAN OR EQUAL TO THE CALCULATED RESTRAINT LENGTH, RESTRAIN ALL JOINTS BETWEEN THOSE FITTINGS.

Defined Variables

H = 4 Depth of Bury
S_f = 1.5 Safety Factor
P = 30 Internal Pressure
θ = 90 Bend Angle
A = 884.25 Cross Sec. Area of Pipe
D = 24.7 Outside Pipe Diameter
W_p = 133 Weight of Pipe
W_w = 329 Weight of Water in Pipe

Defined Variables

c = 0.00 Cohesion Modifier Coefficient
φ = 1.00 Friction Angle Modifier
θ = 30 Internal Friction Angle of Soil
γ = 110 Soil Density
K_{cs} = 0.60 Trench Compaction Modifier

Calculations for Horizontal Bend

W_u = γ • D • H = 1174.800 Normal Force Due to Soil
W = 2W_u = W_p + W_w = 2801.600 Normal Force Acting on Pipeline
K_p = tan²(20π / 180) • (45 + (θ / 2)) = 3.000 Rankin Passive Pressure Coeff.
H₁ = H + (D / 2) = 5.335 Depth From Surface to Pipe Center
σ_u = γ • H₁ + K_p • 2c (K_p = 1760.550 Horizontal Passive Soil Pressure
A_u = π • (D / 2) = 4.194 Area Based on Half of Circumference
R_u = K_p • σ_u • D = 3820.401 Bearing Resistance of Pipelines
F_u = A_u • c • γ = W • tan(α / 180) • (L_u • θ) = 1617.505 Frictional Resistance
L = (S_f • P • A • tan(θ / 180) • (θ / 2)) / (F_u + (R_u / 2)) = 11.955 Minimum Restrained Length

Note:
30" PI Ductile Iron with cathodic protection and V-Bio Wrap. All joints will be mechanical joints w/ appropriate type and connections.

Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.

HARCO JOINT RESTRAINT SELECTION GUIDE

Tables below list number of adjacent pipe joints to be restrained for basic fitting configurations. These were calculated using the joint restraint calculator available at www.harcofittings.com for a set of assumptions that will envelop many applications. Check that the assumptions listed below meet or exceed your application. If your situation is not covered by the assumptions or a more refined restraint scheme is desired, use the restraint calculator at www.harcofittings.com.

Bends, Reducers, Caps, and Valves

Size	Bends					Reductions			Dead Ends
	11¼	22½	45	90		1	2	3	
2	—	—	—	—	—	—	—	—	—
2½	—	—	—	—	—	—	—	—	1
3	—	—	—	—	—	—	—	1	1
4	—	—	—	—	—	1	1	1	2
6	—	—	—	1	1	2	2	3	3
8	—	—	—	1	1	3	3	4	4
10	—	—	—	1	1	2	3	4	4
12	—	—	—	1	2	2	3	4	4
14	—	—	—	1	1	2	3	4	4
16	—	—	—	2	1	2	3	5	

Bends & Caps/Dead Ends:
Restrain all bells and the adjacent joints listed in table (both directions for bends).

Reducers: Restrain large bell and adjacent joints listed in table.

Valves: Treat as Dead End. Use Valve Restraint and restrain adjacent upstream joints listed in table. If closed valve can have pressure from either side, restrain adjacent joints both sides per table.

Restraint Calculation Assumptions:

Maximum pressure: 125psi
Restrained Lengths: Each restraint connects 20' length of pipe
Soil Type: Type GM, gravel-sand-silt mixture
Minimum Burial Depths: 2'-2½", 18" cover; 3'-8", 24" cover; 10'-12", 30" cover; 14'-16", 36" cover
Trench Type: 3, pipe bedded in 4 inches minimum loose soil. Backfill lightly consolidated to top of the pipe.
Safety Factor: 1.5

Tees - Branch bell only restrained: Use joint restraints ONLY on branch. Number below is number of 20' joints to be restrained with pipe to pipe restraints

Run Size	Tees (Branch Size)										
	2	2½	3	4	6	8	10	12	14	16	
2	—	—	—	—	—	—	—	—	—	—	
2½	—	—	—	—	—	—	—	—	—	—	
3	—	—	—	—	—	—	—	—	—	—	
4	—	—	—	—	—	—	—	—	—	—	
6	—	1	1	—	—	—	—	—	—	—	
8	—	1	1	—	—	—	—	—	—	—	
10	—	—	1	1	—	—	—	—	—	—	
12	—	—	1	1	—	—	—	—	—	—	
14	—	—	1	1	1	—	—	—	—	—	
16	—	—	1	1	1	—	—	—	—	—	

Tees - Branch bell only restrained: Use joint restraint on ALL three branches of tee. Number below is number of 20' joints to be restrained with pipe to pipe restraints in branch only direction

Run Size	Tees (Branch Size)										
	2	2½	3	4	6	8	10	12	14	16	
2	—	—	—	—	—	—	—	—	—	—	
2½	—	—	—	—	—	—	—	—	—	—	
3	—	—	—	—	—	—	—	—	—	—	
4	—	—	—	—	—	—	—	—	—	—	
6	—	—	—	—	—	1	1	—	—	—	
8	—	—	—	—	—	—	—	2	2	3	
10	—	—	—	—	—	—	—	1	1	2	
12	—	—	—	—	—	—	—	—	1	2	
14	—	—	—	—	—	—	—	—	—	1	
16	—	—	—	—	—	—	—	—	—	—	1

Tees - With Run Reductions: Restrain all bells and adjacent branch joints noted. Treat run reduction as a reducer. Restrain as noted adjacent joints to large bell per reducer table.

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Utah

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American Fork City

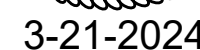
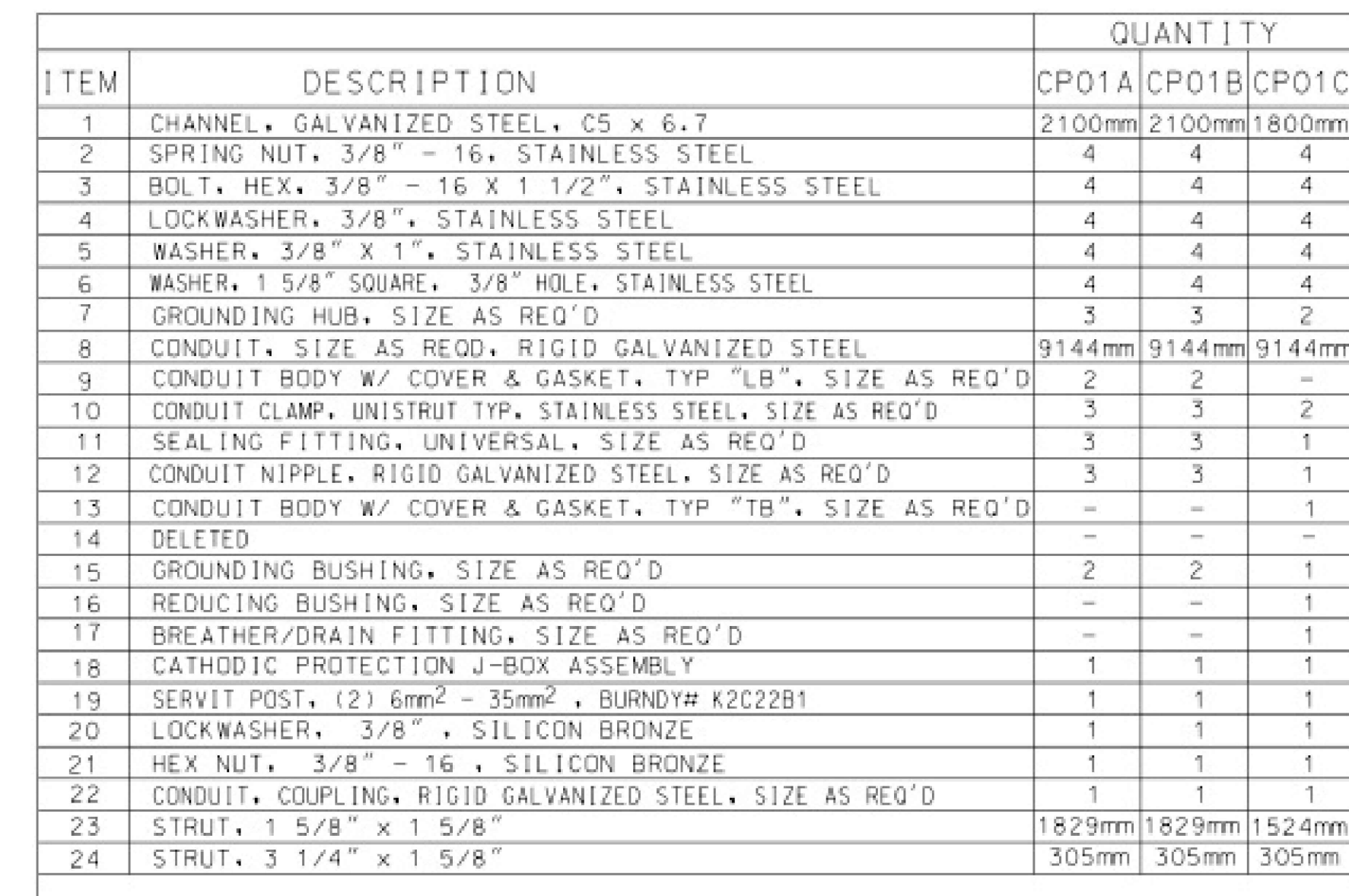
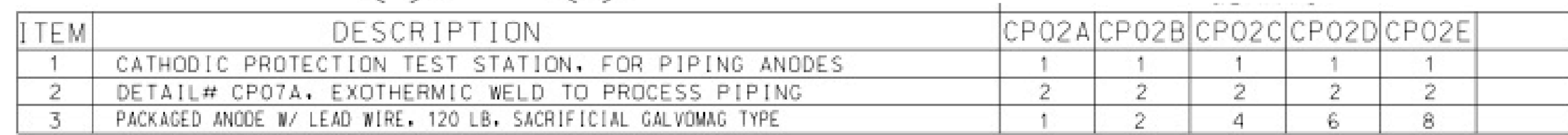
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PHONE: 434-845-7094 • FAX: 434-845-8562 • E-MAIL: sales@harcofittings.com • WEB: www.harcofittings.com

Packet Pg. 74



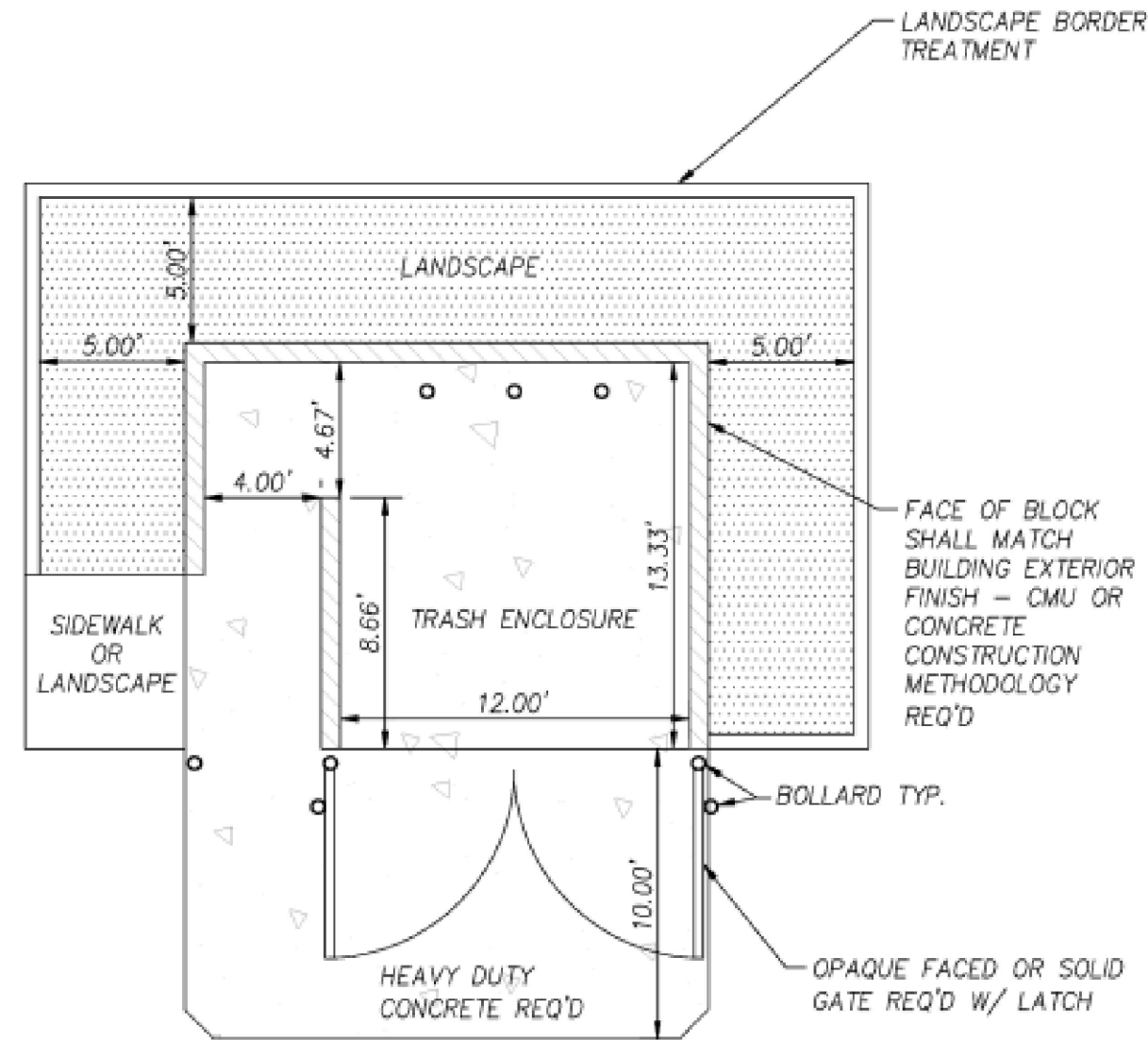
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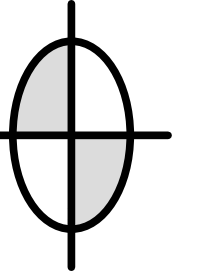
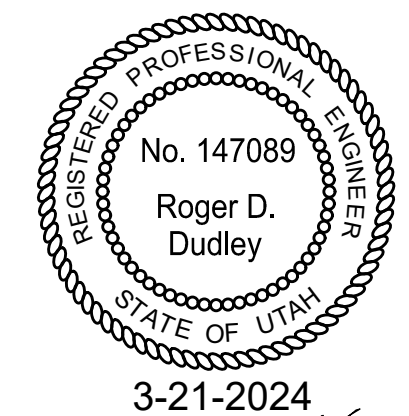
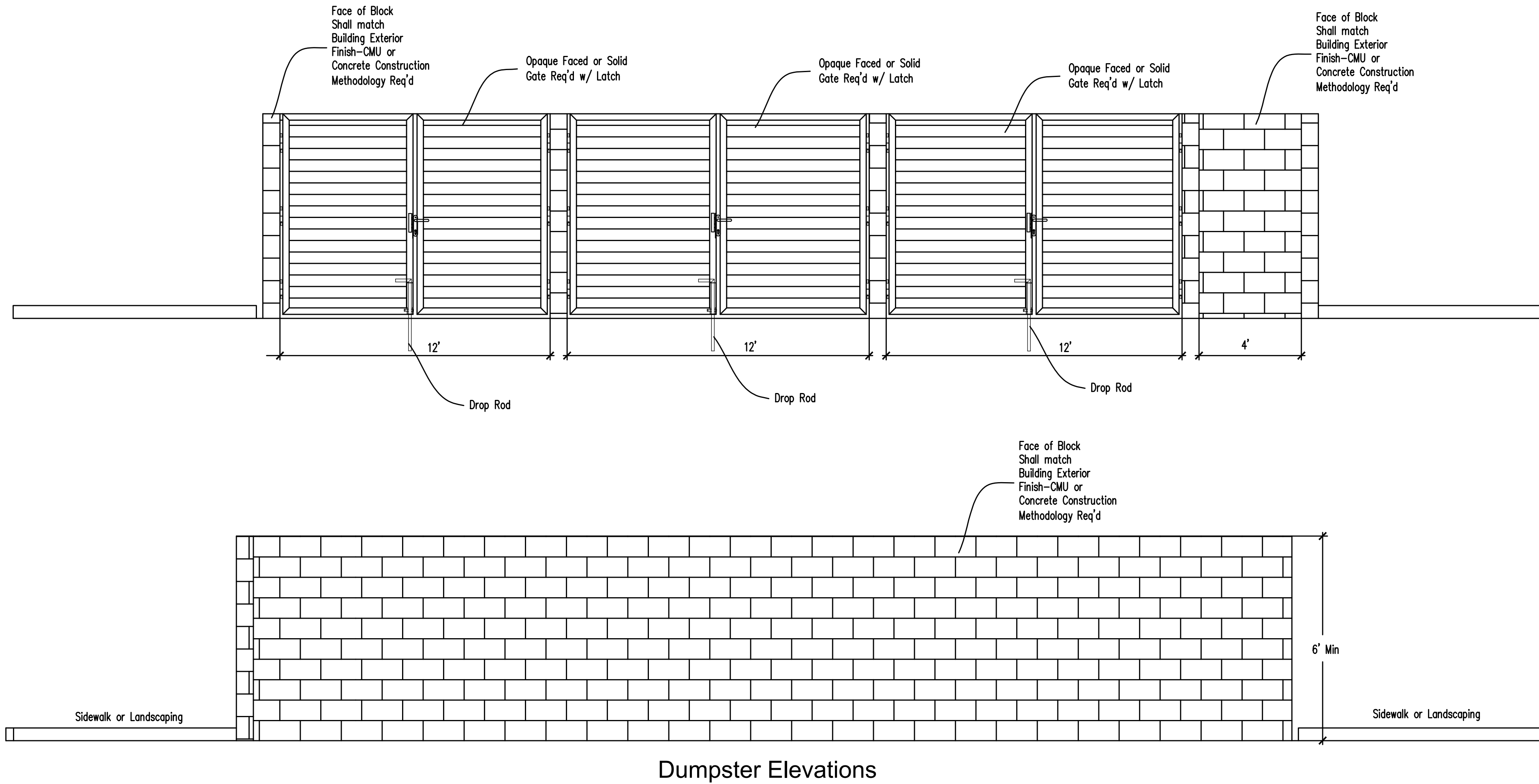
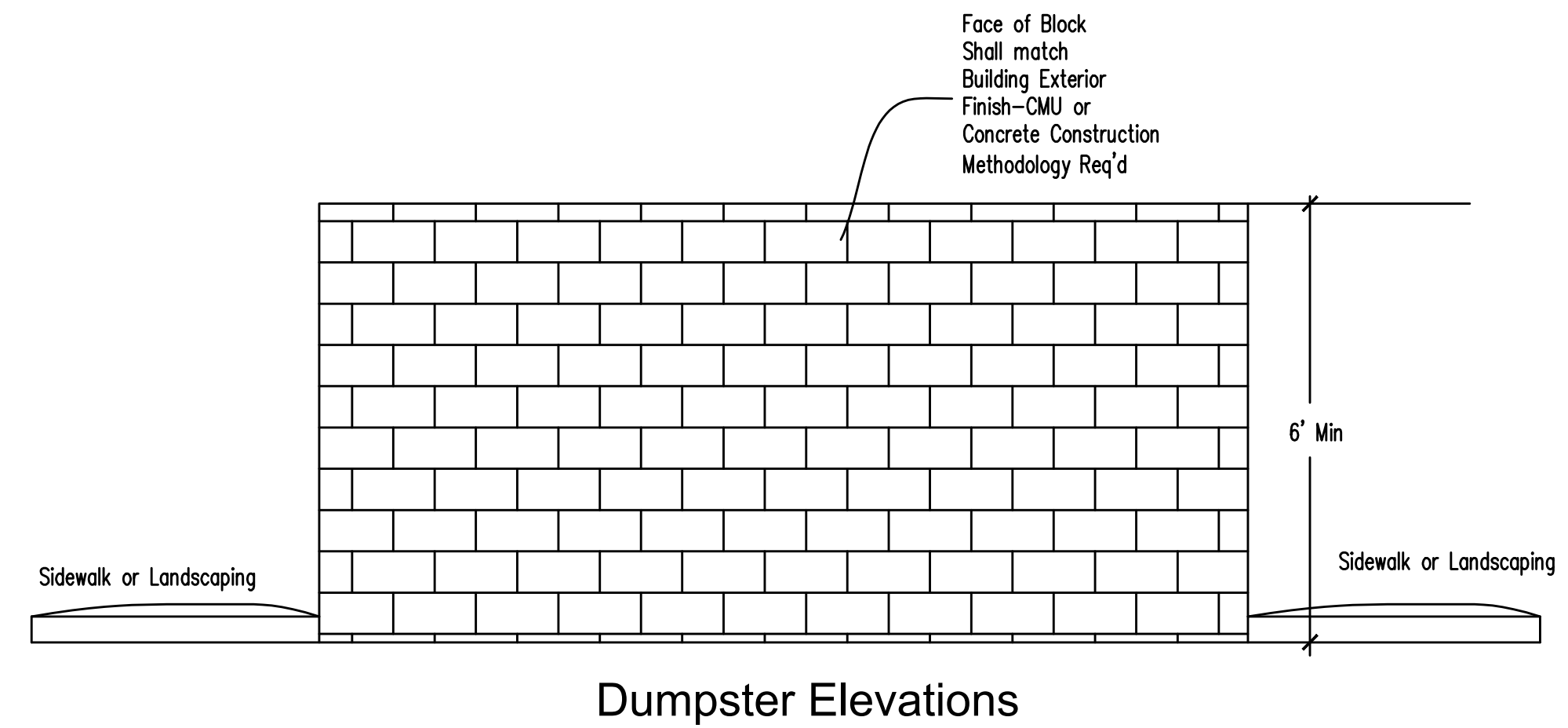
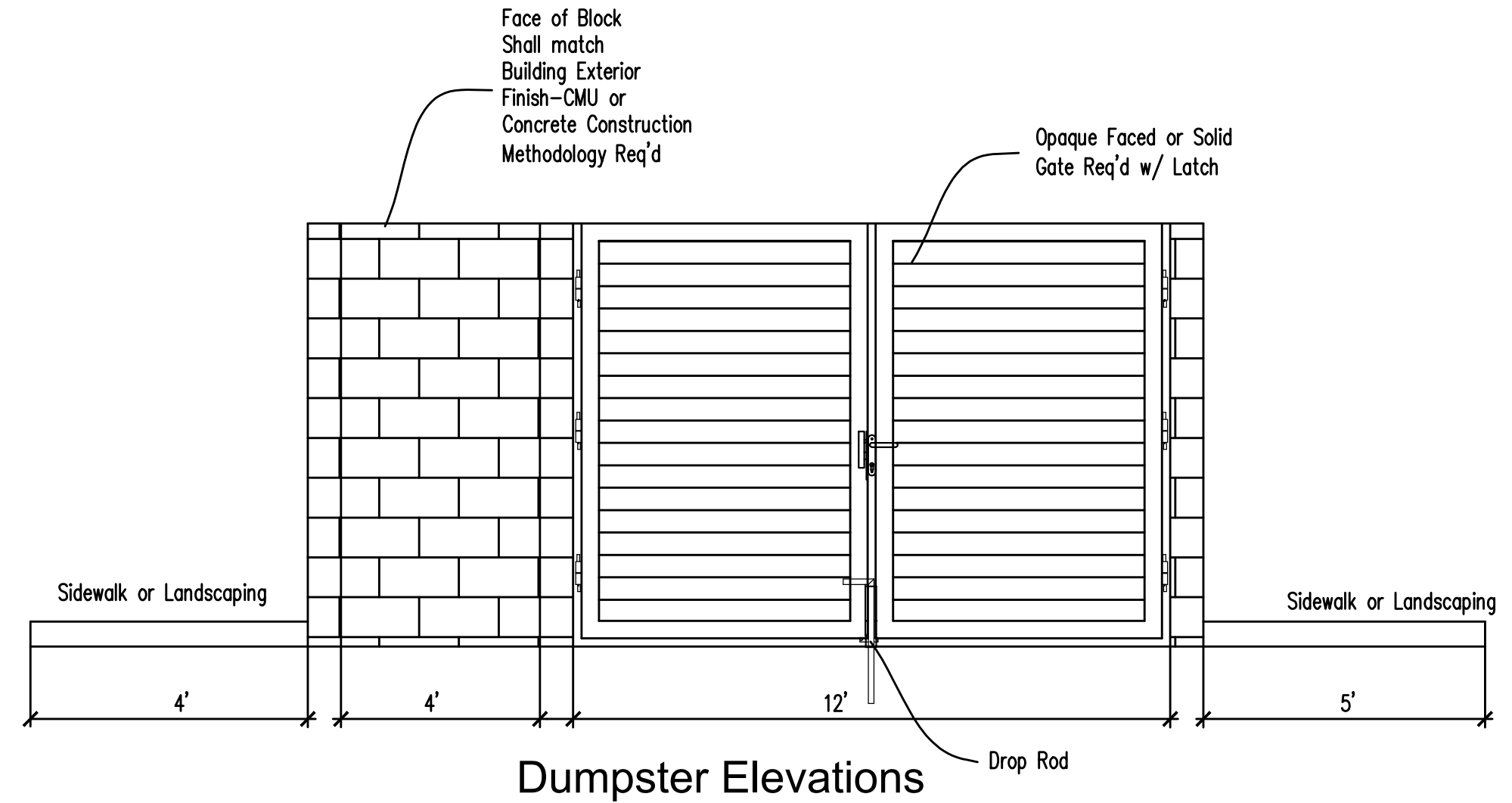
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



- NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
 2. ENCLOSURE SHALL BE 6" TALL MIN.
 3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
 4. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
 5. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
 6. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.



7.113-PROJECT-16-CITY-STANDARD-DUMPSTER.DWG
DATE: MAY 16, 2017



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Orem, Utah 84058 801-224-1252

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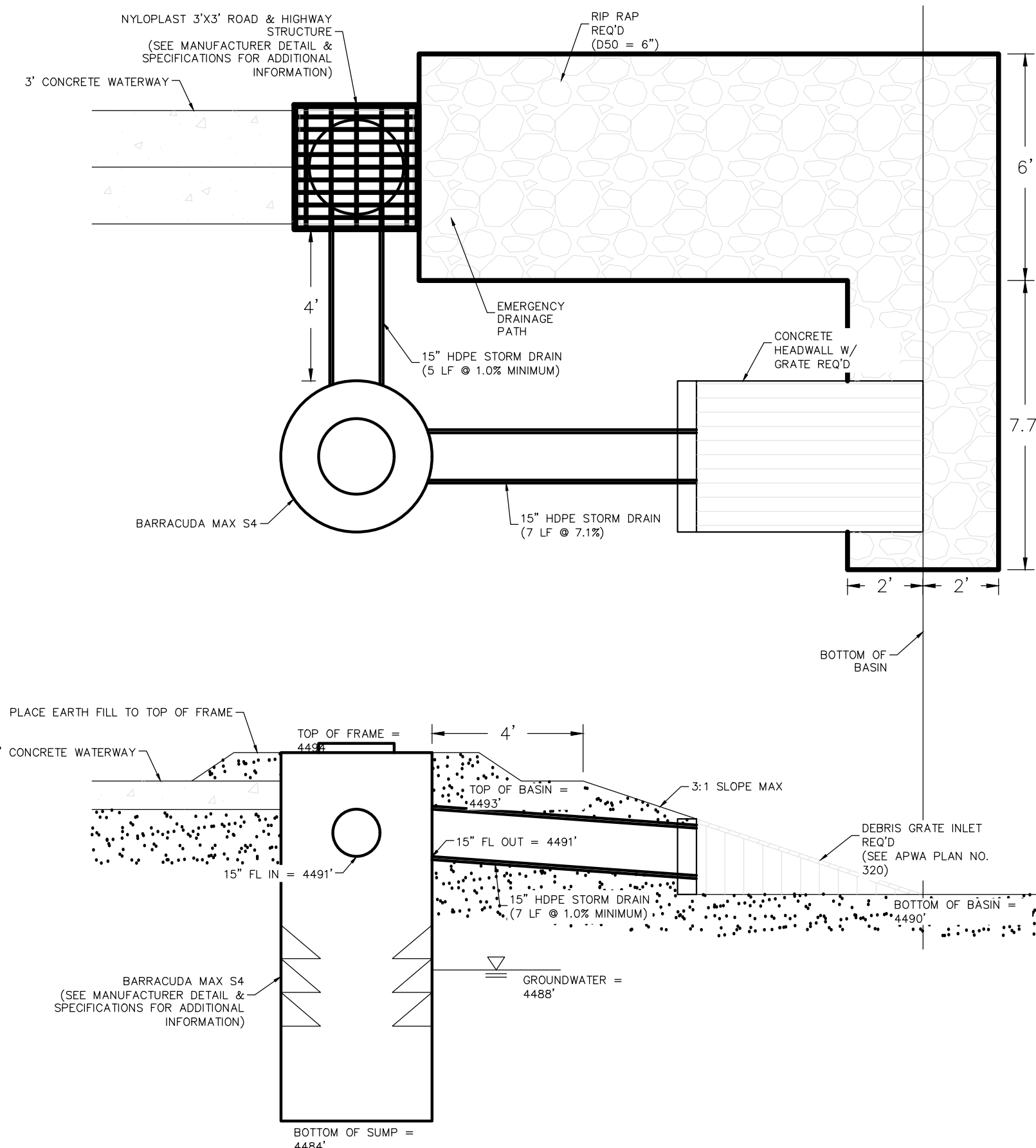
Detail Sheet

American Fork City

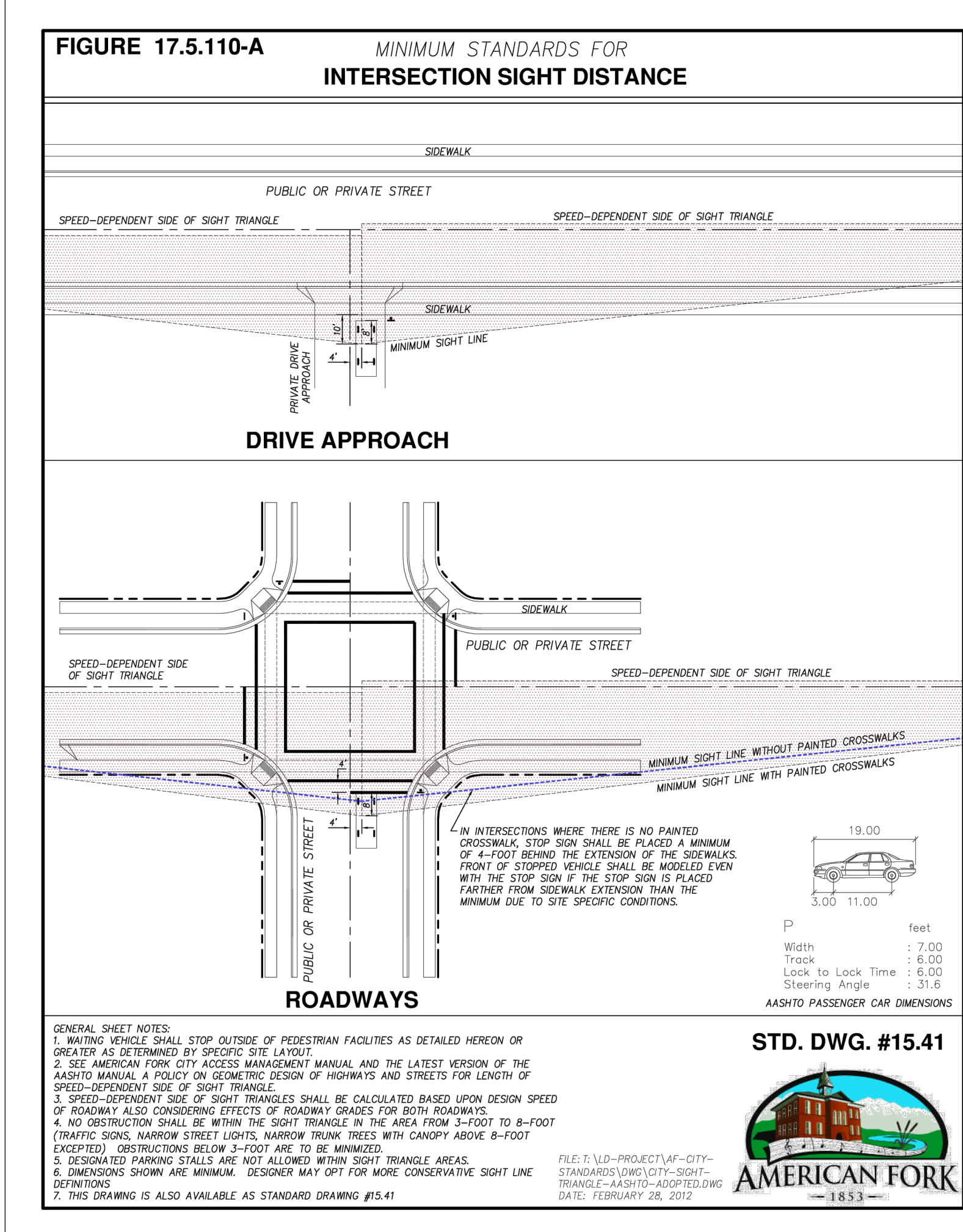
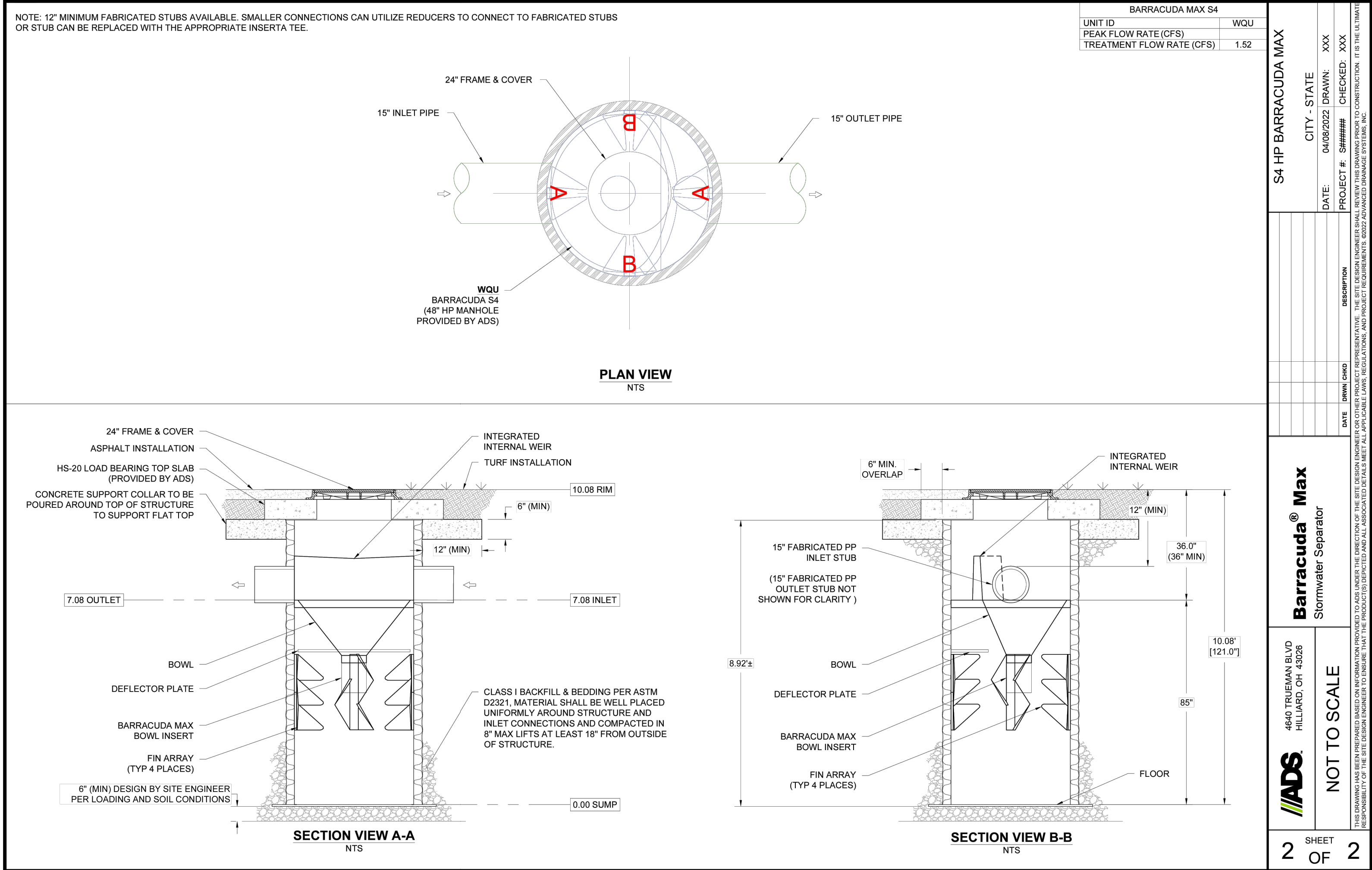
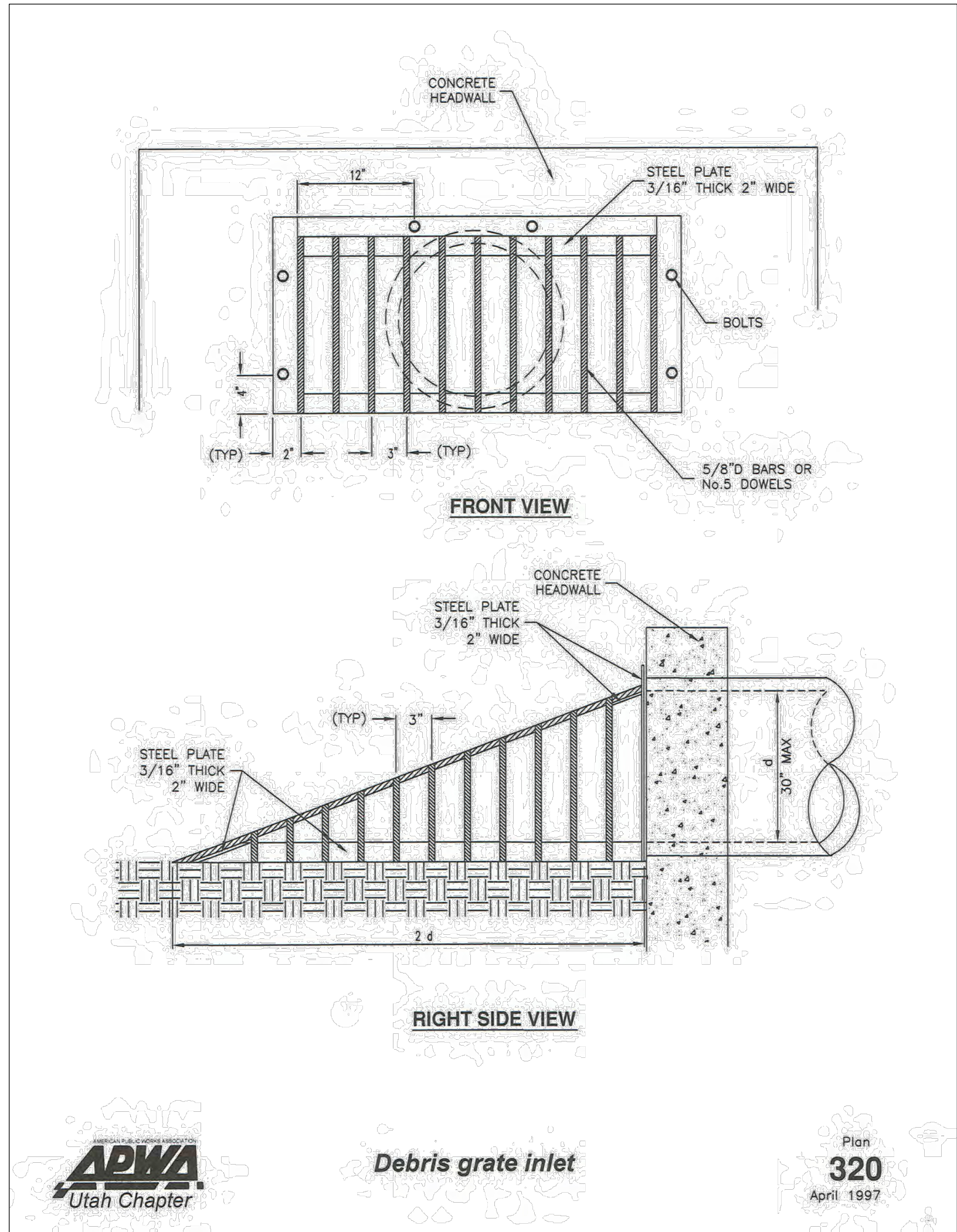
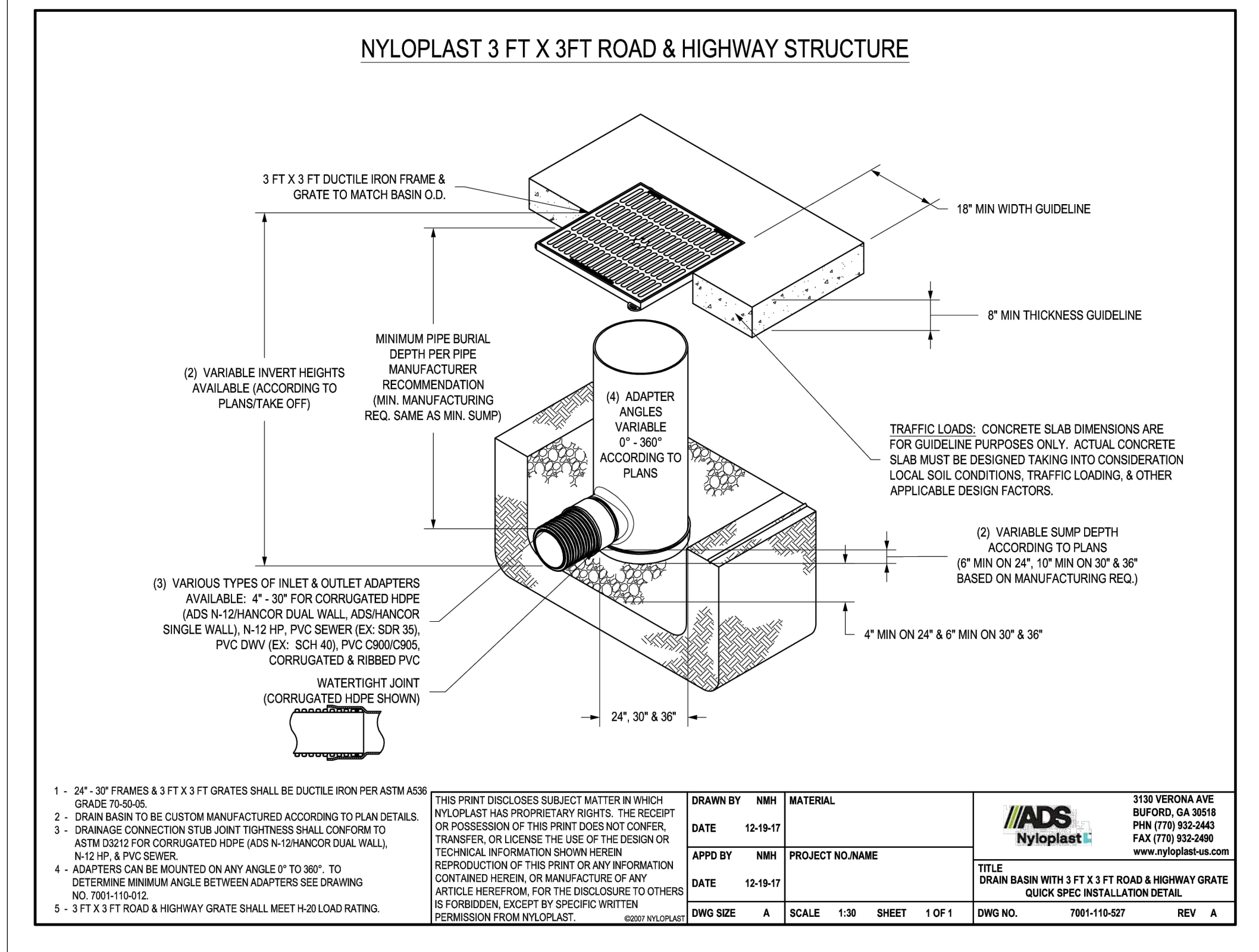
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Treatment Detail



