

AMERICAN FORK CITY COUNCIL
JANUARY 13, 2015
NOTICE OF PUBLIC HEARINGS, REGULAR SESSION & AGENDA

PUBLIC HEARING

The American Fork City Council will meet in two public hearings on **Tuesday, January 13, 2015, in the American Fork City Hall, 31 North Church Street** as follows:

- 7:10 p.m. Receiving of public comment regarding the Brad Reynolds American Fork City Annexation consisting of 18.45 acres at 725 West 200 South.
- 7:20 p.m. Receiving of public comment regarding the Edwards Annexation consisting of 5.48 acres at 850 East 50 South.

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, January 13, 2015 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.** The agenda shall be as follows:

1. Pledge of Allegiance; prayer by Pastor Sam Gonzales from the Calvary Mountain View Church; roll call.
2. State of the City Address by Mayor James H. Hadfield.
3. Twenty-minute public comment period – limited to two minutes per person.
4. City Administrator’s Report.
5. Council Reports concerning Committee Assignments.
6. 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 by the Mayor or a Councilmember and placed in the action items.)

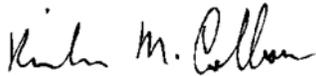
1. Approval of the December 4, 2014 City Council work session minutes.
2. Approval of the December 9, 2014 City Council minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over \$25,000. – *Cathy Jensen*

ACTION ITEMS

1. Review and action regarding the approval of a contract for the 300 West Roadway Reconstruction project to Jordan Valley Construction, Inc. – *Staff*
2. Review and action on accepting the architectural design, project management and preparation of construction documents proposal from EDA Land Planning, P.C. for the Cemetery Expansion and Memorial Garden project. – *Derric Rykert*
3. Review and action on a development agreement with Oakwood Homes of Utah regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the South Point Subdivision, Phase 1 at 740 East 400 South. – *Staff*

4. Review and action on an Ordinance approving a zone map amendment from the RA-1 Residential Agricultural zone to the R1-7,500 Residential Zone located at 362 South Storrs Avenue. – *Derek Seal*
5. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on the final plat of Ashley Meadows Subdivision Plat A, consisting of 33 lots located at 900 North 900 West in the R1-12,000 and R1-9,000 Residential zones. – *F.J. Clark & Associates*
 - b. Review and action on the final plat of CVS American Fork Plaza Subdivision, consisting of one lot located at 495 East State Road in the GC-1 General Commercial zone. – *CVS/Psomas*
6. Review and action on an Improvement Agreement with Boos Development Group (CVS Pharmacy) for street improvements associated with 500 East. – *Staff*
7. Review and action on a Resolution establishing Continuity in Government in the City of American Fork. – *Staff*
8. Adjournment

Dated this 7 day of January, 2015



Richard M. Colborn
City Recorder



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
January 13, 2014

Department Public Works

Director Approval 

AGENDA ITEM Review and action regarding the approval of a contract for the 300 West Roadway Reconstruction project to Jordan Valley Construction, Inc.

SUMMARY RECOMMENDATION Recommend the approval of the contract award to Jordan Valley Construction, Inc., based on their bid of \$757,740.50 which was submitted in accordance with a request for bids advertised on November 23, 2014.

BACKGROUND 300 West is one of the main roads connecting the area south of the I-15 freeway to the northern portion of American Fork. It does, therefore, see a large volume of traffic each day. It is also heavily used for by those going to and from the UTA FrontRunner station.

It is expedient that American Fork City make improvements to 300 West, between State Street and the Frontage Road, for the benefit of those who use it. This project is a complete reconstruction of the roadway, and installation of storm drain and irrigation facilities. Curb, gutter and sidewalk will be installed according to ADA guidelines.

There were eleven (11) bids received for the work outlined in the bid documents. At the recommendation of Horrocks Engineers, staff determined that Jordan Valley Construction, Inc. was the low bidder at \$757,740.50.

BUDGET IMPACT Funding for this project has been allocated through the Road Accrual Account and Road Impact Fees. Bid is within the budgeted amount of \$1,030,000.

SUGGESTED MOTION Move to accept the bid submitted by Jordan Valley Construction, Inc., for the construction of the 300 West Roadway Reconstruction Project in the amount of \$757,740.50, with a ten percent contingency allowance of \$75,775, for a total project budget of \$833,515, and authorize staff to proceed with the preparation of contract documents.

SUPPORTING DOCUMENTS

1. Bid schedule
2. Bid tabulation
3. Bid award recommendation letter
4. Project map

2162 West Grove Parkway Ste 400
Pleasant Grove, Utah 84062
www.horrocks.com



Tel: 801.763.5100
Salt Lake line: 801.532.1545
Fax: 801.763.5101
In state toll free: 800.662.1644

December 18, 2014

Andy Spencer, P.E.
American Fork City Engineer
51 East Main Street
American Fork, Utah 84003

Subject: 300 West Reconstruction Project

Andy,

Attached is the bid tabulation for the 300 West Reconstruction Project. The low bidder is Jordan Valley Construction, Inc. Their bid totals \$757,740.50 which is 19.4 percent under the engineer's estimate and \$84,045 under the next lowest bid.

There were a total of 11 bidders on the project, with an average total bid price of \$939,566.

Jordan Valley's bid is very aggressive compared to the other bids and as such we carefully reviewed each of their unit bid prices and checked for discrepancies or other anomalies. Most of the cost difference is spread out among the various items. For all of the higher-dollar items Jordan Valley's price is low, but we identified at least one or two other contractors with a comparable price for that item.

We recommend awarding the contract to Jordan Valley Construction. We have checked their license, bonding, and references and everything appears in order.

We can provide the Notice of Award if the City chooses to award this project to Jordan Valley Construction.

Sincerely,
HORROCKS ENGINEERS

Tom Hart, P.E.
Project Engineer

cc: file

300 WEST RECONSTRUCTION PROJECT

ITEM NO.	PAY ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE		JORDAN VALLEY CONSTRUCTION		MORGAN ASPHALT		GRANITE		KILGORE		CODY EKKER CONSTRUCTION		
				UNIT PRICE	SUBTOTALS	UNIT PRICE	SUBTOTAL	UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS	
1	Traffic Control	lump	1	\$60,000.00	\$60,000.00	\$8,500.00	\$8,500.00	14%	\$22,500.00	\$22,500.00	\$16,300.00	\$16,300.00	\$18,300.00	\$18,300.00	\$15,000.00	\$15,000.00
2	Mobilization	lump	1	\$94,000.00	\$94,000.00	\$30,000.00	\$30,000.00	32%	\$35,000.00	\$35,000.00	\$57,350.00	\$57,350.00	\$63,500.00	\$63,500.00	\$70,000.00	\$70,000.00
3	Remove Tree	ea	2	\$260.00	\$520.00	\$850.00	\$1,700.00	327%	\$900.00	\$1,800.00	\$620.00	\$1,240.00	\$415.00	\$830.00	\$1,000.00	\$2,000.00
4	Remove and Reset Chain Link Fence	ft	780	\$15.00	\$11,700.00	\$12.00	\$9,360.00	80%	\$12.50	\$9,750.00	\$11.50	\$8,970.00	\$14.15	\$11,037.00	\$15.00	\$11,700.00
5	Remove Storm Drain Inlet or Turnout Box	ea	9	\$400.00	\$3,600.00	\$350.00	\$3,150.00	88%	\$245.00	\$2,205.00	\$450.00	\$4,050.00	\$575.00	\$5,175.00	\$500.00	\$4,500.00
6	Remove Storm Drain Pipe	ft	1210	\$20.00	\$24,200.00	\$4.50	\$5,445.00	23%	\$6.80	\$8,228.00	\$9.50	\$11,495.00	\$23.50	\$28,435.00	\$15.00	\$18,150.00
7	Remove Concrete Curb and Gutter	ft	650	\$2.75	\$1,787.50	\$3.60	\$2,340.00	131%	\$4.30	\$2,795.00	\$4.00	\$2,600.00	\$4.25	\$2,762.50	\$7.00	\$4,550.00
8	Remove Concrete Flatwork	sq yd	1,800	\$7.00	\$12,600.00	\$2.90	\$5,220.00	41%	\$3.80	\$6,840.00	\$5.75	\$10,350.00	\$7.90	\$14,220.00	\$10.00	\$18,000.00
9	Adjust Meter Box	ea	16	\$300.00	\$4,800.00	\$350.00	\$5,600.00	117%	\$200.00	\$3,200.00	\$225.00	\$3,600.00	\$570.00	\$9,120.00	\$300.00	\$4,800.00
10	Reconstruct Manhole	ea	11	\$1,000.00	\$11,000.00	\$650.00	\$7,150.00	65%	\$670.00	\$7,370.00	\$725.00	\$7,975.00	\$615.00	\$6,765.00	\$700.00	\$7,700.00
11	Reconstruct Valve Box	ea	18	\$500.00	\$9,000.00	\$400.00	\$7,200.00	80%	\$475.00	\$8,550.00	\$500.00	\$9,000.00	\$440.00	\$7,920.00	\$600.00	\$10,800.00
12	Reconstruct Monument	ea	1	\$500.00	\$500.00	\$650.00	\$650.00	130%	\$615.00	\$615.00	\$1,950.00	\$1,950.00	\$565.00	\$565.00	\$1,500.00	\$1,500.00
13	Relocate Water Meter	ea	2	\$1,200.00	\$2,400.00	\$800.00	\$1,600.00	67%	\$800.00	\$1,600.00	\$1,700.00	\$3,400.00	\$875.00	\$1,750.00	\$1,000.00	\$2,000.00
14	Relocate Hydrant	ea	2	\$5,000.00	\$10,000.00	\$2,800.00	\$5,600.00	56%	\$2,500.00	\$5,000.00	\$1,500.00	\$3,000.00	\$2,150.00	\$4,300.00	\$1,500.00	\$3,000.00
15	Relocate Mailbox	ea	1	\$100.00	\$100.00	\$250.00	\$250.00	250%	\$200.00	\$200.00	\$250.00	\$250.00	\$260.00	\$260.00	\$100.00	\$100.00
16	Clearing and Grubbing (Plan Quantity)	lump	1	\$7,500.00	\$7,500.00	\$3,500.00	\$3,500.00	47%	\$6,500.00	\$6,500.00	\$1,670.00	\$1,670.00	\$2,025.00	\$2,025.00	\$5,000.00	\$5,000.00
17	Roadway Excavation (Plan Quantity)	cu yd	3,400	\$15.00	\$51,000.00	\$15.00	\$51,000.00	100%	\$16.30	\$55,420.00	\$10.75	\$36,550.00	\$28.40	\$96,560.00	\$13.00	\$44,200.00
18	Geotextiles - Geogrid	sq yd	8,500	\$3.00	\$25,500.00	\$1.45	\$12,325.00	48%	\$1.70	\$14,450.00	\$1.90	\$16,150.00	\$1.83	\$15,555.00	\$2.50	\$21,250.00
19	Untreated Base Course (Plan Quantity)	cu yd	1,420	\$31.00	\$44,020.00	\$27.00	\$38,340.00	87%	\$28.30	\$40,186.00	\$33.00	\$46,860.00	\$27.80	\$39,476.00	\$39.00	\$55,380.00
20	HMA - 3/4 Inch (8440 sq yd)	ton	3,000	\$75.00	\$225,000.00	\$69.00	\$207,000.00	92%	\$72.50	\$217,500.00	\$60.00	\$180,000.00	\$62.15	\$186,450.00	\$70.00	\$210,000.00
21	Concrete Curb and Gutter	ft	2,890	\$18.00	\$52,020.00	\$10.90	\$31,501.00	61%	\$14.20	\$41,038.00	\$13.00	\$37,570.00	\$15.40	\$44,506.00	\$18.00	\$52,020.00
22	Concrete Sidewalk	sq ft	11,520	\$5.00	\$57,600.00	\$3.05	\$35,136.00	61%	\$3.55	\$40,896.00	\$4.00	\$46,080.00	\$4.10	\$47,232.00	\$4.00	\$46,080.00
23	Pedestrian Access Ramp	ea	8	\$1,500.00	\$12,000.00	\$600.00	\$4,800.00	40%	\$775.00	\$6,200.00	\$1,100.00	\$8,800.00	\$1,820.00	\$14,560.00	\$1,200.00	\$9,600.00
24	Concrete Driveway Approach	sq ft	4,130	\$5.00	\$20,650.00	\$4.05	\$16,726.50	81%	\$4.80	\$19,824.00	\$5.00	\$20,650.00	\$6.15	\$25,399.50	\$7.00	\$28,910.00
25	Concrete Driveway Tie-In	sq ft	1,375	\$5.00	\$6,875.00	\$3.70	\$5,087.50	74%	\$4.00	\$5,500.00	\$5.00	\$6,875.00	\$5.90	\$8,112.50	\$5.00	\$6,875.00
26	Asphalt Driveway Tie-In	sq ft	3,740	\$3.00	\$11,220.00	\$2.55	\$9,537.00	85%	\$4.20	\$15,708.00	\$2.60	\$9,724.00	\$2.60	\$9,724.00	\$4.00	\$14,960.00
27	Gravel Driveway Tie-In	sq ft	180	\$1.00	\$180.00	\$6.75	\$1,215.00	675%	\$1.80	\$324.00	\$4.00	\$720.00	\$2.35	\$423.00	\$3.00	\$540.00
28	Pavement Marking Paint	ft	8400	\$0.15	\$1,260.00	\$0.35	\$2,940.00	233%	\$0.44	\$3,696.00	\$0.30	\$2,520.00	\$0.25	\$2,100.00	\$0.25	\$2,100.00
29	Pavement Message Paint	ea	10	\$58.00	\$580.00	\$45.00	\$450.00	78%	\$30.00	\$300.00	\$36.00	\$360.00	\$100.00	\$1,000.00	\$100.00	\$1,000.00
30	Remove Sign	ea	2	\$50.00	\$100.00	\$120.00	\$240.00	240%	\$140.00	\$280.00	\$176.00	\$352.00	\$66.45	\$132.90	\$100.00	\$200.00
31	Relocate Sign	ea	8	\$160.00	\$1,280.00	\$160.00	\$1,280.00	100%	\$150.00	\$1,200.00	\$45.00	\$360.00	\$105.00	\$840.00	\$120.00	\$960.00
32	Stop Sign, 36 Inch X 36 Inch with Red LED Flashing Lights	ea	1	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00	133%	\$3,150.00	\$3,150.00	\$3,250.00	\$3,250.00	\$4,555.00	\$4,555.00	\$4,950.00	\$4,950.00