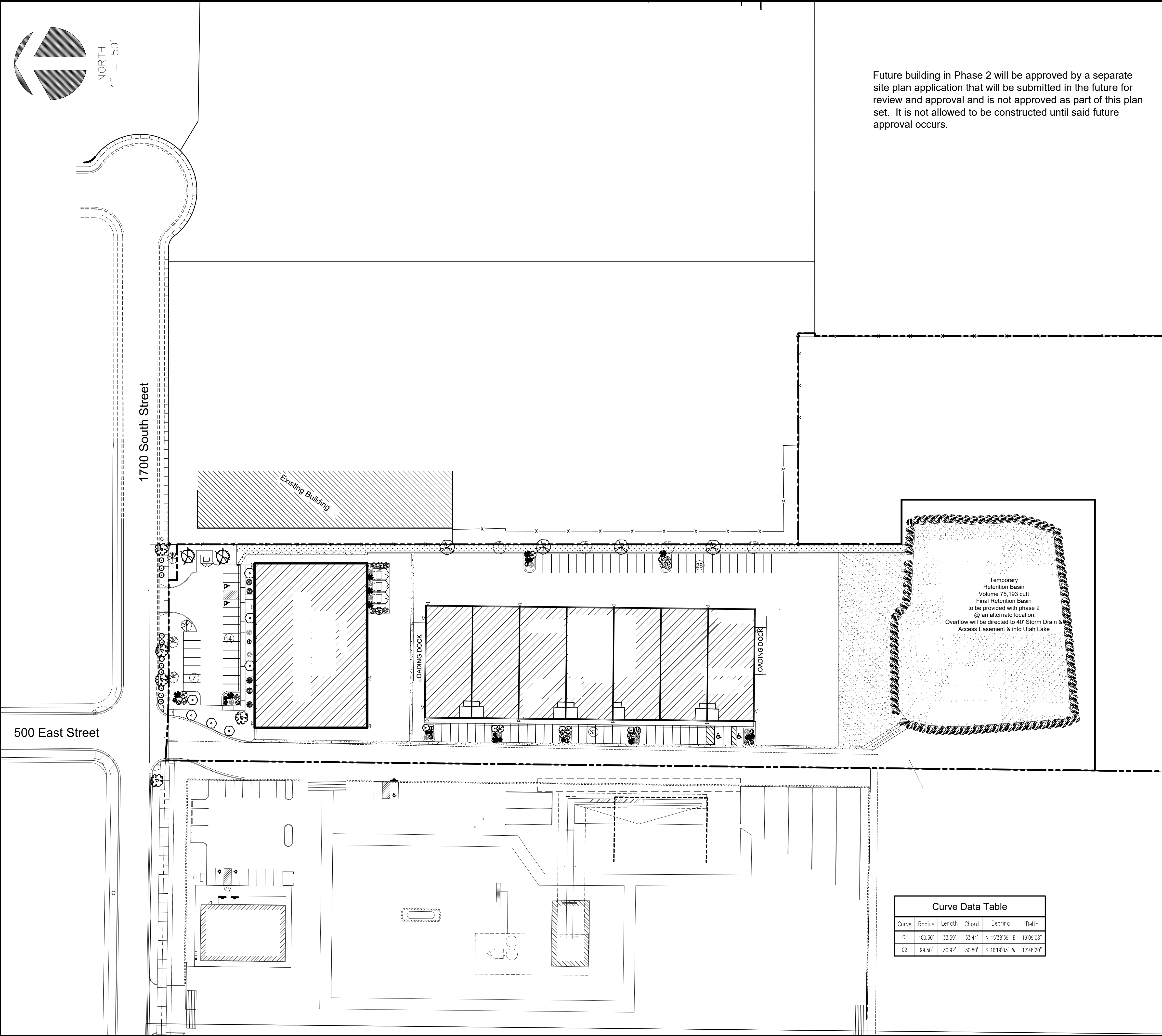
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Future building in Phase 2 will be approved by a separate site plan application that will be submitted in the future for review and approval and is not approved as part of this plan set. It is not allowed to be constructed until said future approval occurs.

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
EVERGREEN TREES				
(2)	Austrian Pine	12"	12' HT (EQUAL MIX)	B & B
DECIDUOUS TREES				
(4)	Aspen Tree	22%	2" CAL.	B & B
(4)	Flowering Plum	22%	2" CAL.	B & B
(4)	Lavalle Hawthorn	22%	2" CAL.	B & B
(4)	Tatarian Maple	22%	2" CAL.	B & B
SHRUBS				
(11)	Cytisus scoparius Moonlight Moonlight Broom	13%	1 Gal.	Cont.
(11)	Cinquefoil or Equid Potentilla fruticosa "Abbottwood"	13%	1 Gal.	Cont.
(11)	Daylily Hemerocallis Hybrids "Stella D Oro"	13%	1 Gal.	Cont.
(9)	Lena Brown Cytisus x Lena	10%	1 Gal.	Cont.
(11)	Silvermound Sage Artemisia schmidtiana	14%	1 Gal.	Cont.
(10)	Black Sage Artemisia nova	12%	1 Gal.	Cont.
(11)	Creeping Potentilla Potentilla neumanniana	13%	1 Gal.	Cont.
(11)	Dwarf Mugo Pine Pinus mugo mops	13%	1 Gal.	Cont.
(5)	Sand Cherry Prunus Pesseyi "Pawnee Buttes"	5%	1 Gal.	Cont.

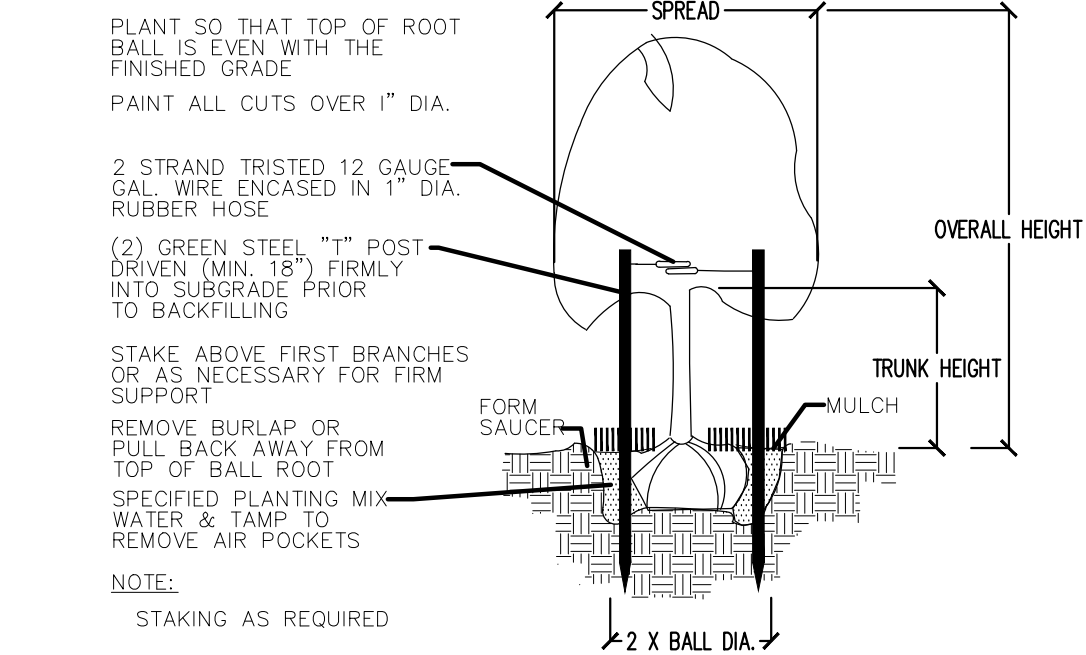
Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

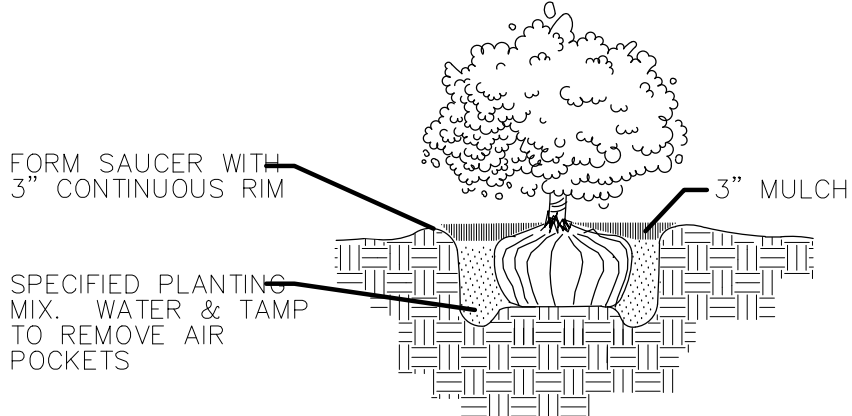
All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All Evergreen trees provided = 2" Caliper in size. 2 are provided.
All Deciduous trees provided = 2" Caliper in size. 16 are provided.
All shrubs provided = 5 gallon in size. 78 Shrubs are required. 90 are provided

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



1 TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE

Curve	Radius	Length	Chord	Bearing	Delta
C1	100.50'	33.59'	33.44'	N 15°38'39" E	19°09'08"
C2	99.50'	30.92'	30.80'	S 16°19'03" W	17°48'20"

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
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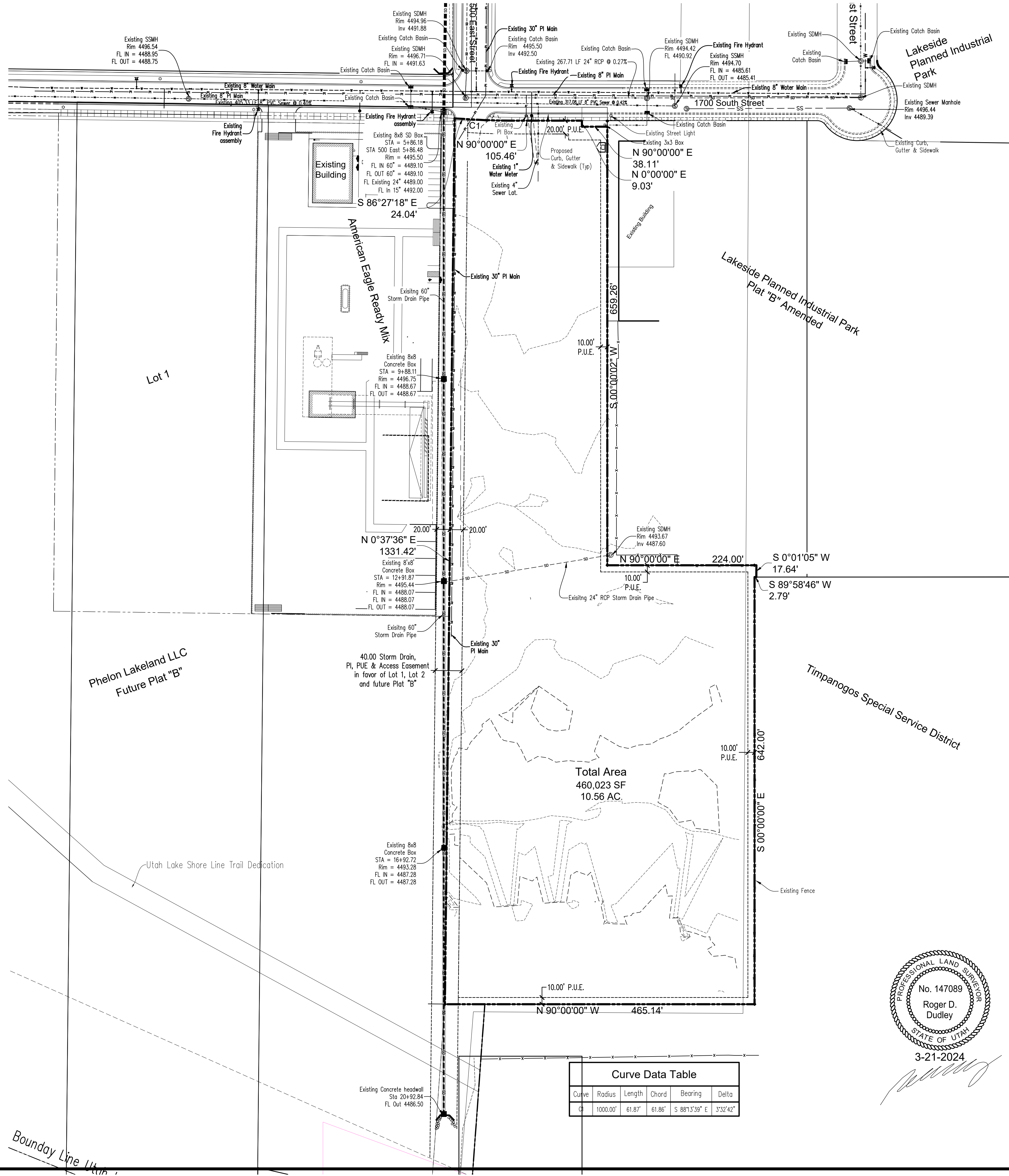
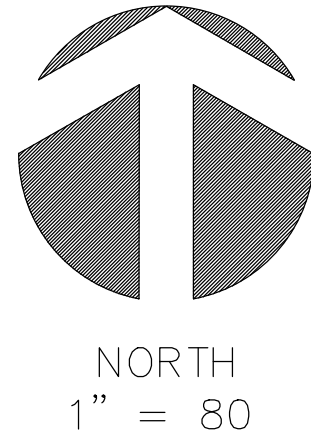
Shoreline Industrial Park
Landscaping Plan

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH
3-21-2024

Revisions
5-27-2024

Date
3-21-2024
Scale
1"=50'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 13.0



DEED DESCRIPTION

Lot 3, Plat "A", Lakeland Industrial Park Subdivision, according to the official plat thereof on file and of record in the Office of the Utah County Recorder.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: NO TRUST, LLC, and FIDELITY NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 13, 14, 16, 18, and 19 of Table A thereof.

Date of Plat or Map: August 25, 2021

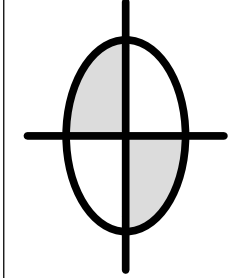
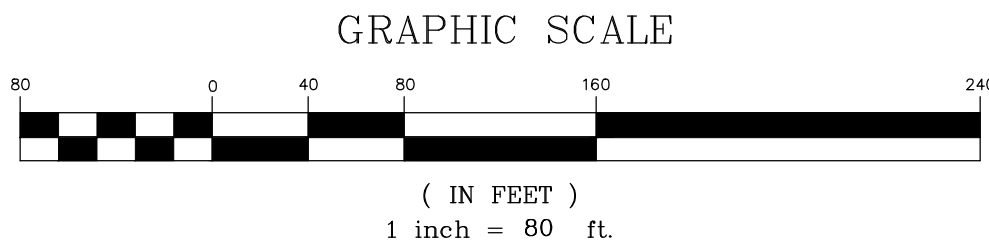
Roger D. Dudley, PLS #147089

SURVEYORS NOTES

- This survey is referenced to a title commitment by Fidelity National Title Insurance Company, Commitment No. 82066 dated January 8, 2021.
- The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.
- The address of the property is approximately 520 East 1700 South – American Fork, Utah, 84003.
- Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0308F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The gross land area is 10.53 acres.
- The current zoning classification is I1.
- There is observed evidence that the site is presently being filled with granular material to raise the existing elevation of the subject property.
- There are no observed wetland areas on the subject site.