33	Bike Route Sign, 24 Inch X 18 Inch	ea	2	\$140.00	\$280.00	\$280.00	\$440.00	157%	\$280.00	\$220.00	\$335.00	\$280.00	\$140.00	\$280.00	\$200.00	\$400.00
34	Cut, Cap, and Thrust Block 4" Line at Tee	ea	1	\$1,100.00	\$1,100.00	\$375.00	\$375.00	34%	\$760.00	\$760.00	\$1,100.00	\$1,100.00	\$1,470.00	\$1,470.00	\$1,000.00	\$1,000.00
35	Cut, Cap, and Thrust Block 6" Line at Tee	ea	1	\$1,100.00	\$1,100.00	\$375.00	\$375.00	34%	\$760.00	\$760.00	\$1,150.00	\$1,150.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
36	Cut and Cap Abandoned Line	ea	2	\$200.00	\$400.00	\$375.00	\$750.00	188%	\$700.00	\$1,400.00	\$1,300.00	\$2,600.00	\$1,315.00	\$2,630.00	\$500.00	\$1,000.00
37	Replace Water Lateral	ea	4	\$2,250.00	\$9,000.00	\$1,900.00	\$7,600.00	84%	\$1,700.00	\$6,800.00	\$3,000.00	\$12,000.00	\$3,450.00	\$13,800.00	\$1,500.00	\$6,000.00
38	Storm Drain Catch Basin	ea	17	\$2,500.00	\$42,500.00	\$3,200.00	\$54,400.00	128%	\$2,900.00	\$49,300.00	\$3,550.00	\$60,350.00	\$2,796.00	\$47,532.00	\$3,000.00	\$51,000.00
39	24 Inch RCP Storm Drain Pipe	ft	1320	\$100.00	\$132,000.00	\$40.00	\$52,800.00	40%	\$59.00	\$77,880.00	\$64.00	\$84,480.00	\$43.25	\$57,090.00	\$53.00	\$69,960.00
40	18 Inch RCP Storm Drain Pipe	ft	600	\$80.00	\$48,000.00	\$55.00	\$33,000.00	69%	\$57.50	\$34,500.00	\$67.00	\$40,200.00	\$38.60	\$23,160.00	\$50.00	\$30,000.00
41	Storm Drain Manhole	ea	2	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00	63%	\$2,140.00	\$4,280.00	\$2,830.00	\$5,660.00	\$2,195.00	\$4,390.00	\$2,500.00	\$5,000.00
42	Storm Drain Combo Box	ea	1	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	100%	\$3,430.00	\$3,430.00	\$3,500.00	\$3,500.00	\$2,755.00	\$2,755.00	\$2,500.00	\$2,500.00
43	Soft Spot Repair	cu yd	300	\$42.00	\$12,600.00	\$38.00	\$11,400.00	90%	\$39.00	\$11,700.00	\$35.00	\$10,500.00	\$64.10	\$19,230.00	\$30.00	\$9,000.00
44	Turf Sod with Topsoil	sq ft	4,200	\$2.00	\$8,400.00	\$2.50	\$10,500.00	125%	\$2.50	\$10,500.00	\$2.75	\$11,550.00	\$2.30	\$9,660.00	\$3.00	\$12,600.00
45	Relocate Wood Fence	ft	75	\$18.00	\$1,350.00	\$23.50	\$1,762.50	131%	\$25.00	\$1,875.00	\$28.00	\$2,100.00	\$26.85	\$2,013.75	\$28.00	\$2,100.00
46	Reconstruct Block Wall End	ea	1	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	300%	\$900.00	\$900.00	\$1,200.00	\$1,200.00	\$2,600.00	\$2,600.00	\$500.00	\$500.00
47	Relocate Bollards	ea	2	\$500.00	\$1,000.00	\$450.00	\$900.00	90%	\$225.00	\$450.00	\$240.00	\$480.00	\$460.00	\$920.00	\$150.00	\$300.00
48	Reconstruct Vault	ea	1	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	40%	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,710.00	\$3,710.00	\$1,000.00	\$1,000.00
49	Remove and Replace Landscape Curbing	ft	30	\$10.00	\$300.00	\$15.00	\$450.00	150%	\$14.00	\$420.00	\$14.50	\$435.00	\$12.50	\$375.00	\$20.00	\$600.00
50	Geotextile - Weed Barrier	sq yd	175	\$5.00	\$875.00	\$4.00	\$700.00	80%	\$4.00	\$700.00	\$5.00	\$875.00	\$3.70	\$647.50	\$1.50	\$262.50
51	Landscape Rock	sq yd	175	\$5.00	\$875.00	\$15.00	\$2,625.00	300%	\$15.00	\$2,625.00	\$16.00	\$2,800.00	\$13.80	\$2,415.00	\$20.00	\$3,500.00
52	Remove and Reset Planter Stone Blocks	lump	1	\$200.00	\$200.00	\$600.00	\$600.00	300%	\$560.00	\$560.00	\$200.00	\$200.00	\$510.00	\$510.00	\$1,000.00	\$1,000.00
53	Relocate Wire Fence	ft	70	\$10.00	\$700.00	\$8.00	\$560.00	80%	\$9.00	\$630.00	\$29.50	\$2,065.00	\$25.50	\$1,785.00	\$10.00	\$700.00
54	Remove Valve Box	ea	2	\$200.00	\$400.00	\$500.00	\$1,000.00	250%	\$115.00	\$230.00	\$600.00	\$1,200.00	\$71.15	\$142.30	\$150.00	\$300.00
55	(2) 2" PVC Conduits	ft	1,200	\$10.00	\$12,000.00	\$11.50	\$13,800.00	115%	\$11.30	\$13,560.00	\$8.00	\$9,600.00	\$6.15	\$7,380.00	\$10.00	\$12,000.00
56	(6) 2" PVC Conduits	ft	300	\$16.00	\$4,800.00	\$23.00	\$6,900.00	144%	\$19.30	\$5,790.00	\$29.00	\$8,700.00	\$24.50	\$7,350.00	\$13.00	\$3,900.00
57	Construction Surveying	lump	1	\$10,000.00	\$10,000.00	\$4,800.00	\$4,800.00	48%	\$7,400.00	\$7,400.00	\$18,300.00	\$18,300.00	\$5,750.00	\$5,750.00	\$7,000.00	\$7,000.00
58	Slotted Manhole Lid	ea	1	\$500.00	\$500.00	\$250.00	\$250.00	50%	\$700.00	\$700.00	\$375.00	\$375.00	\$310.00	\$310.00	\$200.00	\$200.00
59	Light Base Sleeve with Lid	ea	7	\$1,000.00	\$7,000.00	\$980.00	\$6,860.00	98%	\$730.00	\$5,110.00	\$900.00	\$6,300.00	\$740.00	\$5,180.00	\$800.00	\$5,600.00
60	Polymer Concrete Junction Box Type I	ea	7	\$750.00	\$5,250.00	\$530.00	\$3,710.00	103%	\$530.00	\$3,710.00	\$780.00	\$5,460.00	\$665.00	\$4,655.00	\$700.00	\$4,900.00
61	Polymer Concrete Junction Box Type II	ea	3	\$1,000.00	\$3,000.00	\$1,325.00	\$3,975.00	133%	\$855.00	\$2,565.00	\$1,100.00	\$3,300.00	\$900.00	\$2,700.00	\$1,000.00	\$3,000.00
62	Polymer Concrete Junction Box Type III	ea	1	\$1,200.00	\$1,200.00	\$1,700.00	\$1,700.00	142%	\$995.00	\$995.00	\$1,200.00	\$1,200.00	\$970.00	\$970.00	\$1,200.00	\$1,200.00
63	Rebuild Concrete Box with Solid Lid	ea	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	100%	\$1,250.00	\$1,250.00	\$1,500.00	\$1,500.00	\$2,375.00	\$2,375.00	\$1,500.00	\$1,500.00
64	Speed Limit (30) Sign, 30 Inch X 36 Inch	ea	2	\$200.00	\$400.00	\$300.00	\$600.00	150%	\$280.00	\$560.00	\$400.00	\$800.00	\$211.00	\$422.00	\$300.00	\$600.00
65	No Parking Sign, 12 Inch X 18 Inch	ea	2	\$100.00	\$200.00	\$225.00	\$450.00									

GENEVA ROCK		NEWMAN CONSTRUCTION		EVANS GRADER & PAVING		HADCO		CONDIE CONSTRUCTION		S & L		AVERAGES	
UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS	UNIT	SUBTOTALS		
\$25,000.00	\$25,000.00	\$13,000.00	\$13,000.00	\$91,750.00	\$91,750.00	\$11,945.00	\$11,945.00	\$16,520.00	\$16,520.00	\$34,792.70	\$34,792.70	\$24,873.43	\$24,873.43
\$60,000.00	\$60,000.00	\$72,000.00	\$72,000.00	\$95,000.00	\$95,000.00	\$92,685.00	\$92,685.00	\$63,500.00	\$63,500.00	\$68,828.30	\$68,828.30	\$64,351.21	\$64,351.21
\$600.00	\$1,200.00	\$740.00	\$1,480.00	\$1,500.00	\$3,000.00	\$576.00	\$1,152.00	\$700.00	\$1,400.00	\$979.71	\$1,959.42	\$807.34	\$1,614.67
\$18.00	\$14,040.00	\$16.50	\$12,870.00	\$23.50	\$18,330.00	\$16.50	\$12,870.00	\$17.00	\$13,260.00	\$26.51	\$20,677.80	\$16.65	\$12,987.71
\$500.00	\$4,500.00	\$390.00	\$3,510.00	\$350.00	\$3,150.00	\$1,039.00	\$9,351.00	\$325.00	\$2,925.00	\$339.00	\$3,051.00	\$460.27	\$4,142.45
\$13.00	\$15,730.00	\$17.00	\$20,570.00	\$10.00	\$12,100.00	\$15.30	\$18,513.00	\$11.00	\$13,310.00	\$4.52	\$5,469.20	\$11.83	\$14,313.20
\$6.00	\$3,900.00	\$4.50	\$2,925.00	\$5.00	\$3,250.00	\$10.40	\$6,760.00	\$4.00	\$2,600.00	\$4.52	\$2,938.00	\$5.23	\$3,401.86
\$5.00	\$9,000.00	\$18.15	\$32,670.00	\$6.00	\$10,800.00	\$20.60	\$37,080.00	\$6.35	\$11,430.00	\$4.52	\$8,136.00	\$8.27	\$14,886.00
\$150.00	\$2,400.00	\$212.00	\$3,392.00	\$250.00	\$3,392.00	\$340.00	\$5,440.00	\$340.00	\$5,440.00	\$226.00	\$3,616.00	\$287.55	\$4,600.73
\$720.00	\$7,920.00	\$930.00	\$10,230.00	\$400.00	\$4,400.00	\$368.00	\$4,048.00	\$775.00	\$8,525.00	\$847.50	\$9,322.50	\$672.77	\$7,400.50
\$500.00	\$9,000.00	\$800.00	\$14,400.00	\$300.00	\$5,400.00	\$243.00	\$4,374.00	\$525.00	\$9,450.00	\$395.50	\$7,119.00	\$470.77	\$8,473.91
\$600.00	\$600.00	\$900.00	\$900.00	\$300.00	\$900.00	\$243.00	\$300.00	\$650.00	\$650.00	\$395.50	\$395.50	\$760.77	\$760.77
\$600.00	\$1,200.00	\$1,550.00	\$3,100.00	\$1,525.00	\$3,050.00	\$1,346.00	\$2,692.00	\$875.00	\$1,750.00	\$1,073.50	\$2,147.00	\$1,104.05	\$2,208.09
\$2,500.00	\$5,000.00	\$2,050.00	\$4,100.00	\$1,500.00	\$3,000.00	\$1,577.00	\$3,154.00	\$1,440.00	\$2,880.00	\$6,215.00	\$12,430.00	\$2,339.27	\$4,678.55
\$200.00	\$200.00	\$150.00	\$150.00	\$250.00	\$250.00	\$244.00	\$244.00	\$500.00	\$500.00	\$339.00	\$339.00	\$249.36	\$249.36
\$10,000.00	\$10,000.00	\$4,900.00	\$4,900.00	\$10,000.00	\$4,900.00	\$4,762.00	\$4,762.00	\$3,000.00	\$3,000.00	\$12,743.89	\$12,743.89	\$5,827.35	\$5,827.35
\$20.00	\$68,000.00	\$22.65	\$77,010.00	\$21.00	\$71,400.00	\$13.20	\$44,880.00	\$14.00	\$47,600.00	\$17.72	\$60,248.00	\$17.46	\$59,351.64
\$2.00	\$17,000.00	\$1.77	\$15,045.00	\$2.00	\$17,000.00	\$1.83	\$15,555.00	\$3.00	\$25,500.00	\$2.14	\$18,190.00	\$2.01	\$17,092.73
\$32.50	\$46,150.00	\$23.50	\$33,370.00	\$30.00	\$42,600.00	\$32.50	\$46,150.00	\$30.00	\$42,600.00	\$33.37	\$47,385.40	\$30.63	\$43,499.76
\$65.00	\$195,000.00	\$67.00	\$201,000.00	\$68.50	\$205,500.00	\$78.30	\$234,900.00	\$82.00	\$246,000.00	\$76.08	\$228,240.00	\$70.05	\$210,144.55
\$14.85	\$42,916.50	\$16.50	\$47,685.00	\$16.50	\$47,685.00	\$16.40	\$47,396.00	\$16.70	\$48,263.00	\$18.91	\$54,649.90	\$15.58	\$45,020.95
\$3.95	\$45,504.00	\$3.50	\$40,320.00	\$3.75	\$43,200.00	\$4.05	\$46,656.00	\$4.75	\$54,720.00	\$4.54	\$52,300.80	\$3.93	\$45,284.07
\$1,200.00	\$9,600.00	\$1,650.00	\$13,200.00	\$1,250.00	\$10,000.00	\$986.00	\$7,888.00	\$1,450.00	\$11,600.00	\$1,732.25	\$13,786.00	\$1,250.39	\$10,003.09
\$5.80	\$23,954.00	\$5.00	\$20,650.00	\$6.00	\$24,780.00	\$5.89	\$24,325.70	\$8.60	\$35,518.00	\$6.59	\$27,216.70	\$5.90	\$24,359.49
\$5.75	\$7,906.25	\$5.20	\$7,150.00	\$4.25	\$5,843.75	\$5.89	\$8,098.75	\$8.90	\$12,237.50	\$6.11	\$8,401.25	\$5.43	\$7,462.50
\$4.00	\$14,960.00	\$2.85	\$10,659.00	\$4.50	\$16,830.00	\$5.10	\$19,074.00	\$5.00	\$18,700.00	\$4.66	\$17,428.40	\$3.95	\$14,776.40
\$2.00	\$360.00	\$2.25	\$405.00	\$1.50	\$270.00	\$2.52	\$453.60	\$2.00	\$360.00	\$2.31	\$415.80	\$2.77	\$498.76
\$0.17	\$1,428.00	\$0.35	\$2,940.00	\$0.13	\$1,092.00	\$0.33	\$2,772.00	\$0.25	\$2,100.00	\$0.35	\$2,940.00	\$0.29	\$2,420.73
\$35.00	\$350.00	\$29.00	\$290.00	\$25.00	\$250.00	\$36.60	\$366.00	\$27.00	\$270.00	\$172.89	\$1,728.90	\$50.82	\$508.17
\$100.00	\$200.00	\$51.00	\$102.00	\$100.00	\$200.00	\$156.00	\$312.00	\$200.00	\$400.00	\$115.26	\$230.52	\$120.43	\$240.86
\$150.00	\$1,200.00	\$155.00	\$1,240.00	\$150.00	\$1,200.00	\$244.00	\$1,952.00	\$200.00	\$1,600.00	\$172.89	\$1,383.12	\$150.17	\$1,201.37
\$5,200.00	\$5,200.00	\$2,350.00	\$2,350.00	\$4,000.00	\$4,000.00	\$2,448.00	\$2,448.00	\$3,400.00	\$3,400.00	\$5,763.00	\$5,763.00	\$3,769.64	\$3,769.64
\$200.00	\$400.00	\$205.00	\$410.00	\$200.00	\$400.00	\$216.00	\$432.00	\$350.00	\$700.00	\$230.52	\$461.04	\$234.23	\$468.46
\$600.00	\$600.00	\$3,000.00	\$3,000.00	\$500.00	\$500.00	\$2,466.00	\$2,466.00	\$500.00	\$500.00	\$1,695.00	\$1,695.00	\$1,224.18	\$1,224.18
\$600.00	\$600.00	\$3,100.00	\$3,100.00	\$500.00	\$500.00	\$2,483.00	\$2,483.00	\$600.00	\$600.00	\$2,034.00	\$2,034.00	\$1,282.00	\$1,282.00
\$650.00	\$1,300.00	\$3,150.00	\$6,300.00	\$500.00	\$6,300.00	\$3,028.00	\$1,012.00	\$350.00	\$700.00	\$1,412.50	\$2,825.00	\$1,207.32	\$2,414.64
\$1,500.00	\$6,000.00	\$2,150.00	\$8,600.00	\$2,750.00	\$11,000.00	\$2,425.00	\$9,700.00	\$1,600.00	\$6,400.00	\$2,825.00	\$11,300.00	\$2,254.55	\$9,018.18
\$4,100.00	\$69,700.00	\$3,370.00	\$57,290.00	\$3,000.00	\$51,000.00	\$3,741.00	\$63,597.00	\$3,500.00	\$59,500.00	\$2,409.39	\$40,959.63	\$3,233.31	\$54,966.24
\$64.35	\$84,942.00	\$48.00	\$63,360.00	\$45.00	\$59,400.00	\$52.10	\$68,772.00	\$85.00	\$112,200.00	\$101.75	\$134,310.00	\$59.59	\$78,654.00
\$60.25	\$36,150.00	\$72.50	\$43,500.00	\$40.00	\$24,000.00	\$37.60	\$24,000.00	\$74.00	\$44,400.00	\$91.35	\$54,810.00	\$58.53	\$35,116.36
\$2,800.00	\$5,600.00	\$5,280.00	\$10,560.00	\$2,500.00	\$5,000.00	\$2,653.00	\$5,306.00	\$4,000.00	\$8,000.00	\$3,506.11	\$7,012.22	\$2,991.28	\$5,982.57
\$4,000.00	\$4,000.00	\$4,300.00	\$4,300.00	\$3,500.00	\$3,500.00	\$3,693.00	\$3,693.00	\$5,000.00	\$5,000.00	\$4,027.78	\$4,027.78	\$3,655.07	\$3,655.07
\$53.00	\$15,900.00	\$30.00	\$12,270.00	\$30.00	\$9,000.00	\$40.90	\$12,270.00	\$84.00	\$25,200.00	\$38.61	\$11,583.00	\$47.33	\$14,198.45
\$2.90	\$12,180.00	\$2.85	\$11,970.00	\$3.50	\$14,700.00	\$0.96	\$4,032.00	\$3.00	\$12,600.00	\$1.15	\$4,830.00	\$2.49	\$10,465.64
\$30.00	\$2,250.00	\$28.00	\$2,100.00	\$35.50	\$2,662.50	\$29.60	\$2,220.00	\$33.00	\$2,475.00	\$48.41	\$3,630.75	\$30.53	\$2,289.95
\$1,200.00	\$1,200.00	\$1,150.00	\$1,150.00	\$2,000.00	\$2,000.00	\$2,691.00	\$2,691.00	\$1,000.00	\$1,000.00	\$4,034.10	\$4,034.10	\$1,843.19	\$1,843.19
\$400.00	\$800.00	\$655.00	\$1,310.00	\$250.00	\$500.00	\$431.00	\$862.00	\$400.00	\$800.00	\$960.50	\$1,921.00	\$420.14	\$840.27
\$1,400.00	\$1,400.00	\$1,250.00	\$1,250.00	\$3,000.00	\$3,000.00	\$1,851.00	\$1,851.00	\$2,000.00	\$2,000.00	\$3,390.00	\$3,390.00	\$2,054.64	\$2,054.64
\$19.00	\$570.00	\$11.50	\$345.00	\$15.00	\$450.00	\$35.90	\$1,077.00	\$14.50	\$435.00	\$39.55	\$1,186.50	\$19.22	\$576.68
\$3.50	\$612.50	\$4.00	\$700.00	\$1.50	\$262.50	\$12.30	\$2,152.50	\$16.70	\$2,922.50	\$4.52	\$791.00	\$5.52	\$966.00
\$12.00	\$2,100.00	\$12.00	\$2,100.00	\$6.00	\$1,050.00	\$28.00	\$4,900.00	\$33.50	\$5,862.50	\$15.82	\$2,768.50	\$17.01	\$2,976.91
\$600.00	\$600.00	\$569.00	\$569.00	\$500.00	\$500.00	\$1,239.00	\$1,239.00	\$1,300.00	\$1,300.00	\$1,582.00	\$1,582.00	\$787.27	\$787.27
\$30.00	\$2,100.00	\$17.00	\$1,190.00	\$17.50	\$1,225.00	\$31.10	\$2,177.00	\$24.00	\$1,680.00	\$24.21	\$1,694.70	\$20.53	\$1,436.97
\$100.00	\$200.00	\$725.00	\$1,450.00	\$100.00	\$200.00	\$186.00	\$372.00	\$460.00	\$920.00	\$452.00	\$904.00	\$314.47	\$628.94
\$7.00	\$8,400.00	\$10.25	\$12,300.00	\$7.00	\$8,400.00	\$14.90	\$17,880.00	\$8.50	\$10,200.00	\$12.45	\$14,940.00	\$9.73	\$11,678.18
\$28.00	\$8,400.00	\$14.66	\$4,398.00	\$27.50	\$8,250.00	\$33.70	\$10,110.00	\$32.00	\$9,600.00	\$59.94	\$17,982.00	\$27.69	\$8,307.27
\$7,200.00	\$7,200.00	\$6,420.00	\$6,420.00	\$6,500.00	\$6,500.00	\$6,742.00	\$6,742.00	\$7,000.00	\$7,000.00	\$9,220.80	\$9,220.80	\$7,848.44	\$7,848.44
\$200.00	\$200.00	\$165.00	\$165.00	\$200.00	\$200.00	\$611.00	\$611.00	\$350.00	\$350.00	\$508.50	\$508.50	\$351.77	\$351.77
\$835.00	\$5,845.00	\$1,055.00	\$7,385.00	\$850.00	\$5,950.00	\$1,352.00	\$9,464.00	\$900.00	\$6,300.00	\$864.45	\$6,051.15	\$909.68	\$6,367.74
\$750.00	\$5,250.00	\$785.00	\$5,495.00	\$750.00	\$5,495.00	\$990.00	\$6,930.00	\$800.00	\$6,000.00	\$1,146.95	\$8,028.65	\$788.36	\$5,518.51
\$1,000.00	\$3,000.00	\$1,015.00	\$3,045.00	\$1,000.00	\$3,000.00	\$1,246.00	\$3,738.00	\$1,100.00	\$3,300.00	\$881.86	\$2,645.58	\$1,038.44	\$3,115.33
\$1,100.00	\$1,100.00	\$1,415.00	\$1,415.00	\$1,100.00	\$1,100.00	\$1,386.00	\$1,386.00	\$1,200.00	\$1,200.00	\$1,550.36	\$1,550.36	\$1,256.03	\$1,256.03
\$1,100.00	\$1,100.00	\$2,275.00	\$2,275.00	\$1,000.00	\$1,000.00	\$1,275.00	\$1,275.00	\$1,900.00	\$1,900.00	\$3,955.00	\$3,955.00	\$1,830.00	\$1,830.00
\$250.00	\$500.00	\$250.00	\$500.00	\$300.00	\$600.00	\$262.00	\$524.00	\$400.00	\$800.00	\$288.15	\$576.30	\$294.65	\$589.30
\$200.00	\$400.00	\$200.00	\$400.00	\$200.00	\$400.00	\$200.00	\$400.00	\$325.00	\$650.00	\$230.52	\$461.04	\$225.96	\$451.91
	\$940,018.25	86%	\$962,365.00	88%	\$992,130.75	91%	\$998,508.55	92%	\$1,050,103.50	96%	\$1,097,942.70	101%	\$939,565.61