EXCEPTIONS

- Exceptions 1 – 7. Not survey related and not shown.
- Exceptions 8 – 23. Not survey related and not shown.
- Exception 24. Easements, notes and restrictions as shown on the recorded subdivision plat as Entry No. 20844:2021 and recorded February 3, 2021 are shown as recorded.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

ALTA/NSPS Land Title Survey

Utah

American Fork City

Revisions

Date
3-21-2024
Scale
1"=80'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 14.0



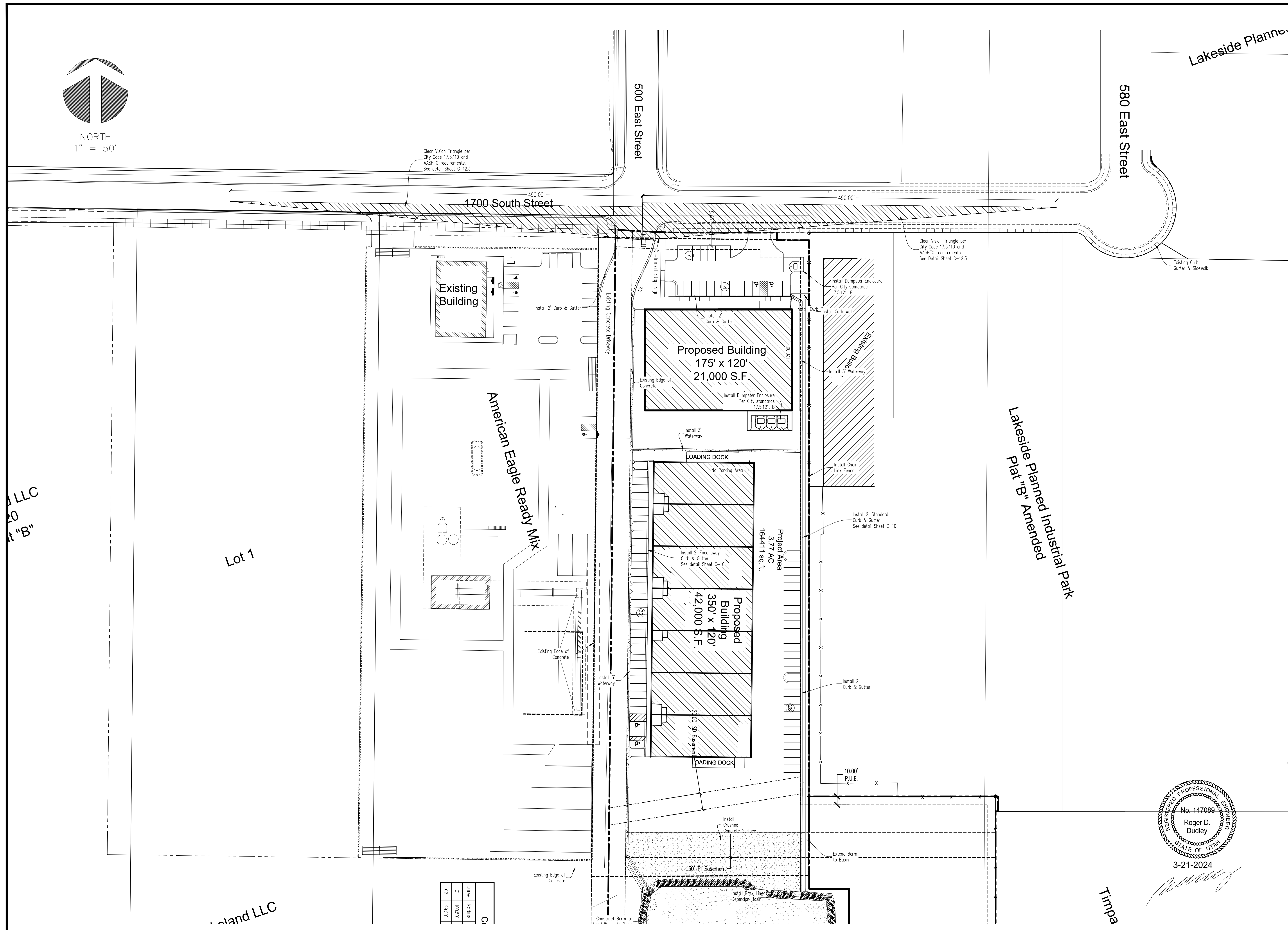
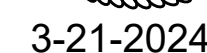
Utah

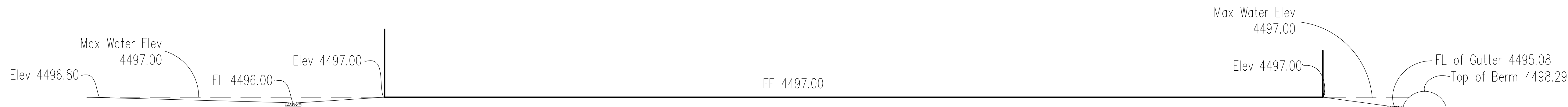
Site Triangle Exhibit

American Fork City

Date	3-21-2024
Scale	1"=50'
By	BHT
Tracing No.	L - 14371

Sheet No.
C - 15.0

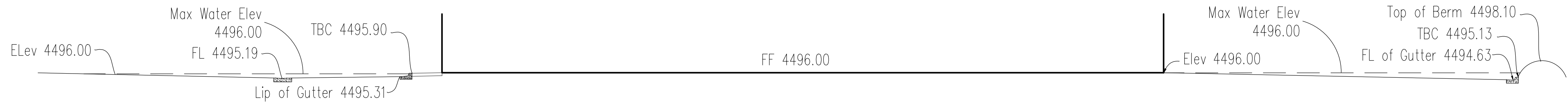




Cross Section Area =30 SF

Section "A-A"

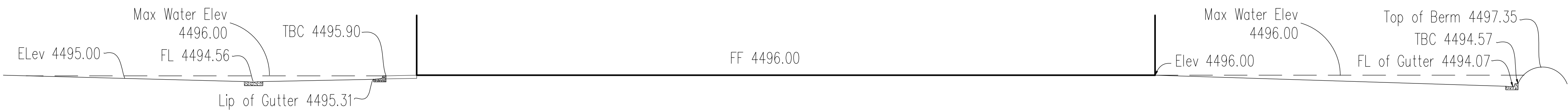
Cross Section Area =13 SF



Cross Section Area =23 SF

Section "B-B"

Cross Section Area =35 SF



Cross Section Area =39 SF

Section "C-C"

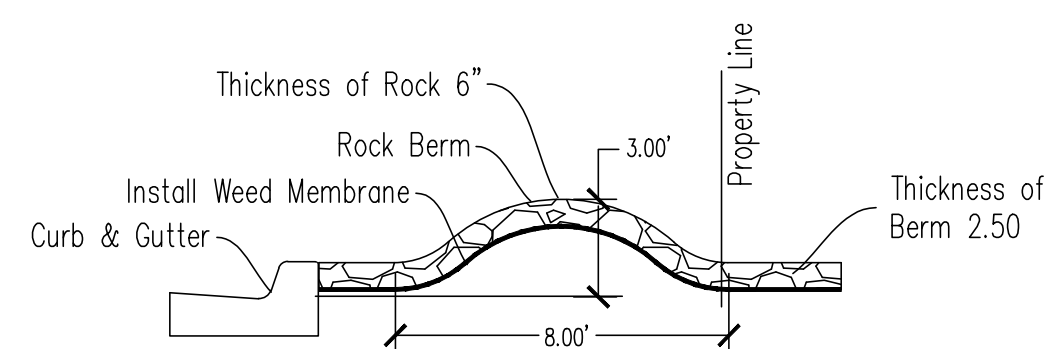
Cross Section Area =55 SF



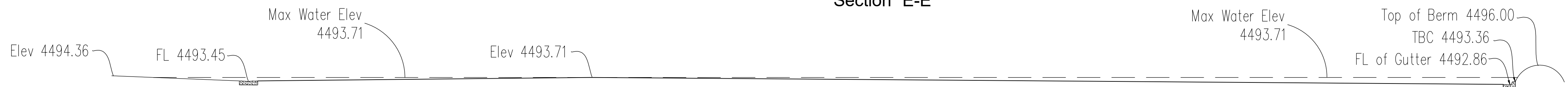
Cross Section Area =61 SF

Section "D-D"

Cross Section Area =73 SF



Protection Berm Detail
Section "E-E"



Cross Section Area =21 SF

Section "F-F"

Cross Section Area =86 SF

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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

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

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Shoreline Industrial
Cross Sections
American Fork City
Utah

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH
3-21-2024

Revisions
5-27-2024

Date
5-27-2024
Scale
None
By
BHT
Tracing No.
L - 14371

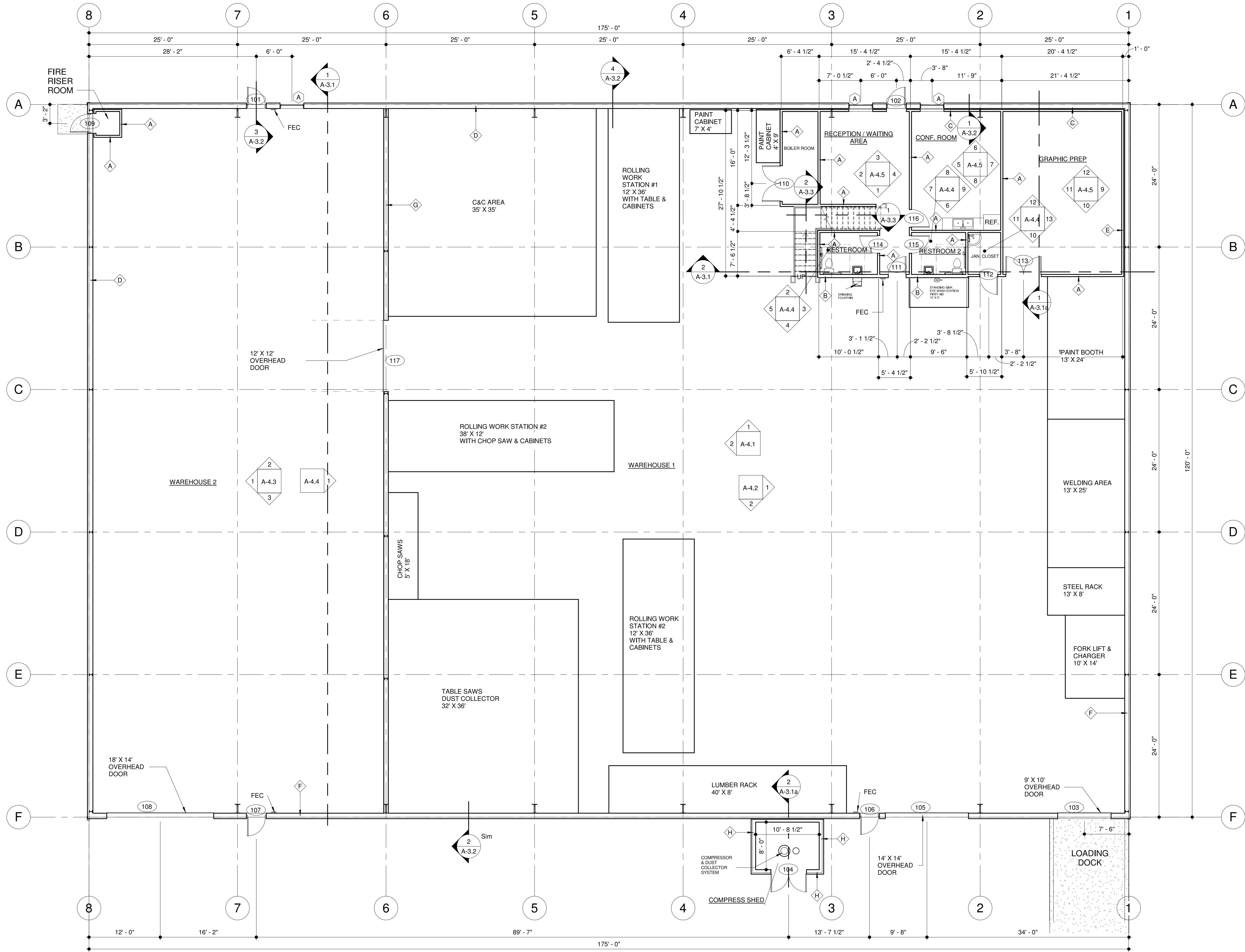
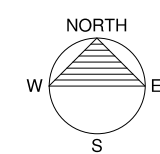
Sheet No.
C - 16.0

2/22/2022 10:15:50 AM Z:\Drawings 2021\2021-019_SXS Site\SXS New Forge Building windows YH.rvt

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

21,000 SF



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6.2 FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

962 WEST 800 N, OREM UT, 84057 PH: 801-491-0275

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SXS SITE
SXS - NEW FORGE
520 E 1700 S, AMERICAN FORK, UTAH

SHEET NO.
A-1.1
DATE
Issue Date

Attachment: Exhibit B (Business License Denial Appeal - Dunn Construction)

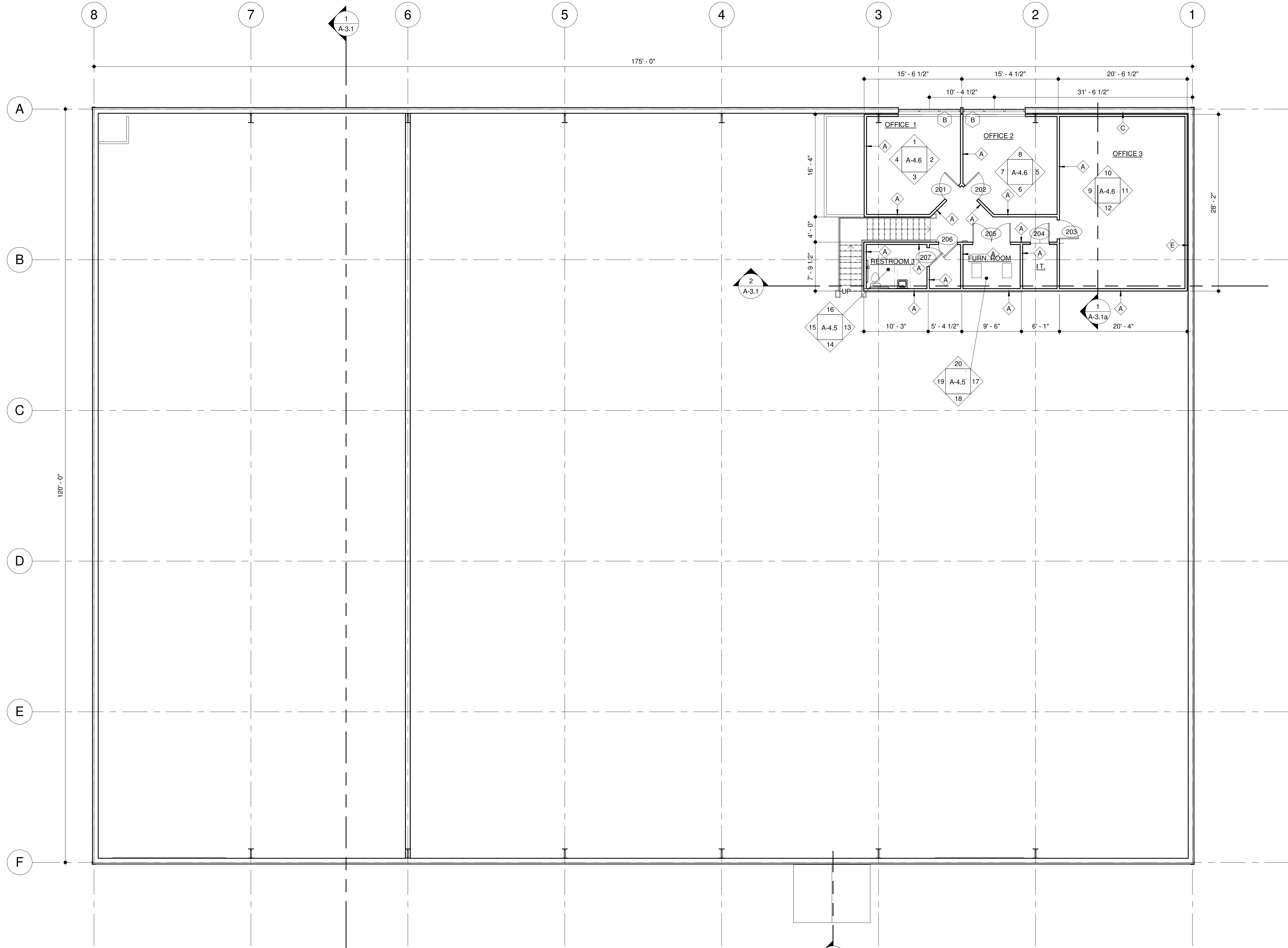
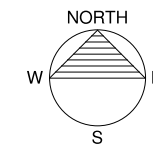
5.4.c
Packet Pg. 82

2/22/2022 10:15:51 AM Z:\Drawings 2021\2021-019 SXS Site\SXS New Forge Building windows YH.rvt

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

1450 SF



REVISIONS
DATE

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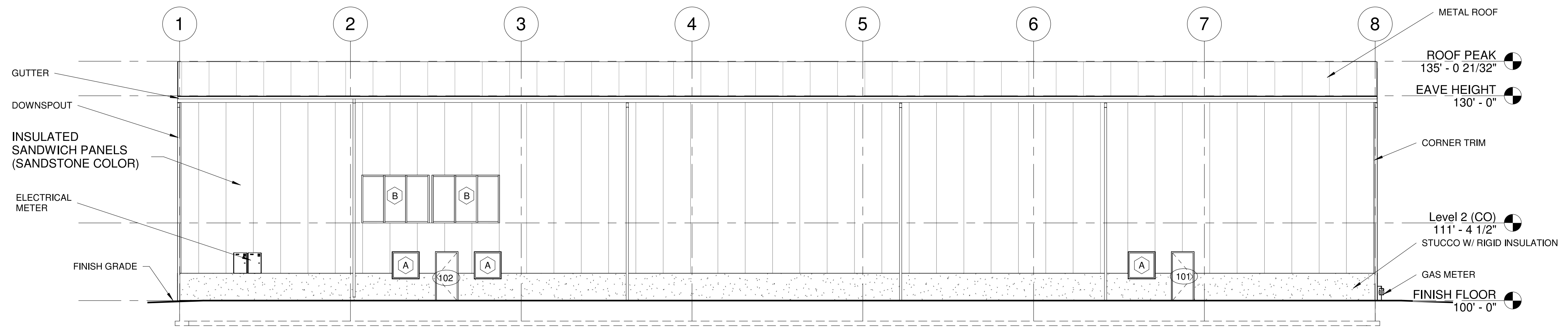
SHEET NO.
A-1.2
DATE
Issue Date

5.4.c

Attachment: Exhibit B (Business License Denial Appeal - Dunn Construction)

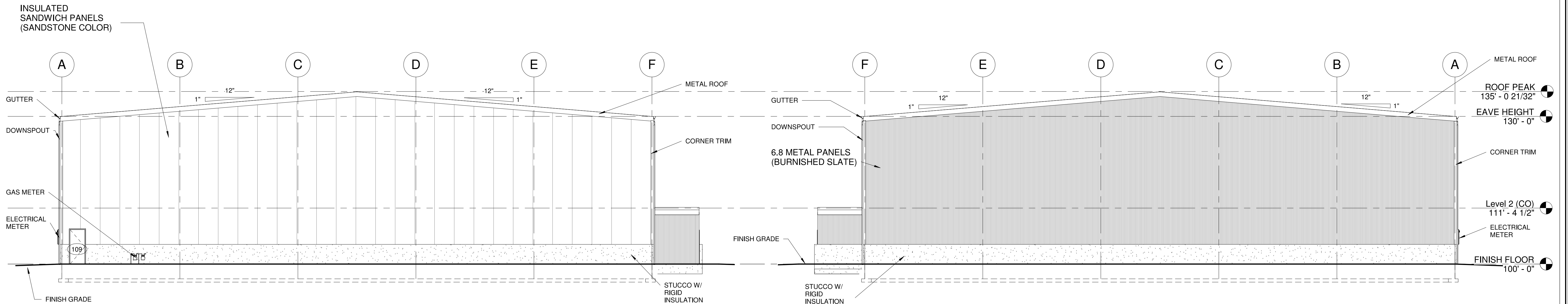
Packet Pg. 83

2/22/2022 10:15:53 AM Z:\Drawings 2021\2021-019 SXS Site\SXS New Forge Building windows YH.rvt



NORTH ELEVATION (CO)

SCALE 1" = 10'-0"

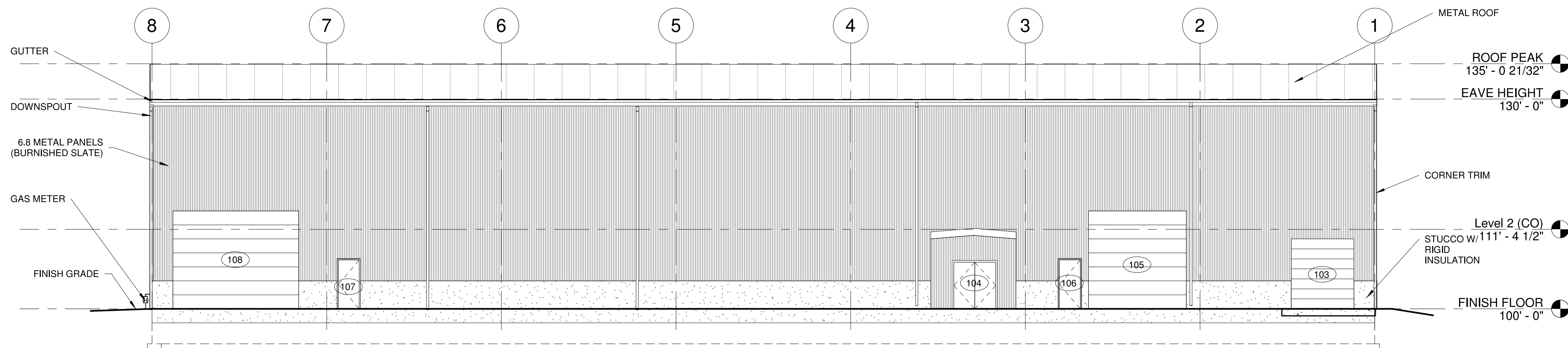


WEST ELEVATION (CO)