0.0%

2.4%

5.6%

6.3%

11.8%

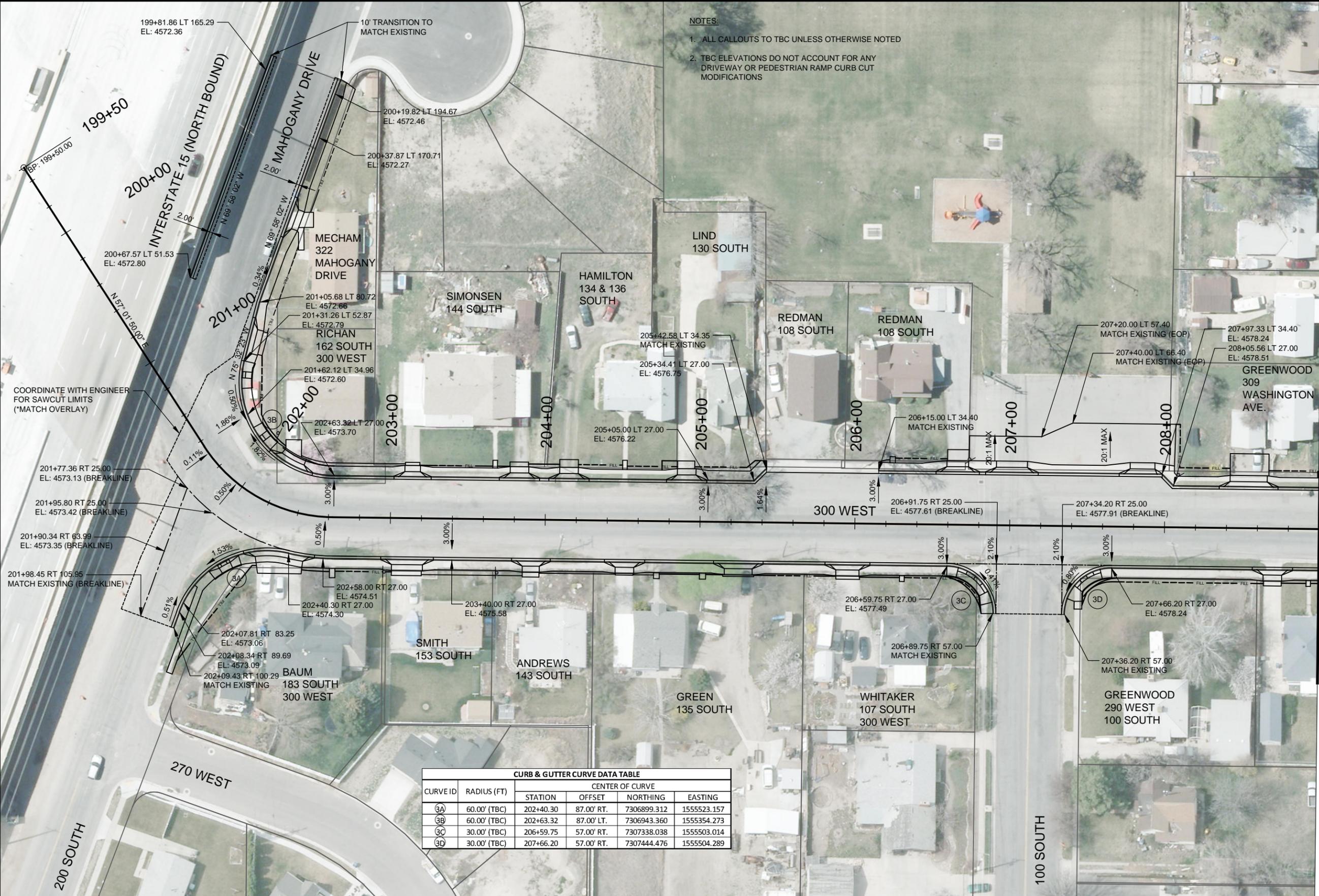
16.9%

0.0%

- NOTES:
1. ALL CALLOUTS TO TBC UNLESS OTHERWISE NOTED
 2. TBC ELEVATIONS DO NOT ACCOUNT FOR ANY DRIVEWAY OR PEDESTRIAN RAMP CURB CUT MODIFICATIONS

CURB & GUTTER CURVE DATA TABLE					
CURVE ID	RADIUS (FT)	CENTER OF CURVE			
		STATION	OFFSET	NORTHING	EASTING
3A	60.00' (TBC)	202+40.30	87.00' RT.	7306899.312	1555523.157
3B	60.00' (TBC)	202+63.32	87.00' LT.	7306943.360	1555354.273
3C	30.00' (TBC)	206+59.75	57.00' RT.	7307338.038	1555503.014
3D	30.00' (TBC)	207+66.20	57.00' RT.	7307444.476	1555504.289

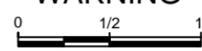
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MATCHLINE STA. 209+00
(SEE SHEET GR-02)