SCALE 1" = 10'-0"

EAST ELEVATION (CO)

SCALE 1" = 10'-0"



SOUTH ELEVATION (CO)

SCALE 1" = 10'-0"

REVISIONS
DATE

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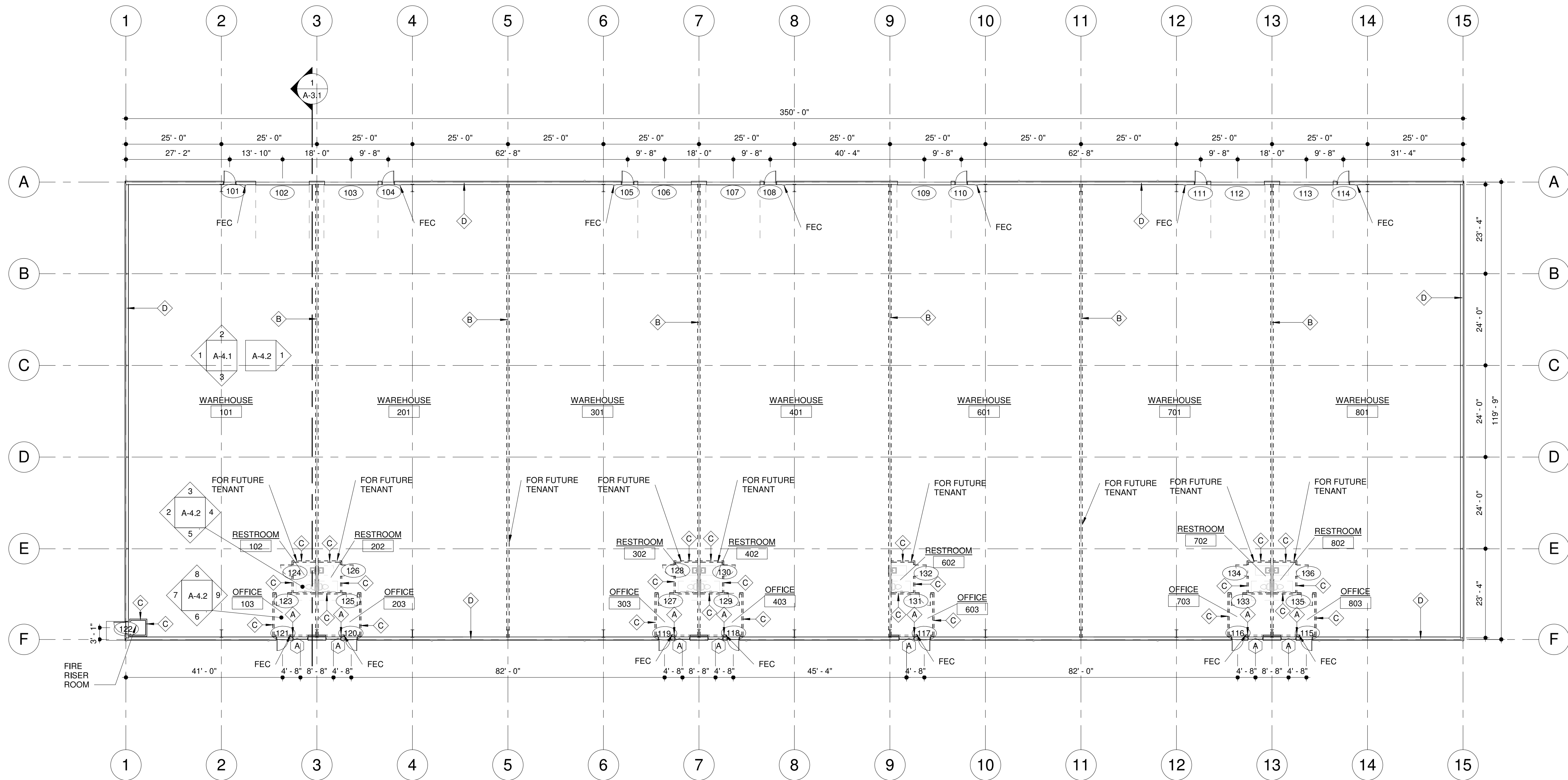
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SXS SITE
SXS - NEW FORGE
520 E 1700 S, AMERICAN FORK, UTAH

SHEET NO.
A-2.1

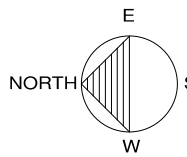
DATE
Issue Date



MAIN FLOOR

SCALE 1/16" = 1'-0"

42,000 SF



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6.3 FOR WALL TYPE DETAILS

REVISIONS
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SXS - 42000 SF BUILDING
520 E 1700 S, AMERICAN FORK, UTAH

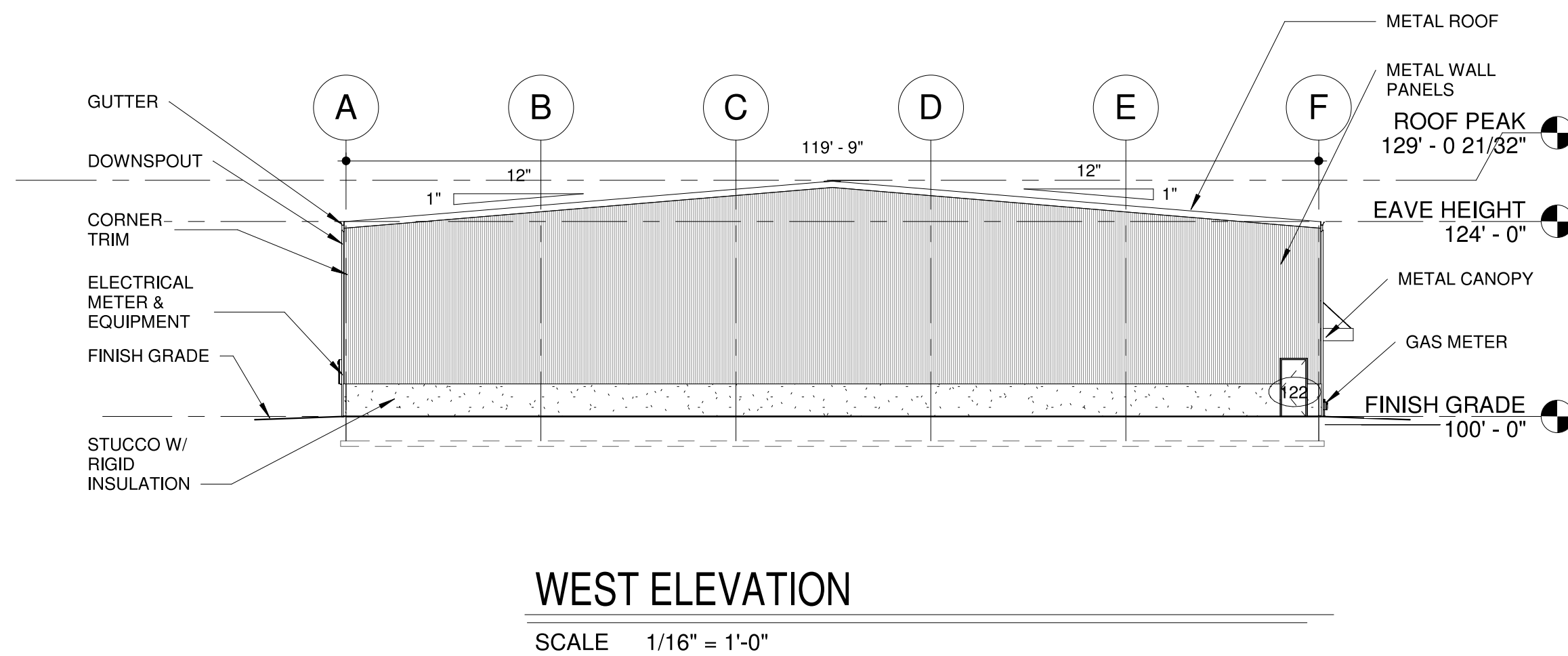
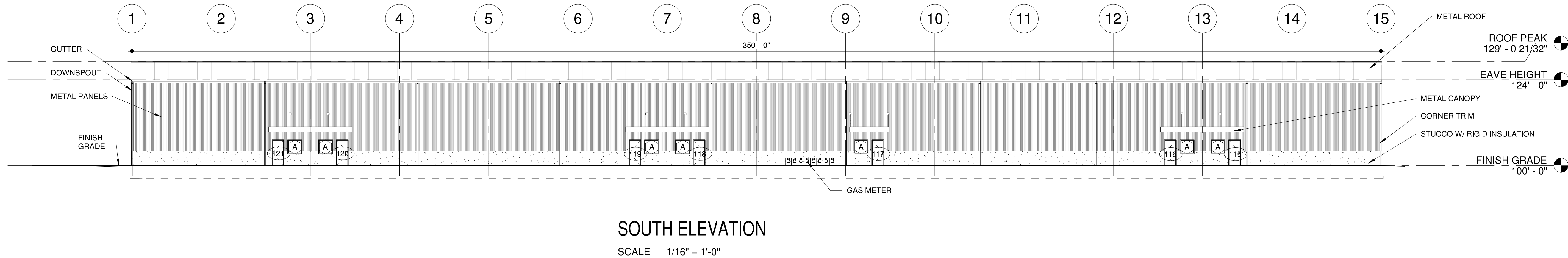
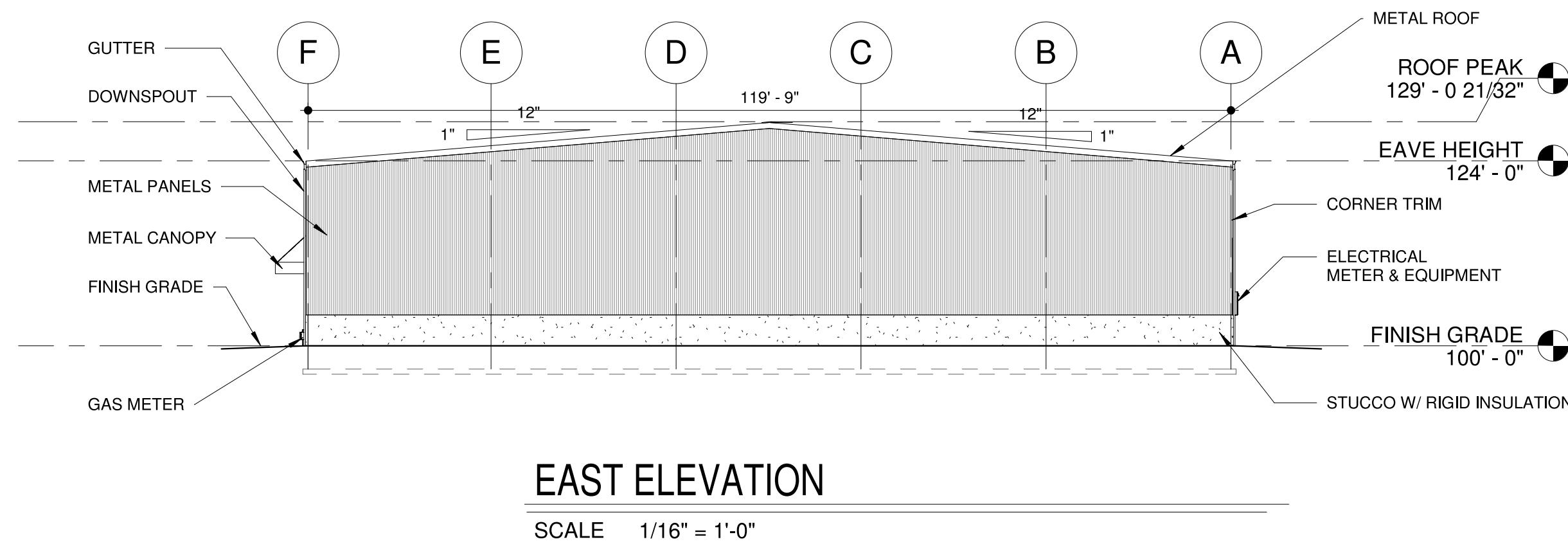
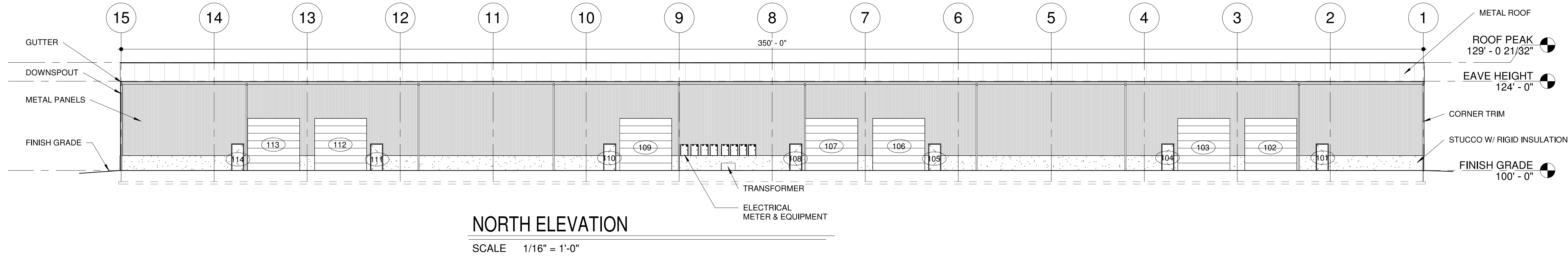
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A-1.1
DATE
Issue Date

Attachment: Exhibit B (Business License Denial Appeal - Dumb Construction)

5.4.c

Packet Pg. 85

2/22/2022 10:13:57 AM Z:\Drawings 2021\2021-019 SXS Site\SXS Building 42000 - B doors and windows YH.rvt



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SXS - 42000 SF BUILDING
520 E 1700 S, AMERICAN FORK, UTAH

SHEET NO.
A-2.1

DATE
Issue Date

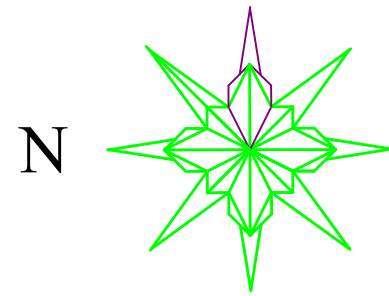
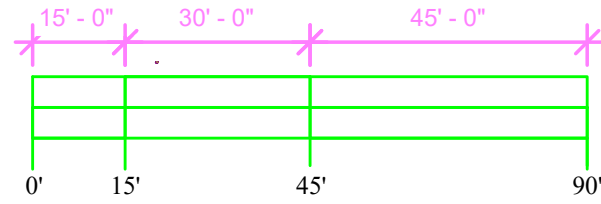
5.4.c

Attachment: Exhibit B (Business License Denial Appeal - Dunn Construction)

Packet Pg. 86

IRRIGATION PLAN

SCALE : 1" = 30'



LEGEND:

- POINT OF CONNECTION (P.O.C.)
- WATER METER
- STOP WASTE VALVE
- BACK FLOW PREVENTION DEVICE
DOUBLE CHECK VALVE
- 1 1/4" ISOLATION SHUT OFF VALVE
- 1 1/4" Y FILTER RAIN BIRD PESB SCRUBBER
VALVE (AUTOMATIC FLUSH CYCLES
ELIMINATING NEED TO MANUALLY
CLEAN FILTER)
- ACTION MANIFOLD
- FILTER
- CONTROL VALVE
- PRESSURE REGULATOR
- CITY WATER LINE (PRESSURIZED IRRIGATION)
- PVC MAIN LINE SCHEDULE 40
- 4" PVC CONDUIT
- 1" PVC LATERAL LINES SCHEDULE 40
- 3/4" XT800100 - XT - 800 XERI TUBE DISTRIBUTION TUBING
- TUBING END CLOSURE WITH DRAIN
- COMPRESSION OR INSERT FITTING (TEE)
- COMPRESSION OR INSERT FITTING (90° ELLBOW)
- TRANSITION POINT FROM PVC TO POLY COMPRESSION
FITTING
- SCHEDULE 40 SS PVC ELLBOW
- SCHEDULE 40 SSS PVC TEE

NOTE: CONTRACTOR SHALL USE SCHEDULE 40 PVC LEAVING THE VALVE / FILTER / PRESSURE / REGULATOR THEN SHALL USE A ST (SLIP THREAD) ELLBOW OR SST (SLIP SLIP THREAD) TEE TO TRANSITION INTO THE XT800100 XT - 800 XERI TUBE DISTRIBUTION TUBING. REFER TO THE IRRIGATION DESIGN TO SEE WHERE TRANSITIONS ARE MADE. THEN USE 1/4" POLYETHYLENE TUBING TO EACH SHRUB OR TREE. THE SHRUBS SHALL HAVE A 2 GPH EMITTER PLACED AT THE BASE OF EACH SHRUB & (2) 7 GALLON EMITTERS PLACED AT THE BASE OF EACH TREE. THE FRONT AREA COVERED WITH PHILOX THE LANDSCAPE CONTRACTOR SHALL USE MICRO SPRAYS TO ACHEIVE FULL COVERAGE OF AREA PLANTED.

MINIMUM FILTRATION REQUIREMENTS: EACH OF OUR ZONES REQUIRE MORE THAN 1GPH SO THE MIN. IS 150 MESH ALLOWING 200 MICRONS

MEASUREMENTS FOR PIPE PER ZONE:

NOTES: ALL MEASUREMENTS SHALL BE CONFIRMED BY CONTRACTOR.

ZONE #1	1" PVC 11' - 6"	3/4" DISTRIBUTION TUBING 195'
ZONE #2	1" PVC 70'	3/4" DISTRIBUTION TUBING 140'
ZONE #3	1 1/4" PVC 140'	3/4" DISTRIBUTION TUBING 262'
	1" PVC 35'	
ZONE #4	1" PVC 11' - 6"	3/4" DISTRIBUTION TUBING 115'
ZONE #5	1" PVC 5'	3/4" DISTRIBUTION TUBING 210'
ZONE #6	1" PVC 130'	3/4" DISTRIBUTION TUBING 75'
ZONE #7	1" PVC 120'	3/4" DISTRIBUTION TUBING 70'
ZONE #8	1" PVC 180'	3/4" DISTRIBUTION TUBING 105'

- STANDARD VALVE BOX
- 1 1/4" Y FILTER RAIN BIRD PESB SCRUBBER VALVE(AUTOMATIC FLUSH CYLCLES ELIMINATING NEED TO MANUALLY CLEAN FILTER)
- 1 1/4" ISOLATION SHUT OFF VALVE
- (1 1/2") POINT OF CONNECTION (P.O.C.)8" P.I. MAIN LINE WITH A 1 1/4" BUSHING FEMALE THREAD
- 4" PVC CONDUIT SLEEVE
- JUMBO VALVE BOX
- ZONES 1,2,3,4 1 1/4" RAINBIRD VALVES
- MANIFOLD SHALL BE ACTION COMPONENTS
- COMPRESSION OR INSERT FITTING

EXISTING 8" PI MAIN

1700 SOUTH STREET

EXISTING 8" PI MAIN

LOADING DOCK

LOADING DOCK

500 EAST STREET

EXISTING 30" PI MAIN

1 1/4" Y FILTER RAIN BIRD PESB SCRUBBER VALVE(AUTOMATIC FLUSH CYLCLES ELIMINATING NEED TO MANUALLY CLEAN FILTER)

ZONE: 7
ZONE: 8

1" P.O.C.