REV	DATE	BY	DESCRIPTION
REVISIONS			

SCALE	HORIZONTAL	1" = 60'	VERTICAL	NO SCALE
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WARNING

 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



2162 West Grove Parkway
 Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100

AMERICAN FORK CITY
 300 WEST

DESIGNED	DATE	PROJECT NO.
TCA	11/19/2014	PG-051-1307
DRAWN	DATE	SHEET NO.
ASL	11/19/2014	17 OF 22
CHECKED	DATE	DRAWING NO.
TRH	11/19/2014	GR-01

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- NOTES:**
1. ALL CALLOUTS TO TBC UNLESS OTHERWISE NOTED
 2. TBC ELEVATIONS DO NOT ACCOUNT FOR ANY DRIVEWAY OR PEDESTRIAN RAMP CURB CUT MODIFICATIONS

CURB & GUTTER CURVE DATA TABLE					
CURVE ID	RADIUS (FT)	CENTER OF CURVE			
		STATION	OFFSET	NORTHING	EASTING
3E	25.00' (TBC)	209+00.52	52.00' LT	7307580.090	1555396.907
3F	25.00' (TBC)	209+84.59	52.00' LT	7307664.155	1555397.914
3G	40.00' (TBC)	213+96.54	67.00' LT	7308076.258	1555387.852

REV	DATE	BY	DESCRIPTION
REVISIONS			

SCALE

HORIZONTAL
1" = 60'

VERTICAL
NO SCALE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

AMERICAN FORK CITY

300 WEST

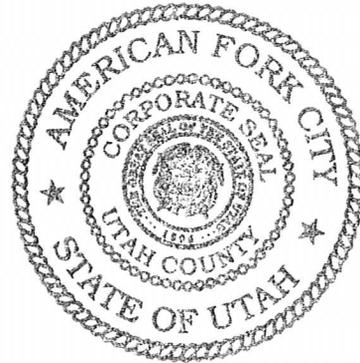
DESIGNED	DATE	PROJECT NO.
TCA	11/19/2014	PG-051-1307
DRAWN	DATE	SHEET NO.
ASL	11/19/2014	18 OF 22
CHECKED	DATE	DRAWING NO.
TRH	11/19/2014	GR-02

**300 West Bid Opening
December 16, 2014**

Company Name	Amount
Evans Grader + Paving	\$ 992,130.75
Cody Ekker Const.	\$ 917,847.50
Haddock Const.	\$ 998,508.55
Morgan Asphalt	\$ 841,785.00
Reynolds Construction	\$ 962,365.00
Condie Construction Company	\$ 1,050,103.50
Granite Construction Company SLL, Inc.	\$ 868,007.00
Kilgore Companies	\$ 1,097,942.70
Jordan Valley Construction	\$ 908,772.95
Beneva Rock Products	\$ 757,740.50
	\$ 940,018.25

Terilyn Lurker

Terilyn Lurker, Deputy Recorder





REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
January 13, 2014

Department Parks & Recreation

Director Approval Dei J. Rykert

AGENDA ITEM Review and Action on accepting the architectural design, project management and preparation of construction documents proposal from EDA Land Planning, P.C. for the Cemetery Expansion and Memorial Garden project.

SUMMARY RECOMMENDATION Recommend accepting the architectural design, project management and preparation of construction documents to EDA Land Planning, P.C.

BACKGROUND In November, staff sent out an RFP for the architectural design and drafting of the Cemetery Expansion and Memorial Garden. Consultants were challenged to demonstrate a thorough understanding of the requirement, provide their approach and methodology, project plan and schedule. Staff received four submittals. After reviewing and scoring them, the committee invited three consultants to a follow up interview. While the City received three solid proposals, EDA demonstrated superior experience, knowledge and innovation in their design and proposal.

BUDGET IMPACT EDA Land Planning, P.C. submitted a proposal of \$59,000. The expense will be paid for with the cemetery expansion funds coming from the perpetual care.

SUGGESTED MOTION Move to accept the proposal from EDA Land Planning, P.C. in the amount of \$59,000, to provide architectural design, project management, and preparation of construction documents for the Cemetery Expansion and Memorial Garden, and authorize staff to proceed with the preparation of contract documents.



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
January 13, 2015

Department Public Works

Director Approval 

AGENDA ITEM Review and action on a development agreement with Oakwood Homes of Utah regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the South Point Subdivision, Phase 1.

SUMMARY RECOMMENDATION Staff recommends approval of the Agreement.

BACKGROUND City ordinance provides for an option wherein a developer can petition the City Council to allow construction of improvements in lieu of providing a performance guarantee. In this instance the recording of the plat is deferred until the project improvements are deemed complete. The Council has the option to require a petitioner to prove sufficient resources to complete the project.

BUDGET IMPACT None .

SUGGESTED MOTION I move to approve the Development Agreement with Oakwood Homes for South Point Subdivision, Phase 1, and authorize the Mayor to execute the documents.

SUPPORTING DOCUMENTS Improvement Agreement.

Development Agreement

for actual construction of improvements in-lieu
of posting a Performance Guarantee
between

(City)

American Fork City Corporation
51 East Main Street
American Fork, Utah 84003

(Developer)

Oakwood Homes of Utah
Attn: James Doolin
206 East Winchester Street
Murray, Utah 84107

(Project)

South Point Subdivision, Phase 1
Location: 740 East 400 South, American Fork, Utah

Whereas City ordinance 2009-08-29, section 17.9.600 provides for a Developer to construct the required improvements for subdivisions and/or similar projects in lieu of posting an Improvement Construction Guarantee, and;

Whereas the Developer has recently proposed to the City and obtained conditional approval to commence with the Project on a parcel of real property located within American Fork City, Utah and;

Whereas the Developer is proposing to adhere to the provisions of section 17.9.600 by constructing Project improvements prior to recording of the plat at the office of the Utah County Recorder;

Be it therefore ordained that this Development Agreement between the City and the Developer shall authorize construction of the Project improvements without the posting of the Improvements Construction Guarantee;

Subject to the following:

1. Project improvements shall be completed by **December 9, 2015**. Any extension of this time period shall be in accordance with 17.9.601 of City ordinance 2009-08-29.
2. Construction shall commence immediately following execution of this Development Agreement upon approval to proceed by the City Engineer following his review of all final construction documents and permits for concurrence with City ordinances.

3. All construction shall comply with all applicable City ordinances, standards, and specifications.
4. Developer shall provide a construction schedule to the City Engineer for review and concurrence.
5. Payment of City inspection fees and all other applicable City inspection, recording, or management fees associated with the Project.
6. Payment of all costs incurred by the City for public street light installation, connection, and inspection.
7. Obtaining a Land Disturbance Permit per City ordinance and providing of long-term storm water management commitment/agreement to the City. Said agreement shall be recorded at the office of the Utah County Recorder and shall be applicable to all heirs and assigns.
8. Posting of a Durability Retainer per section 17.9.400 of City ordinance 2009-08-29.
9. Payment to City for street tree or other features that are determined to be not completed at time of completion of primary Initial Construction Guarantee. This guarantee shall be managed independent of the other required Project improvements. The Durability Testing Period shall also be enacted independent of this requirement. Planting of trees in public rights of way that are to be maintained by a home owner and not an H.O.A. shall be deferred until the structure constructed on a given lot is ready for first occupancy inspection.
10. Submittal of a recorded temporary public utility easement over the entire site, which shall expire at the recording of the plat at the office of the Utah County Recorder.
11. Developer agrees and acknowledges that if construction is not complete within the specified date herein, or Developer fails to obtain an authorized extension, the Project may be declared by the City a Dormant Project per section 17.9.700 of City Ordinance 2009-08-29.
12. Prior to the recording of the plat, all Project construction shall be deemed final by the City Council who shall issue a Notice of Completion and Acceptance of Improvements and Release of Guarantee per Section 17.9.302-A. The Developer shall submit all lien release verification and title clearance documentation as outlined in the City ordinance. The Durability Testing Period shall commence upon the acceptance of the completed project improvements by the City Council.
13. If at any point during the construction process, the Developer wishes to record the plat, an Improvements Construction Guarantee shall be provided per the terms of City ordinance 17.9 for any and all remaining public and essential common items as determined by the City Engineer. Upon verification of this posting and any other approval condition, the City Recorder shall be authorized to record the plat.

Project construction shall not commence until receipt of written City Engineer authorization.

This Development Agreement constitutes the entire agreement between the two parties on the subject matter of the Improvements Construction Guarantee for the Project. Any

provision that may be deemed unlawful shall be removed and the balance of the agreement shall remain in full effect.

The City Council hereby finds that the Developer has sufficient financial resources to accomplish the construction of the required improvements for the Project within the time frame outlined in this Development Agreement.