3/4" LATERAL LINE (POLY)

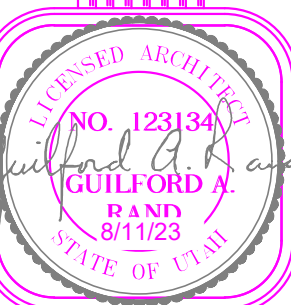
ISOLATION SHUT OFF VALVE

1" SCHEDULE 40 PVC
TRANSITION PVC TO POLY

1" SCHEDULE 40 PVC

REVISIONS
DATE

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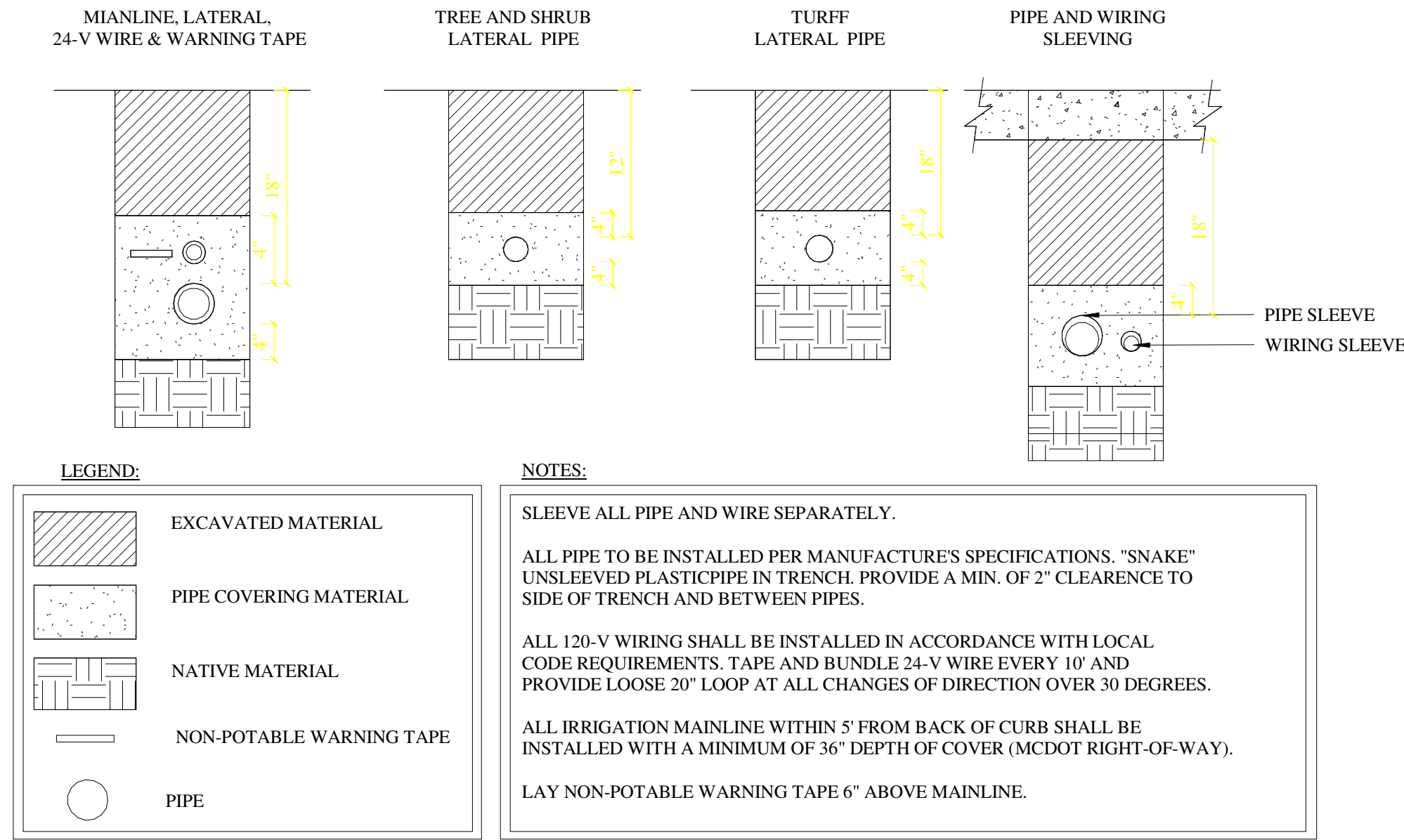
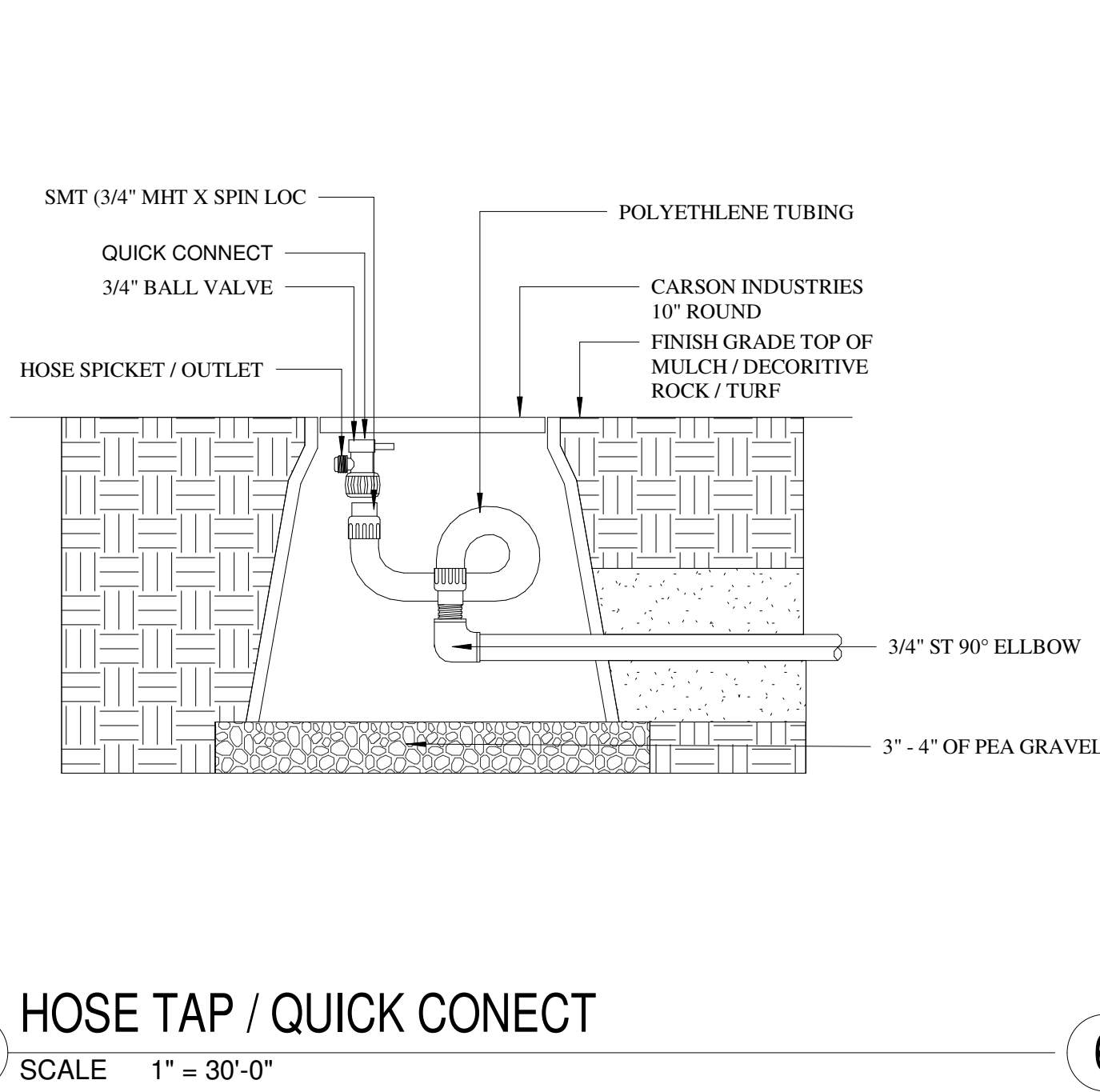
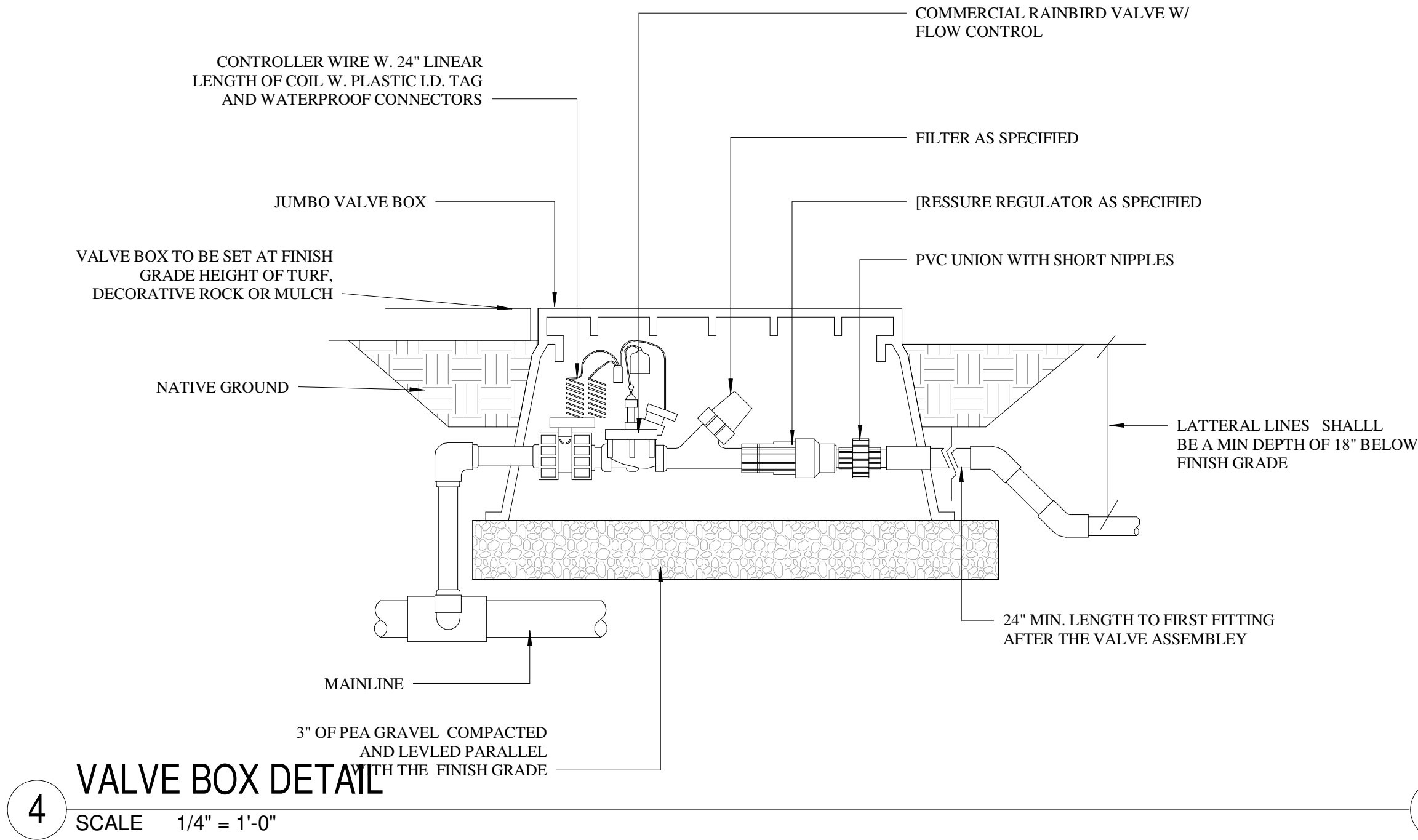
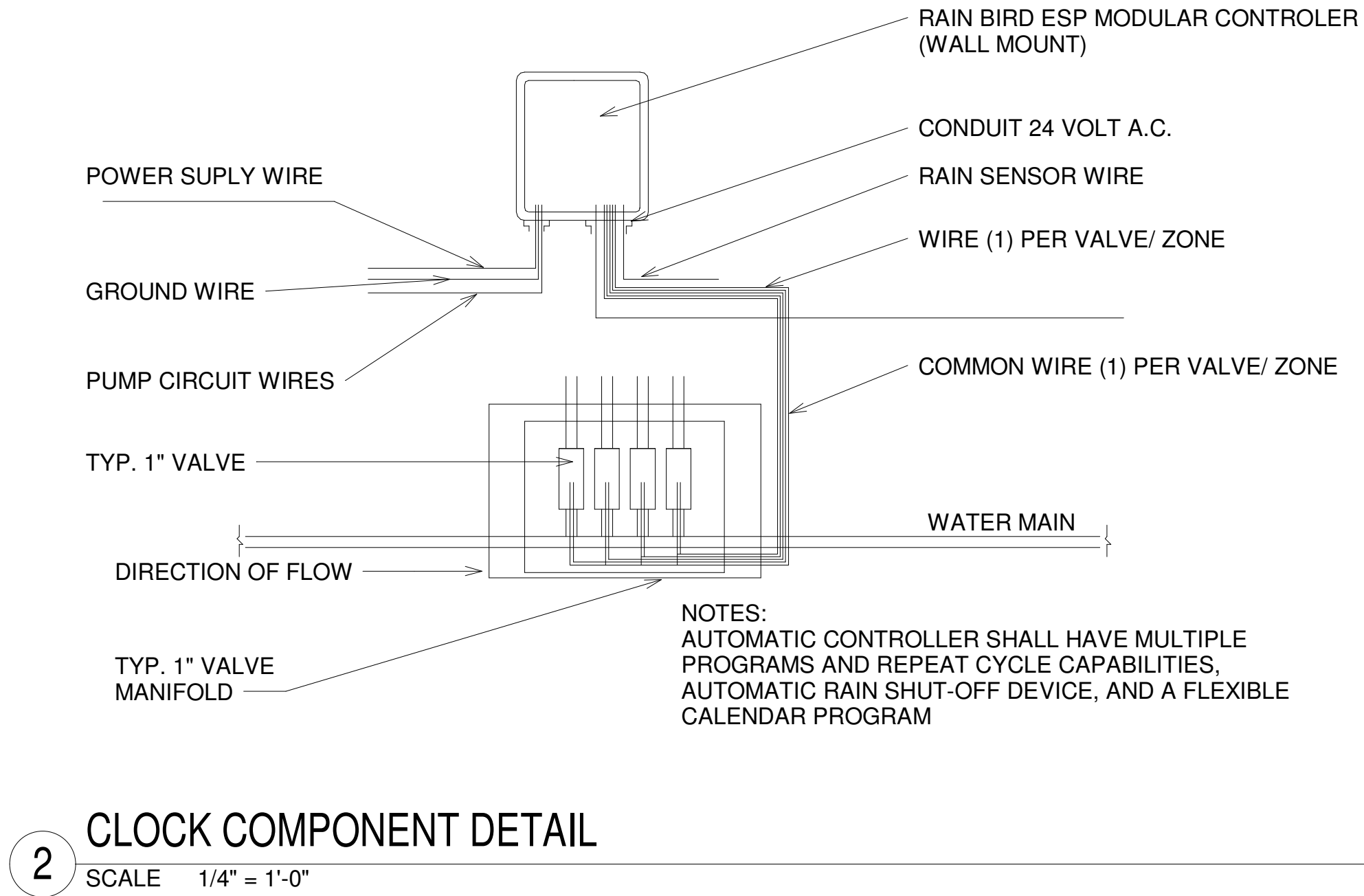
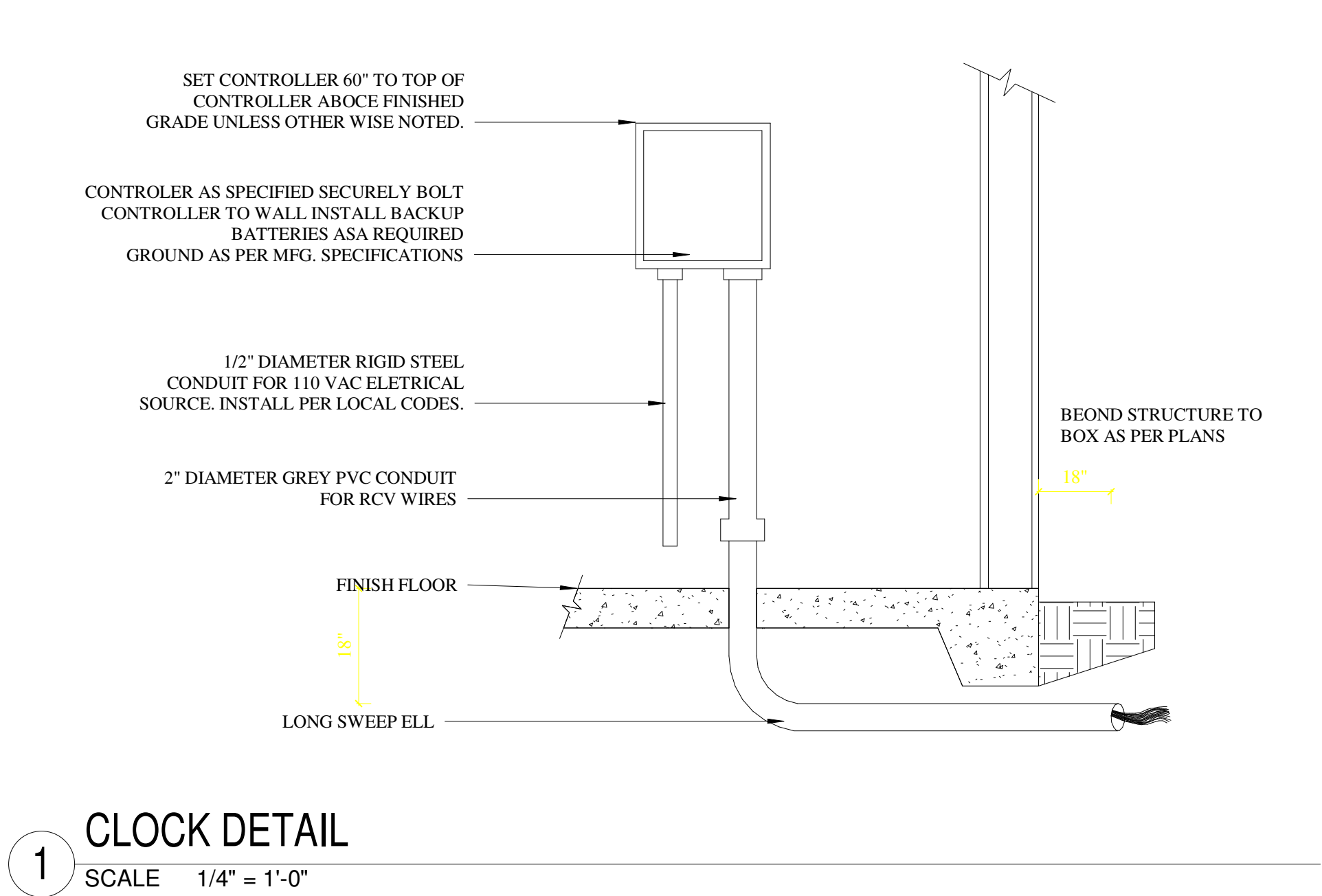
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SXS

MIKE DUNN

1700 SOUTH 500 EAST PROVO, UT

SHEET NO.
sxs
Irrigation
Plan
L-1
8/11/23



- THIS IRRIGATION DESIGNS DIAGRAMMATIC. IT IS DESIGNED USING AN ASSUMED MINIMUM PRESSURE AT THE POINT OF CONNECTION OF 75 PSI. THE CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION AND INFORM OWNER IF PRESSURE IS LOWER THAN DESIGN PRESSURE.
- DRIP LATERAL LINES ARE NOT SHOWN GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY. THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS. LOCATE VALVES AND BFPs WITHING SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTUSIVE.
- ALL PVC PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I. ALL POLYETHYLENE PIPE TO BE MANUFACTURED BY RAINBIRD.
- ALL CONDUIT/SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER TO LONG SWEEP NOTE.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TEN FEET DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
- ALL VALVES, PRESSURE REFULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 3" OF PEA GRAVEL.
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMNT TO THE WRITTEN SPECIFICATIONS, APPROVEDD ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
- IRRIGATION CONTRACTORS SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR OWNER. ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND OR REPLACE AT THEIR EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS ARE AS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNERSAUTHORIZED REPRESENTATIVE AND / OR OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 811.
- ALL HARDSCAPE, WALLS AND SIGNAGE MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
- IRRIGATION CONTRACTOR SHALL PROCIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

7 **SPECIFICATIONS**
SCALE 1" = 1'-0"

5.4.c

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

REVISIONS
DATE

NO. 123134
GUILFORD A
BANDY
08/12/2023
STATE OF UTAH

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Attachment: Exhibit B (Business License Denial Appeal - Dunn Construction)

SXS

MIKE DUNN

1700 SOUTH 500 EAST AMERICAN FORK

SHEET NO.
L-2.0

DATE
05/1/2023

Packet Pg. 88

Mail Tax notice to:
 Grantee
 426 East 1750 North Unit F
 Orem, UT 84059
 MNT File No.: 82066
 Tax ID No.: 13:078:0062

ENT53803:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
 2022 Apr 29 02:36 PM FEE 40.00 BY CS
~~RECORDED FOR Metro National Title~~
 ELECTRONICALLY RECORDED

WARRANTY DEED

Phelon Lakeland LLC

GRANTOR of American Fork, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Michael Steven Dunn, as Trustee of The NO Trust, dated September 10, 2019

GRANTEE of 426 East 1750 North Unit F, Orem, UT 84059 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

Parcel 1:

Lot 3, Plat "A", LAKELAND INDUSTRIAL PARK SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel 1A:

A perpetual non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress, as created and defined in that Declaration of Access Easements (Grant of easements and agreement to construct and maintain), recorded June 18, 2021, as Entry No. 110716:2021, of Official Records.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

ENT53803:2022 PG 2 of 2

WITNESS, the hand(s) of said grantor(s), 28th day of April, 2022.