City Authorization:

Developer Authorization:

James H. Hadfield, Mayor

James Doolin

Attest:

Title

Richard M. Colborn, City Recorder

City Seal:

State of Utah)
 '
County of)

On the _____ day of _____, 2014, James Doolin did appear before me as a duly authorized representative of Oakwood Homes of Utah and did indicate that he executed this document for and in behalf of Oakwood Homes of Utah freely and of his own free will.

Notary Public

Residing in: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH.
BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended as shown on the map below in the area of 362 South Storrs Avenue, from the RA-1, Residential Agricultural zone, to the R1-7500 Residential zone.



PART II

That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

PART III

That this Ordinance shall be in force and effect upon its passage and first publication. PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 13 DAY OF JANUARY, 2015.

ATTEST:

James H. Hadfield, Mayor

Richard M. Colborn, City Recorder

10-20-2014

American Fork City

RE: Parcel 13-044-0004 and 13-044-0128

We are applying to rezone the property located at 362 S 300 W (Storrs Ave) in American Fork Utah 84003. Our intention is to re-survey the property to correct any discrepancies in the title work, subdivide the existing parcel into two (2) separate tax id no and lots.

The zoning we are requesting is consistent with other properties that are adjacent to the subject property.

Thank you

Derek Seal
Agent for Owner
801.921.4900

PARCEL # 13-044-0128

NAME: LIVINGSTON, HARTWELL L & MARCIA A JT

ADDRESS:

LEGAL DESCRIPTION: COM S 130.01 FT & E 1252.02 FT FR W 1/4 COR. SEC. 23, T5S, R1E, SLB&M.; E 214.

PARCEL SPECIFIC INFO: **Total Acres:** .19 • **Tax Class ID:** 060- • **General Prop. Type:** 900- •
Specific Prop. Type: 999- Undeveloped • **BOE Appealed:** Residential Agricult •
Update Year: 2009

VALUATION SPECIFIC INFO: **Prior Land Value:** \$2,300

LAND 1

GENERAL FEATURES: **Lot Use:** Residential / Condo • **Lot Type:** Primary Square Footage •
Land Assessment Class: Residential Secondary • **Acres:** .19

SURROUNDING AREA: **Zone:** 202 • **Neighborhood Code:** 2017 • **Neighborhood Group:** 207

LAND VALUES: **Rate Override:** 2002

DATA PROVIDED BY

Utah County Assessor's Office
Utah County Administration Building
100 East Center Street, Room 1100
Provo, UT 84606

Phone: 801-851-8286

THIS DATA LAST UPDATED ON: *Jun 08, 2010 @ 9:53 am*

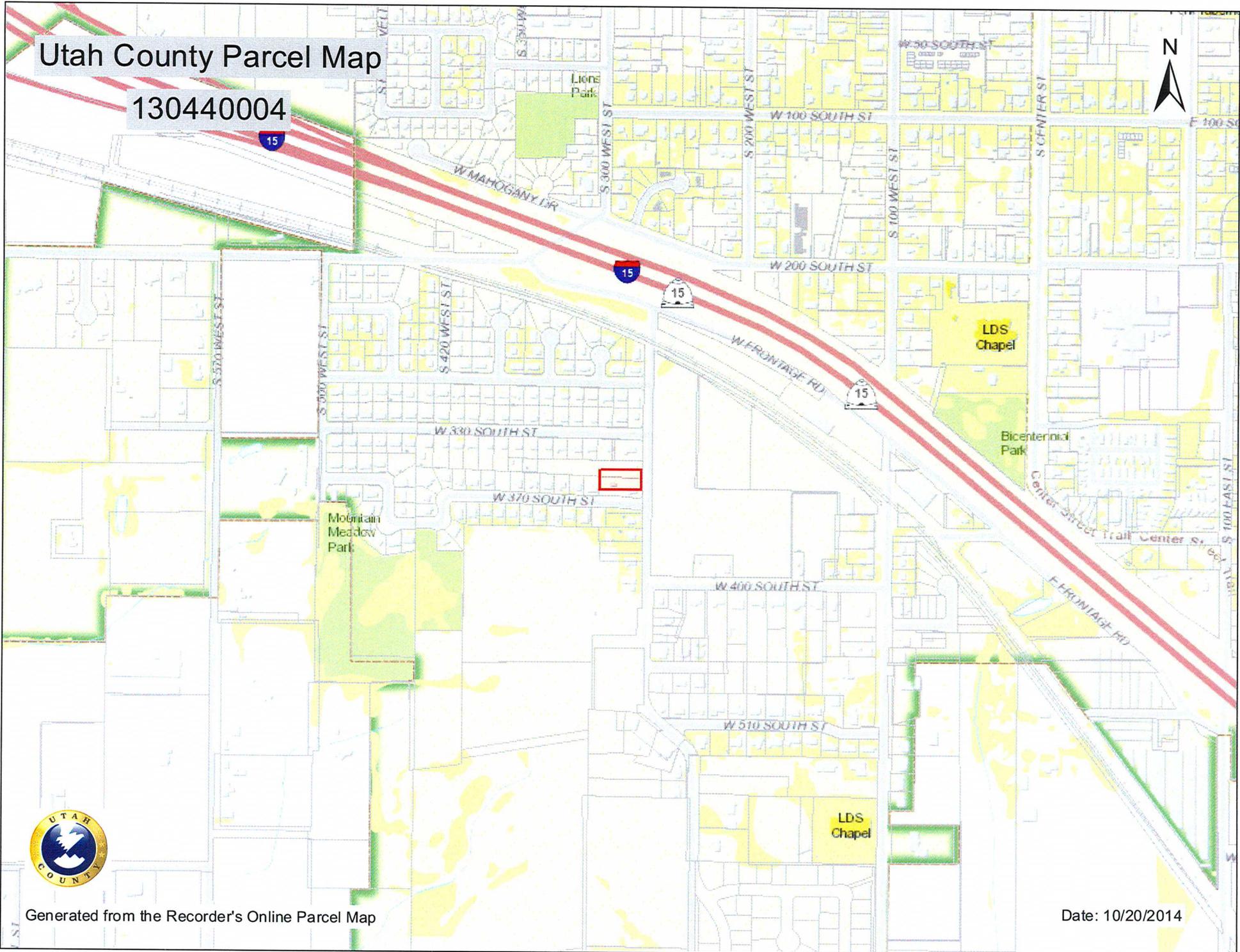
©2014 Wasatch Front Regional MLS.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

All data on this page taken from the Utah County Assessor's office. WFRMLS can not make direct changes to the data shown on this page.

Utah County Parcel Map

130440004



Utah County Parcel Map

130440004

46:152:0030
RAAB, LARRY H and MARY...
338 S STORRS AV - AMERICAN FORK
Value: \$163,300 - 0.33 acres

13:044:0025
REIMSCHIISSSEL, LEO K and MERLA B...
352 S STORES AV - AMERICAN FORK
Value: \$158,200 - 1.12 acres

13:044:0004
LIVINGSTON, HARTWELL "SKIP" and ...
362 S 300 WEST - AMERICAN FORK
Value: \$148,400 - 0.52 acres

13:044:0128
LIVINGSTON, HARTWELL "SKIP" and ...
Value: \$2,300 - 0.19 acres

46:595:0029
AMERICAN FORK CITY...
Value: \$0 - 1.81 acres

370 SOUTH ST

S STORRS AVE



Utah County Parcel Map

130440128

13:044:0025

REIMSCHISSEL, LEO K and MERLA B...
352 S STORES AV - AMERICAN FORK
Value: \$158,200 - 1.12 acres

13:044:0004

LIVINGSTON, HARTWELL "SKIP" and ...
362 S 300 WEST - AMERICAN FORK
Value: \$148,400 - 0.52 acres

13:044:0128

LIVINGSTON, HARTWELL "SKIP" and ...
Value: \$2,300 -- 0.19 acres

46:595:0029

AMERICAN FORK CITY...
Value: \$0 - 1.81 acres

13:044:0113

LATIMER, LOUIS and HELEN...
374 S STORRS AV - AMERICAN FORK
Value: \$130,600 - 0.31 acres



S STORRS AVE

W 370 SOUTH ST



PARCEL # 13-044-0004

NAME: LIVINGSTON, HARTWELL L & MARCIA A JT

ADDRESS: 362 S 300 W

LEGAL DESCRIPTION: COM S 1.43 RD & E 75.88 RD FR W 1/4 COR. SEC. 23, T5S, R1E, SLB&M.; S 6.45 RD;

PARCEL SPECIFIC INFO: **Total Acres:** .52 • **Tax Class ID:** 060- • **General Prop. Type:** 111- Single Family Residence - One or more residences per parcel; a home that was originally constructed as a residence but now may have more than one unit. • **Specific Prop. Type:** 111- Single Family Residence • **BOE Appealed:** Residential Agricult • **Tax District:** 060 • **Update Year:** 2009

VALUATION SPECIFIC INFO: **Land Value:** \$67,126 • **Building Value:** \$92,231 • **Final Value:** \$159,357 • **Greenbelt Value:** \$1 • **Prior Land Value:** \$127,000 • **Prior Bldg Value:** \$35,000