Phelon Lakeland LLC

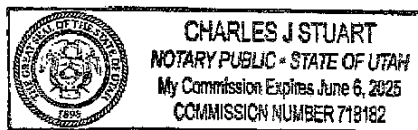
By: [Signature]
Martha Phelon, Manager

By: [Signature]
Stephen W. Phelon, Manager

State of Utah, County of Utah) ss:

On this date, April 28, 2022, personally appeared before me Martha S. Phelon and Stephen W. Phelon, who being by me duly sworn did say that they are the Managers of Phelon Lakeland LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Martha S. Phelon and Stephen W. Phelon acknowledged to me that said limited liability company executed same.

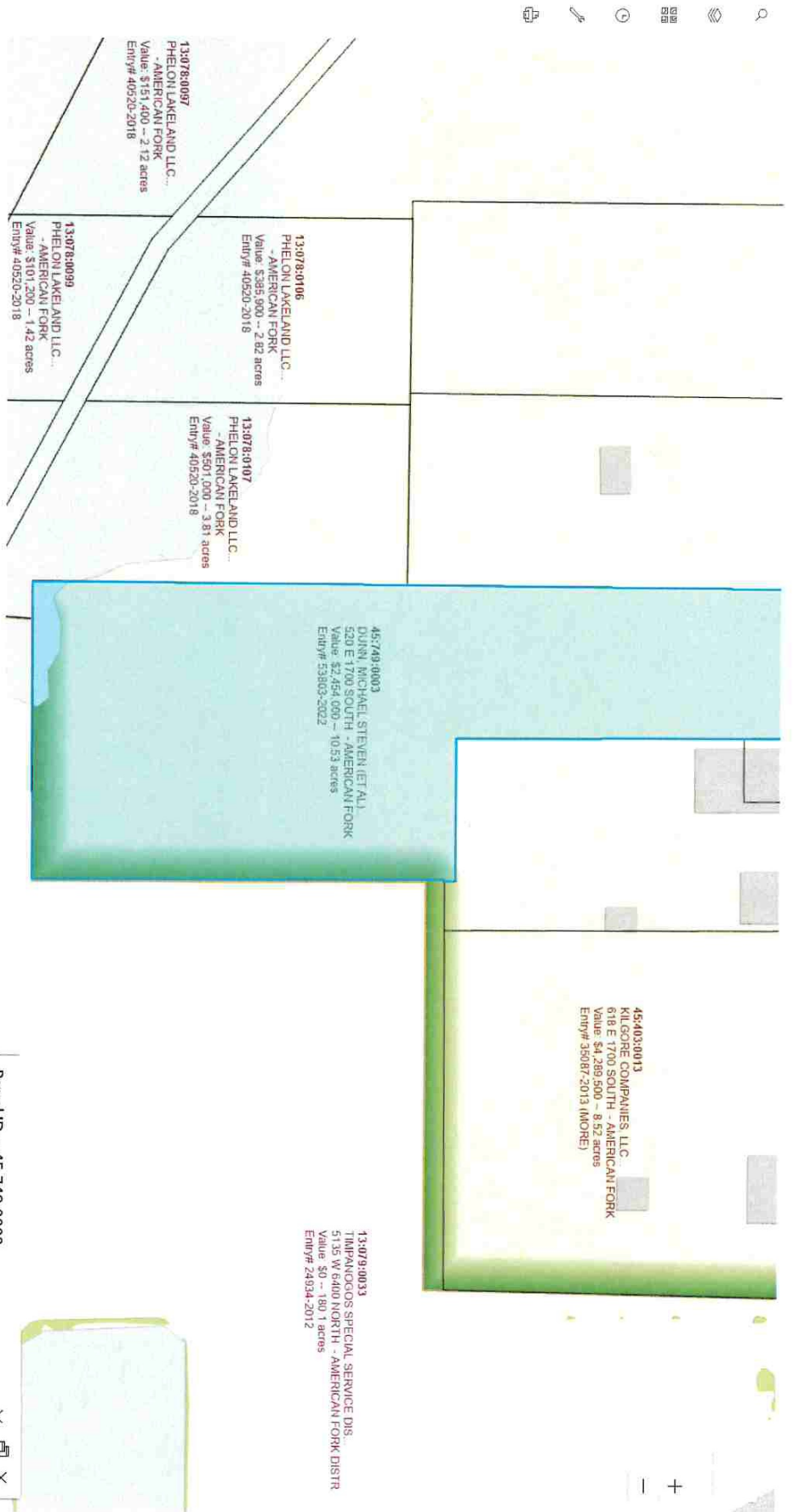
[Signature]
Notary Public



5/27/25, 9:34 AM

Attachment: Exhibit C (Business License Denial Appeal - Dunn uunn Construction)

Utah County Parcel Map



Parcel ID - 45:749:0003

Serial:	45:749:0003
Owner:	DUNN, MICHAEL STEVEN (ET AL)
Address:	520 E 1700 SOUTH, AMERICAN FORK, UT 84003
Subdivision:	LAKE LAND INDUSTRIAL PARK PLATA
Acreage:	10.5274
Value:	\$2,454,000
Tax District:	060 - AMERICAN FORK CITY
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

[Add Map Graphic for Print](#) [Zoom to](#)

Utah County - This online map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations from an actual survey.

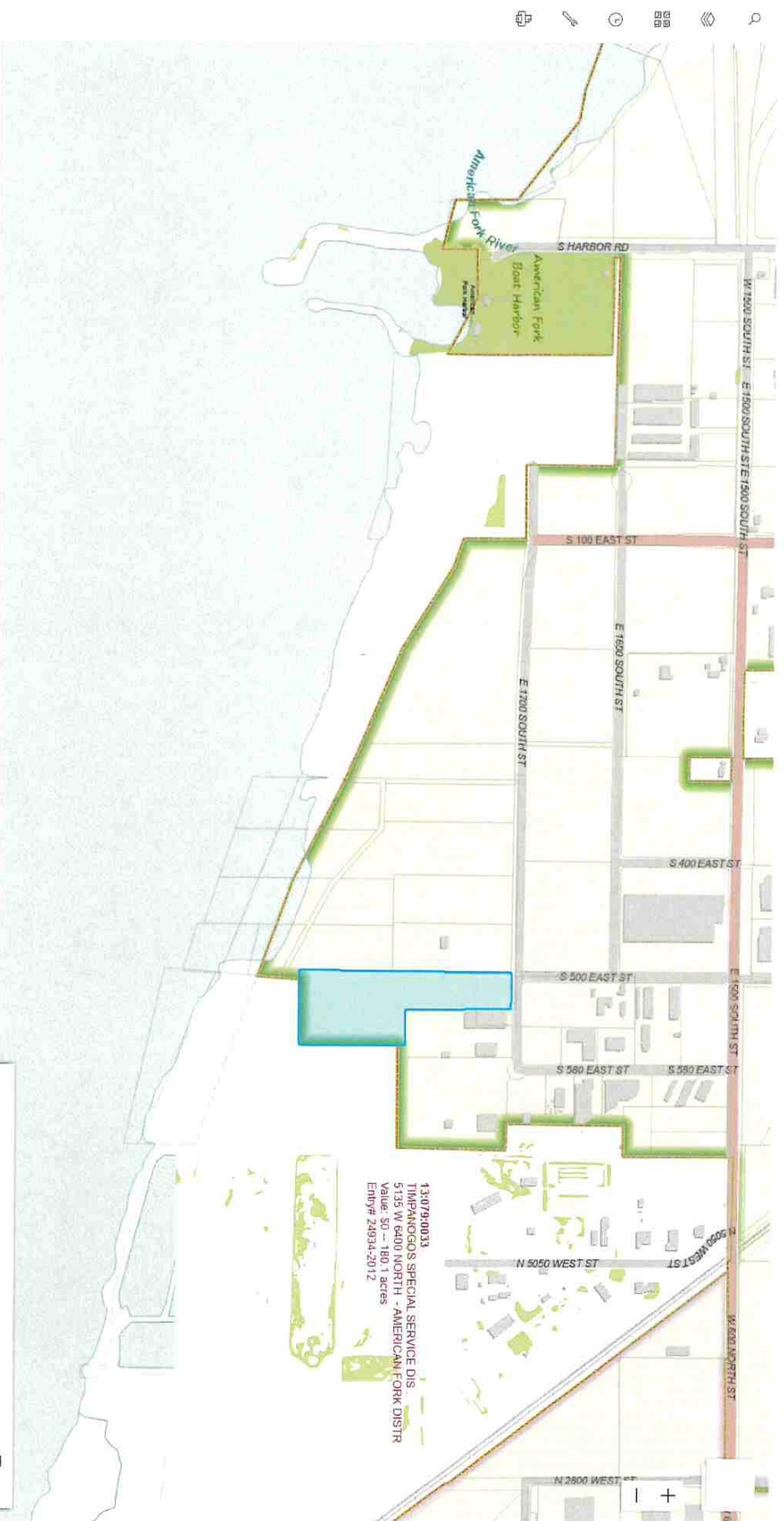
<https://maps.utahcounty.gov/ParcelMap/ParcelMap.html?serial=130780065>

5/27/25, 9:36 AM

Attachment: Exhibit C (Business License Denial Appeal - Dunn Construction)

Utah County Parcel Map

Utah County Parcel Map



Parcel ID - 45:749:0003

Serial:	45:749:0003
Owner:	DUNN, MICHAEL STEVEN (ET AL)
Address:	520 E 1700 SOUTH, AMERICAN FORK, UT 84003
Subdivision:	LAKELAND INDUSTRIAL PARK, PLAT A
Acreage:	10.5274
Value:	\$2,454,000
Tax District:	080 - AMERICAN FORK CITY
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

[Add Map Graphic for Print](#) [Zoom to](#)

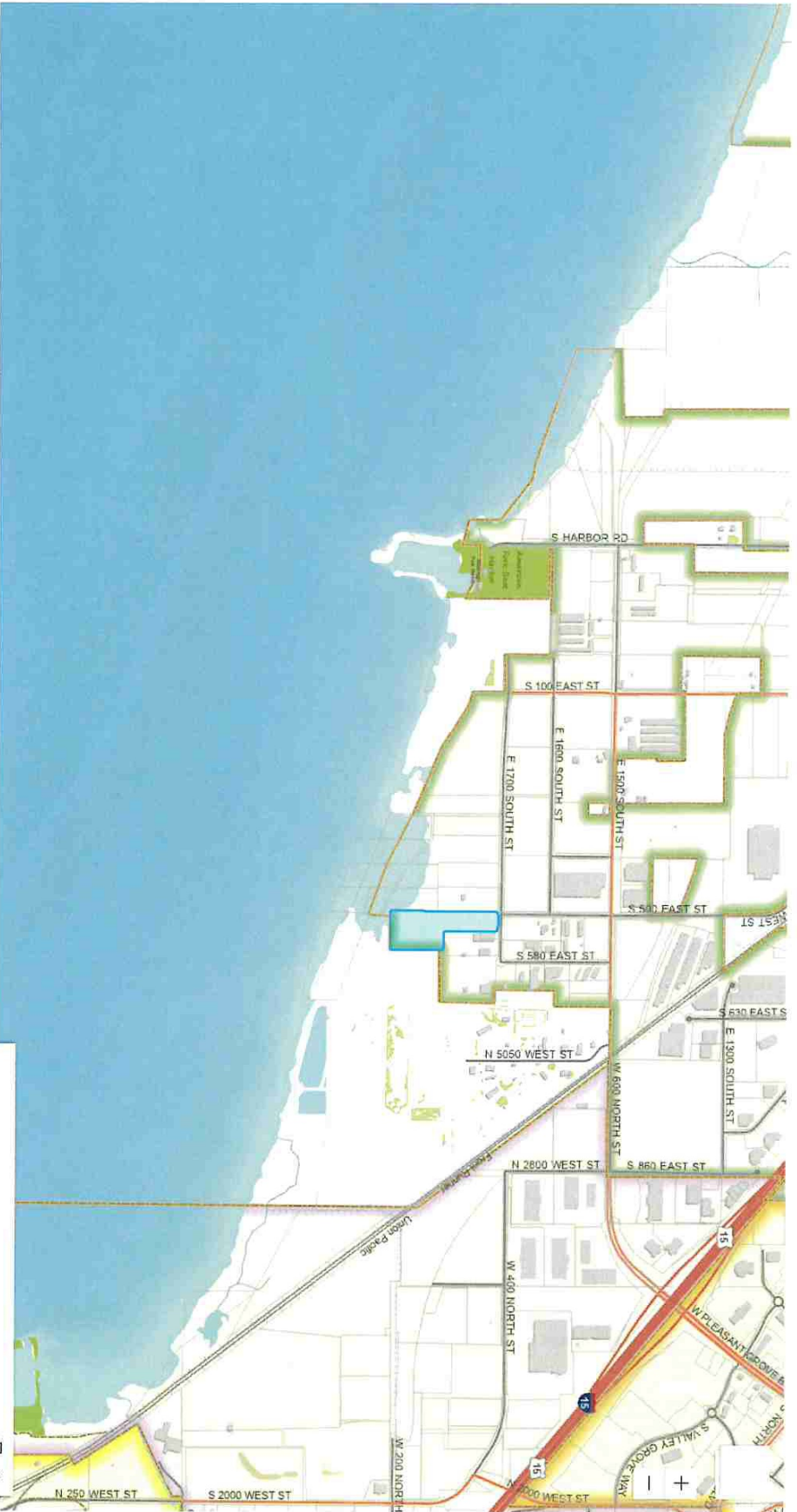
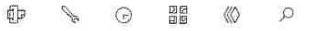
Utah County - This online map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations from an actual survey.
<https://maps.utahcounty.gov/ParcelMap/ParcelMap.html?serial=130780065>

5/27/25, 9:37 AM

Utah County Parcel Map

Utah County Parcel Map

Attachment: Exhibit C (Business License Denial Appeal - Dunn Construction)



Parcel ID - 45:749:0003

Serial:	45:749:0003
Owner:	DUNN, MICHAEL STEVEN (ET AL)
Address:	520 E 1700 SOUTH, AMERICAN FORK, UT 84003
Subdivision:	LAKELAND INDUSTRIAL PARK, PLAT A
Acreage:	10.5274
Value:	\$2,454,000
Tax District:	060 - AMERICAN FORK CITY
Detail:	Property Information
Aerial Image:	View EagleView Aerial Image

Add Map Graphic for Print Zoom to

Utah County - This online map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations from an actual survey.
<https://maps.utahcounty.gov/ParcelMap/ParcelMap.html?serial=130780065>

EFFECTIVE DATE: 01/01/22
 EXPIRATION DATE: 12/31/22
 BUSINESS TYPE: Recycling and trash services, concrete recycling
 BUSINESS LOCATION: 426 E 1750 N Unit F

NAME : Michael S Dunn
 MAILING ADDRESS: 426 E 1750 N Unit F
 FEE PAID: \$25.00

No. 3416

BUSINESS LICENSE RECEIPT

BUSINESS LICENSE **#3416** **EFFECTIVE 01/01/22 TO 12/31/22**

BUSINESS TYPE: Recycling and trash services, concrete recycling
LICENSE TYPE: Industrial, Manufacturing & Distribution License
BUSINESS LOCATION: 426 E 1750 N Unit F

BUSINESS OWNER: Michael S Dunn

NAME: Dunn Construction, LC
MAILING ADDRESS:
 426 E 1750 N Unit F
 Vineyard, UT 84059

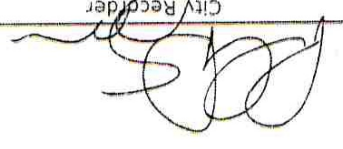
THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE - NON-TRANSFERABLE

The below named person or firm is hereby granted a license to do business as stated herein in Vineyard, Utah for the period indicated, subject to the provisions of the Vineyard Municipal Code, and applicable state or federal regulations.

VINEYARD
 125 S MAIN STREET
 VINEYARD, UT 84059






 City Recorder

American Fork

Dunn Construction, LC

03/17/2020 - 12/31/2020

Commercial Business License

General

f011e410-6878-11ea-a13e-d1d88c9e3b5e

7922129

Denied

Inactive

Application Review Status

Pre-Review	Approved	
Fire Department	Not Reviewed	03/17/2020
Zoning Department	Denied	09/21/2020
Building Department	Not Reviewed	
TSSD	Approved	
No further contact needed at this time.		
Final-Review	Denied	

Fees

New Commercial Application Fee	\$200.00
Subtotal	\$200.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Business Name

Dunn Construction, LC

DBA (If this applies)

Dunn Recycling

Local Business Phone

(801) 221-9001

Corporate Business Phone

(801) 221-9001

Attachment: Exhibit D (Business License Denial Appeal - Dunn Construction)

Business Activity

Other

If other, please specify

Recycle concrete and other materials

Business Email (remove this email)

brad@dunnutah.com

Is this a Nonprofit?

No

Reason For Application

New Application

Applicant First Name

Michael

Applicant Last Name

Dunn

Phone Number

Business Email Address

brad@dunnutah.com

Business Address (Street)

510 East 1700 South

City

American Fork

State

UT

Zip

84003

Mailing Address Attn

Dunn Recycling

Mailing Address (Street)

426 East 1750 North, Unit F

City

Vineyard

State

UT

Attachment: Exhibit D (Business License Denial Appeal - Dunn Construction)

Zip

84059

Ownership Type

LLC

State Sales Tax No. *(Required if you are selling anything)

12462023-002-STC

Federal EIN

84-0573114

Business/Entity Registration No.

2043267-0160

Employer Withholding No.

N/A

Please upload a copy of Utah County Assessor Form

 Utah County Pers Prop Tax 2019.pdf

Provide a FULL DETAILED description of the business you are applying for

Recycling concrete into different products for resale.

Short description of your business (This will print on your license)

Concrete Recycling Plant

Name	Title	Contact Name	Phone Number	Email Address	Home Address	Drivers License Number
Michael Dunn	Manager	Michael Dunn		brad@dunnutah.com		

Please upload a Pretreatment Survey for Timpanogos Special Services District (this pertains to all commercial business license applications)

 Pretreatment Survey.pdf

Signature

I/we hereby agree to conduct said business strictly in accordance with all American Fork City codes governing such business, and swear under penalty of law that the information contained herein is true and correct. I/we also understand that to falsify any information on this application is grounds for denial and/or revocation of this license and other penalties as provided by law. No business license shall be transferred from one person to another, nor from one location to another.

Brad Bateman - 03/17/2020 11:58 am

Messages

A site plan will be needed if this is a new site.

Comments:

Upon approval of the site plan the application will be reconsidered.

Internal Notes

This is currently in the Technical Review process and will need to receive final approval by the Planning Commission before the zoning clearance can be issued. Other departments.

Other departments may need to issue further permits.

@{{user||5e30d8c0ff3c00002a785037||Wendelin Knobloch}} do you know if they are still working on this?

I don't believe so. We have not seen any activity on the site plan for several months.

These are the minutes from Planning Commission and City Council for the Site Plan located on this property. The Site Plan is for American Eagle Ready Mix, but this address is located on American Eagle Ready Mix.



AMERICAN FORK CITY – Public Works Department
 275 EAST 200 NORTH, AMERICAN FORK UT 84003
 Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

Technical Review Committee Submittal Form (yellow)

Submittal Type: ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☒ Commercial Site Plan
 If applying for preliminary and final subdivision plats concurrently, mark both boxes.

Project Name: Dunn Residence

Location: 1700 So 500 E American Fork

Utah County Parcel No(s): 13 078 0062, 13 078 0083

Property Owner Name: Prolog Lakeland LLC

Property Owner Signature: [Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative all communication from the City regarding the project will be directed to your authorized representative.)

Name: Michael Dunn

Address: 1724 So 500 E American Fork UT 84003

Telephone: 801 225 1200 Fax: 801 225 1200

Email: Michael.Dunn@prologlakeland.com

My application meets the requirements of the I-1 zone.

Submit the following to Public Works Dept, 275 East 200 North

- One paper submittal including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
- Electronic submittal on a flash drive (where conflicts between paper and electronic submittals exist, electronic submittals will override paper submittals):
 - a full plan set in one (1) single pdf
 - an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - reports (drainage, geotechnical, title) each in a separate pdf
- Planning and Zoning District Review Fees as determined at time of application
 - Subdivision Preliminary Plat: \$500.00
 - Subdivision Final Plat: \$250.00
 - Subdivision Preliminary & Final Plats: \$750.00
 - Commercial Site Plan: \$500.00
- Professional Engineer Stamping and Signing – Required from each Professional Engineer stamping and signing submitted documents.
- Engineering Decision Review Fees – Development review and inspection fees are billed per hour during the course of the project review and construction (see Resolution No. 2015-011-1st). These fees include time for city personnel as well as 3rd party consultants that complete plat reviews, water rights transfers and reviews, engineering reviews, utility modeling, field inspections, recording fees, permit fees, street light cost and all other applicable fees which are billed as they occur.

As the Applicant, I understand that I am responsible to submit a complete application including all required documents. I acknowledge that this application will not be accepted or reviewed until deemed complete by the City. I also accept responsibility for all fees and costs associated with my development as detailed above. I authorize American Fork City personnel to enter the property for the purposes of evaluating this application.

Applicant Signature: [Signature] Date: 1-28-2017

When Recorded Mail To:
American Fork City
51 East Main
American Fork UT 84003

NOTICE OF INTEREST, HIGH GROUNDWATER INDEMNIFICATION

In conformance with the American Fork Sensitive Lands Ordinance (S.L.O.) 6-2-2, the owners as undersigned of each lot within the property described in Exhibit A for Phelon Leibeland LLC do hereby agree to indemnify and hold harmless American Fork City against any and all liabilities, claims, suits, losses, costs and legal fees cause by, arising out of, or resulting from flooding in a high water table area. This liability waiver shall run with each lot within Phelon Leibeland LLC and be binding upon the heirs, assigns, and successors in interest of the undersigned.

LIST OF ATTACHED EXHIBITS:

Exhibit A – Legal Description of Property

Dated this 29 day of January, 2020.

OWNER(S):

Stephen W Phelon
(Signature)

Stephen W Phelon
(Printed Name)

General Partner
(Title)

Michael Dunn
(Signature)

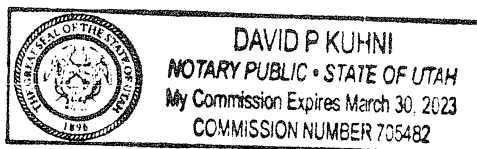
Michael Dunn
(Printed Name)

Manager
(Title)

STATE OF UTAH)

§
COUNTY OF UTAH)

On 29 the day of January, 2020, personally appeared before me Stephen Phelon and Michael Dunn, Owner(s) of said Property, as (individuals and/or authorized representatives of a company), and acknowledged to me that such individuals or company executed the within instrument freely of their own volition and pursuant to the articles of organization where applicable.



David P. Kuhn
Notary Public
My Commission Expires: _____

When Recorded Mail To:
 American Fork City
 51 East Main
 American Fork UT 84003

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

This Notice is recorded to bind the attached Geotechnical Study dated May 14, 2017 along with the site grading plan to the property generally located at SSUE - 6900 17105 (address), American Fork, UT 84003 and therefore mandating that all construction be in compliance with said Geotechnical Study and site grading plan per the requirements of American Fork City ordinances and standards and specification including specifically Ordinance 07-10-47, Section 6-5, Restrictive Covenant Required and 6-2-4, Liquefiable Soils. Said Sections require establishment of a restrictive covenant and notice to property owners of liquefiable soils or other unique soil conditions and construction methods associated with the property.

Exhibit A – Legal Description of Property
 Exhibit B – Geotechnical Study
 Exhibit C – Site Grading Plan

Dated this 29 day of January, 2020.

OWNER(S):

Stephen W. Phelan
 (Signature)

Michael S. Dunn
 (Signature)

Stephen W. Phelan
 (Printed Name)

Michael S. Dunn
 (Printed Name)

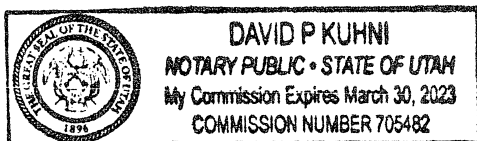
General Partner
 (Title)

Manager
 (Title)

STATE OF UTAH)

COUNTY OF Utah)

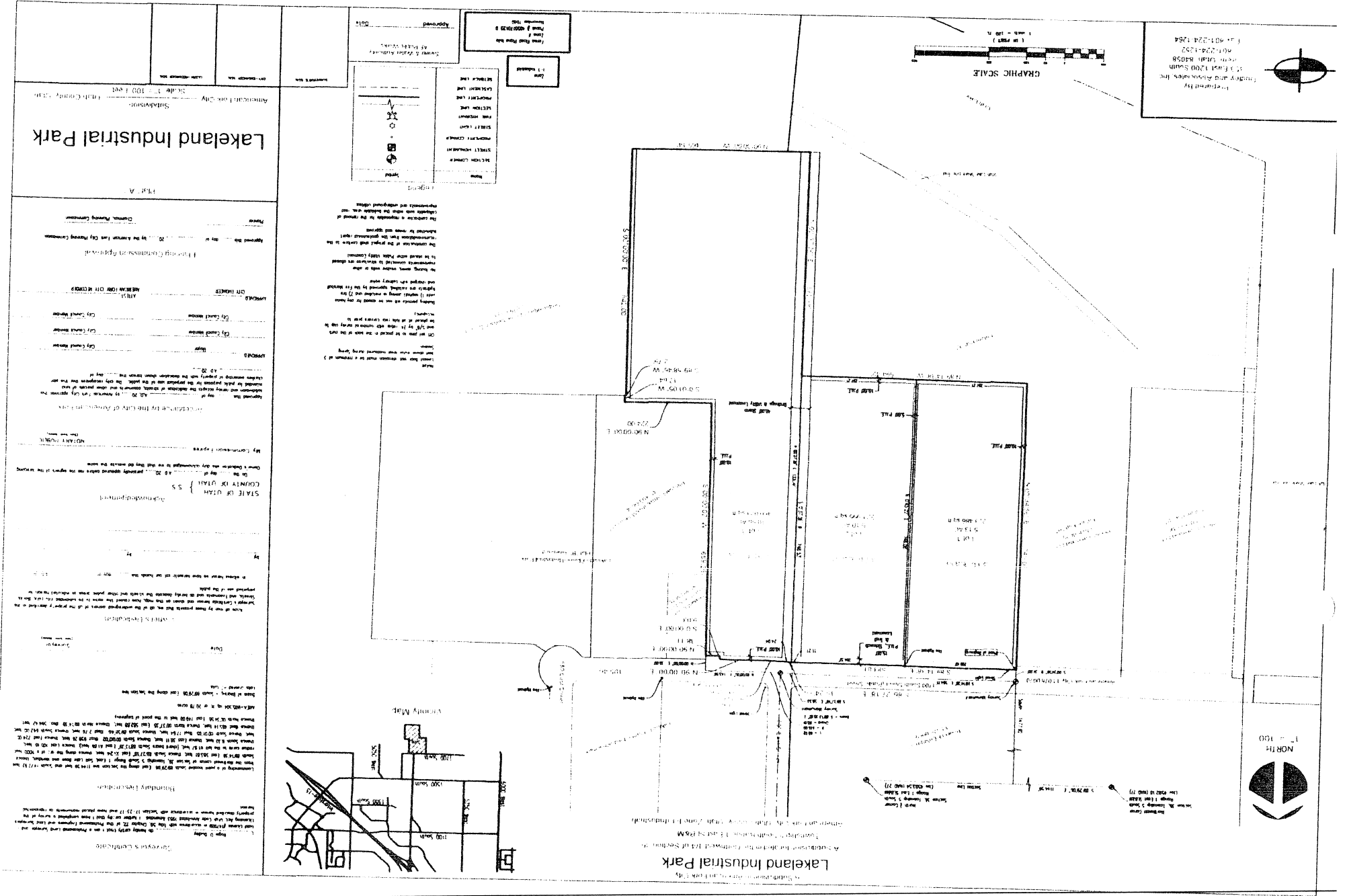
On the 31 day of January, 2020, personally appeared before me Stephen Phelan and Michael Dunn, Owner(s) of said Property, as (individuals and/or authorized representatives of a company), and acknowledged to me that such individuals or company executed the within instrument freely of their own volition and pursuant to the articles of organization where applicable.

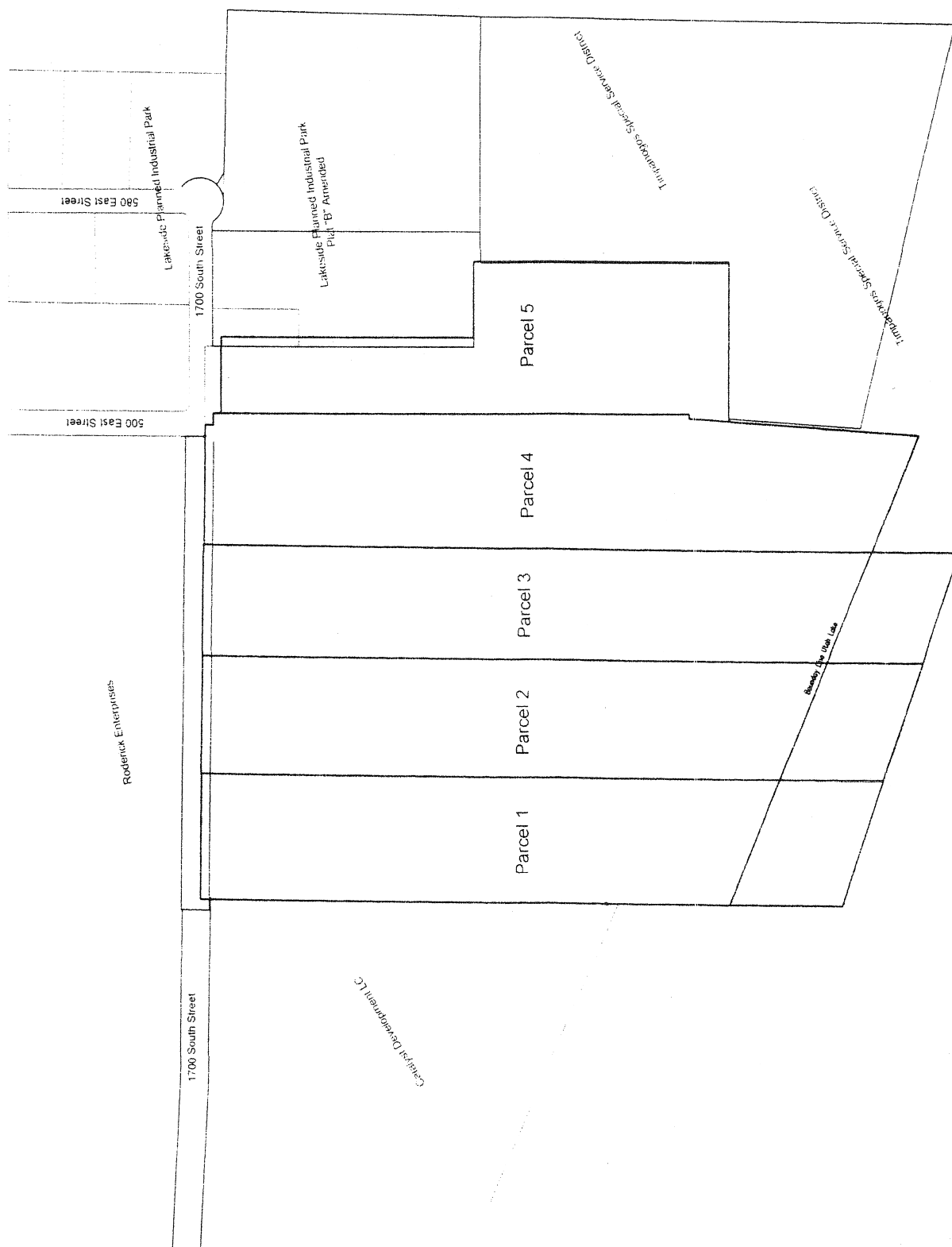


[Signature]
 Notary Public
 My Commission Expires: _____

Approved as to form: American Fork City Attorney

Rev. 12/4/18





Technical Review Committee Submittal Form (yellow)

Submittal Type: ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☒ Commercial Site Plan
If applying for preliminary and final subdivision plats concurrently, mark both boxes.

Project Name:

Dunn Recycle

Location:

1700 So 500 E American Fork

Utah County Parcel No(s):

13.078.0062, 13.078.0083

Property Owner Name:

Phelan Lakeland LLC

Property Owner Signature:

[Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name:

Michael Dunn

Address:

426 Ea 1750 No Unit F Vineyard Utah 84059

Telephone:

Fax:

801-221-9002

Email:

Mike.Dunn@utah.com

My application meets the requirements of the I-1 zone.

Submit the following to Public Works Dept, 275 East 200 North.

1. One paper submittal including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on a flash drive (where conflicts between paper and electronic submittals exist, electronic submittals will override paper submittals):

a. a full plan set in one (1) single pdf

b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)

c. reports (drainage, geotechnical, title) each in a separate pdf

3. Planning and Zoning Division Review Fee as determined at time of application

- | | |
|--|-----------------|
| a. Subdivision Preliminary Plat: | <u>\$500.00</u> |
| b. Subdivision Final Plat: | <u>\$250.00</u> |
| c. Subdivision Preliminary & Final Plats | <u>\$750.00</u> |
| d. Commercial Site Plan: | <u>\$500.00</u> |

4. Engineer Affirmation Statement – Required from each Professional Engineer stamping and signing submitted documents.

5. Engineering Division Review Fees – Development review and inspection fees are billed per hour during the course of the project review and construction (see Resolution No. 2018-05-18R). These fees include time for city personnel as well as 3rd party consultants that complete plat reviews, water rights transfers and reviews, engineering reviews, utility modeling, field inspections, recording fees, permit fees, street light cost, and all other applicable fees which are billed as they occur.

As the Applicant, I understand that I am responsible to submit a complete application including all required documents. I acknowledge that this application will not be accepted or reviewed until deemed complete by the City. I also accept responsibility for all fees and costs associated with my development as detailed above. I authorize American Fork City personnel to enter the property for the purposes of evaluating this application.

Applicant Signature:

[Signature]Date: 1-30-20

The following table summarizes the items required for each application type in order to be deemed a complete application. **By acknowledging and initialing the following items, Applicant certifies that the application is complete and meets American Fork City requirements.**

Preliminary Plat	Final Plat	Commercial Site Plan	Item for Completion (Section 17.7/8.202)	Applicant Acknowledgement (Initial)	Staff Verification (Initial by City Staff)
☒	☒	☒	ALTA Survey (identify Geodetic Datum used)		
☒	☒	☒	American Fork Standard Details		
☒	☒	☒	Application Fees		
☐	☐	☒	Building Elevations (with dimension height) and Renderings		
☒	☒	☒	Cover Sheet		
☒	☒	☒	Drainage Report		
☒	☒	☒	Erosion Control Plan		
☒	☒	☒	General Notes		
☒	☒	☒	Geotechnical Report		
☒	☒	☒	Grading and Drainage Plan		
☐	☐	☒	Landscaping Plan		
☐	☒	☒	Plan and Profile (all new public infrastructure)		
☐	☐	☒	Site Lighting Plan		
☐	☐	☒	Site Plan		
☒	☒	☐	Subdivision Plat		
☐	☐	☒	Timpanogos Special Service District Form		
☒	☒	☒	Title Report		
☒	☒	☒	Traffic Impact Study As required by City Engineer or as follows: Residential>100 Units Office>80,000 s.f. Retail>25,000 s.f. Industrial>100,000 s.f.		
☒	☒	☒	Utility Plan (including Street Lights)		
Depending on site location, these items may also be required:					
☒	☒	☒	Is any portion of the project accessing a UDOT road? ☐ Yes ☒ No If Yes, provide UDOT details as applicable.		
☒	☒	☒	Does any existing building fall under Historic Preservation Requirements? ☐ Yes ☐ No If Yes, provide Historic Preservation Form.		

Attachment: Dunn Construction - Prior applications (Business License Denial Appeal - Dunn Construction)



*American Fork City
Public Works*

Phone: (801)763-3060 • Fax: (801)763-3005

Date: 2/3/2020

Receipt: 8574

Sold To: Dunn Recycling

Check # 3435 Last 4 of CC

1	Site Plan Fee - Dunn Recycling
---	--------------------------------

Amount	Total
\$500.00	\$ 500.00
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
TOTAL	\$500.00

DUNN RECYCLING679 NORTH 1500 WE
OREM, UT 84057
(801) 221-9001

5.4.f

3435

PAY Five Hundred and No/100 Dollars

TO THE
ORDER OFDATE
01/30/2020AMOUNT
\$500.00American Fork City
275 East 200 North
American Fork, UT 84003

Account: Dunn Recycling

34.

DUNN RECYCLING

Account: Dunn Recycling

34

Check Date	01/30/2020	Check Number				
Invoice #	Date	Description	Gross	Not Paid	Disc / Ret	Net Amount
Jan 2020	01/30/20	Commercial Site Plan	\$500.00			\$500.00
(693) American Fork City			\$500.00	\$0.00	\$0.00	\$500.00

DUNN RECYCLING

Account: Dunn Recycling

34

Check Date	01/30/2020	Check Number	3435			
Invoice #	Date	Description	Gross	Not Paid	Disc / Ret	Net Amount
Jan 2020	01/30/20	Commercial Site Plan	\$500.00			\$500.00
(693) American Fork City			\$500.00	\$0.00	\$0.00	\$500.00

Attachment: Dunn Construction - Prior applications (Business License Denial Appeal - Dunn Construction)

ZIONS BANK

ACCOUNT #

This Statement:
February 28, 2020
Page 5 of 5

Account Number: 123456789 Deposit Number: 123456 Deposit Amount: \$100.00 Deposit Date/Time: 02/03/20 10:00 AM Deposit ID: 123456	Deposit	Account Number: 123456789 Deposit Number: 123456 Deposit Amount: \$100.00 Deposit Date/Time: 02/03/20 10:00 AM Deposit ID: 123456	Deposit
Processed 02/03/20		Processed 02/20/20	

Account Number: 123456789 Deposit Number: 123456 Deposit Amount: \$500.00 Deposit Date/Time: 02/07/20 10:00 AM Deposit ID: 123456	Deposit	DUNN RECYCLING 375 NORTH 1000 WEST CIRCLEVILLE, OH 43081 (614) 221-8801	3435
PAY: Five Hundred and No/100 Dollars TO THE ORDER OF: American Fork City 275 East 200 North American Fork, UT 84003 Account: Dunn Recycling		DATE: 01/30/2020 AMOUNT: \$500.00	3435
Processed 02/07/20 \$500.00		Processed 02/05/20 \$500.00 Ch# 3435	

DUNN RECYCLING 375 NORTH 1000 WEST CIRCLEVILLE, OH 43081 (614) 221-8801	3437	DUNN RECYCLING 375 NORTH 1000 WEST CIRCLEVILLE, OH 43081 (614) 221-8801	3438
PAY: Five Thousand Three Hundred and No/100 Dollars TO THE ORDER OF: JNP Holdings, LLC 201 East 1750 North Vineyard, UT 84058 Account: Dunn Construction, LC		DATE: 02/04/2020 AMOUNT: \$5,300.00	3437
Processed 02/10/20 \$5300.00 Ch#		PAY: Two Thousand Fifty and No/100 Dollars TO THE ORDER OF: Mountain States Trucking P.O. Box 318 Pleasant Grove, UT 84062 Account: Dunn Construction, LC	
		DATE: 02/03/2020 AMOUNT: \$2,050.00	
		Processed 02/07/20 \$2050.00 Ch#	

Attachment: Dunn Construction - Prior applications (Business License Denial Appeal - Dunn Construction)