LAND 1

GENERAL FEATURES: **Lot Use:** Residential / Condo • **Lot Type:** Primary Lot • **Land Assessment Class:** Residential Primary • **Acres:** .52 • **# of Lots:** 1 • **Lot Location:** Interior - On a through street • **Curb/Gutter:** Yes

SURROUNDING AREA: **Zone:** 202 • **Neighborhood Code:** 2017 • **Neighborhood Group:** 207 • **Neighborhood Effect:** Typical • **Street Finish:** Paved - Asphalt or Concrete paving

UTILITY INFO: **Sewer:** Public • **Water Available:** Yes

LAND VALUES: **Rate Override:** 2002

RESIDENCE 1

GENERAL INFO: **Yr Built:** 1908 • **Eff. Yr. Built:** 1935 • **Bldg Style:** Ranch / Rambler • **Assessment Class:** Primary • **# of Families:** 1 • **# of Stories:** 1 • **Heating Type:** Hydronic / Hot Water / Steam / Hot Water Pipe In Floors / Baseboard Hot Water • **Replacement Cost New:** \$128,810 • **Replacement Cost Less Normal Depreciation:** \$45,084

EXTERIOR: **Roofing:** Asphalt Shingles / Fiberglass • **Ext. Wall Type:** BR- Brick / Slump Block / Concrete & Rock / SCR Brick / Adobe Brick

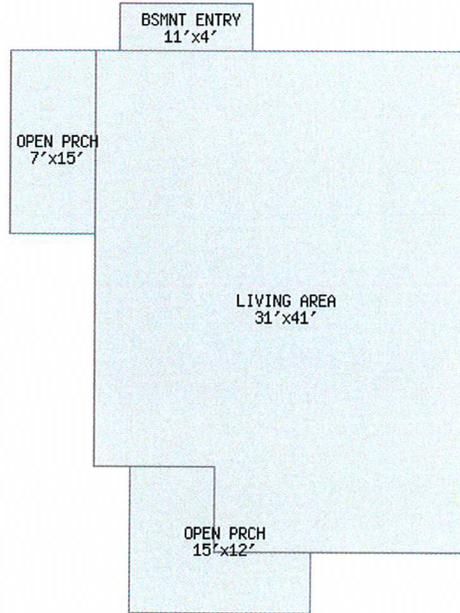
ROOM INFO: **Total Rooms:** 7 • **# of Bedrooms:** 1 • **Full Baths:** 1 • **# of Kitchens:** 1

AREA INFO: **Main Floor Area:** 1,208 sq ft • **Basement Area:** 1,208 sq ft • **Finished Basement Area:** 121 sq ft

RESIDENCE CONDITION: **Kitchen Qual.:** Standard • **Bathroom Qual.:** Standard • **Interior Grade:** Average • **Exterior Grade:** Average • **Overall Grade:** Average • **Interior Cond.:** Average • **Exterior Cond.:** Average • **Overall Cond.:** Average • **Finished Basement Grade:** Average • **% Complete:** 100%

CARPORT & GARAGE INFO:

RESIDENCE 1 FOOTPRINT



- DETACHED STRUCTURE 1:** Structure: Barn GP - 1 story • Description: BARN • Assessment Class: Residential Primary • Measure 1: 850 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 2:** Structure: Barn GP - 1 story • Description: BARN • Assessment Class: Residential Primary • Measure 1: 850 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 3:** Structure: Barn GP - 1 story • Description: BARN • Assessment Class: Residential Primary • Measure 1: 850 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 4:** Structure: Shed enclosed • Description: COOP • Assessment Class: Residential Primary • Measure 1: 640 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 5:** Structure: Shed enclosed • Description: COOP • Assessment Class: Residential Primary • Measure 1: 352 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 6:** Structure: Shed enclosed • Description: COOP • Assessment Class: Residential Primary • Measure 1: 640 Square Feet • Actual Year Built: 1940 • Effective Year Built: 1940 • Quality: Average • Percent Complete: 100% • Condition: Average
- DETACHED STRUCTURE 7:** Structure: Garage • Description: GARDN1 • Assessment Class: Residential Primary • Measure 1: 250 Square Feet • Actual Year Built: 1935 • Effective Year Built: 1935 • Quality: Average • Percent Complete: 100% • Condition: Average

DATA PROVIDED BY

Utah County Assessor's Office
Utah County Administration Building
100 East Center Street, Room 1100
Provo, UT 84606

Phone: 801-851-8286

THIS DATA LAST UPDATED ON: Jun 08, 2010 @ 9:53 am

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the RA-1 (Residential Agriculture) Zone to the R1-7,500 Residential Zone, located 362 South Storrs Avenue.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		362 South Storrs Avenue			
Applicants:		Derek Seal (agent for Livingston's)			
Existing Land Use:		Residential			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Agriculture			
	West	Residential			
Existing Zoning:		RA-1 (Residential Agriculture)			
Proposed Zoning:		R1-7,500			
Surrounding Zoning:	North	RA-1			
	South	R1-9,000			
	East	R2-7500			
	West	R1-9,000			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within Growth Plan?		x	Yes		No

PROJECT DESCRIPTION:

A request for a recommendation of approval for a zone map amendment for property located at 362 South Storrs Ave. from a residential/agriculture zone to a residential zone.

Background

Mr. and Mrs. Livingston request a zone change for their property located at 362 South Storrs Avenue from the RA-1 zone to the R1-7,500 zone. Two lots of record, per Utah County, are proposed for the change. The applicants wish to have a zone designation that is within the range of nearby zoning.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Medium Density Residential”. The proposed zone map amendment is consistent with the Land Use Plan, as adjacent residential property is zoned both R1-9,000 and R2-7,500.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of a zone map amendment for property located at 362 South Storrs Ave. from the RA-1 Zone to the R1-7,500 Zone.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

4. Hearing, review and action on a zone map amendment from the RA-1 Residential Agricultural zone to the R1-7,500 residential zone located at 362 South Storrs Avenue (7:04 p.m.)

Staff Presentation:

Adam Olsen reported this zone change contains two parcels with an existing home. Currently one of the parcel lines goes through the middle of the home so the lines will be redrawn. It is in compliance with the Land Use Plan, which is medium residential. They are asking for the R1-7,500 Zone, which will allow an additional lot or two in the future. There is R1-7,500 to the north and to the east there is R2-7,500. Staff recommends approval.

PUBLIC HEARING

No comments were made, and the public hearing was closed.

Applicant Presentation:

Derek Seal stated their intention is to clean up the survey lines and subdivide a portion.

MOTION: Marie Adams - To recommend approval of a zone map amendment for property located at 362 South Storrs Avenue from the RA-1 Zone to the R1-7,500 Zone.

Seconded by Christine Anderson.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

5. Review and action on the commercial site plan for CVS Pharmacy located at 495 East State Road in the GC-1 General Commercial zone (7:06 p.m.)

Staff Presentation:

Adam Olsen stated there are three separate parcels to be combined into one lot. The two existing structures will be removed. The parking and landscaping have been provided according to the City Code. There are two points of access, one from State Street and one from 500 East. This actually removes one access from State Street. Staff recommends approval of the site plan.

Howard Denney recommended using City Standards in that some standards could be combined. On the subdivision plat, the American Fork Irrigation Company is requesting a change to the

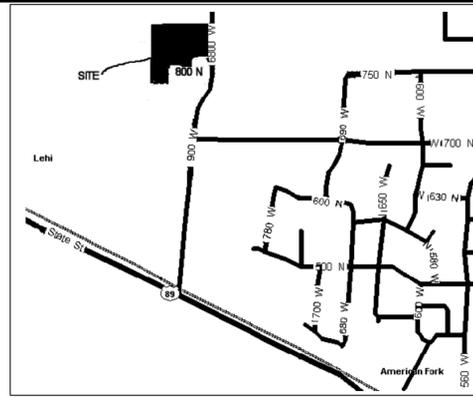
ASHLEY MEADOWS SUBDIVISION, PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163247, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point located North 0°18'01" West 659.76 feet along quarter section line and West 40.90 feet from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the boundary of Oleen Acres Plat "A" the following five courses and distances: 1) South 80°26'11" West 41.37 feet, 2) South 87°53'42" West 137.95 feet, 3) North 27.26 feet, 4) North 89°48'36" West 120.82 feet, and 5) South 2°20'23" West 160.61 feet; thence along the boundary of Cambridge Court Plat "B" the following three courses and distances: 1) South 89°34'52" West 163.62 feet, 2) South 190.48 feet, and 3) South 89°41'04" West 340.69 feet; thence North 0°01'30" West along the easterly boundary of Hunter's Grove Plats "A" and "C" a distance of 864.50 feet; thence along the boundary of Indian Sky Plat "A" the following two courses and distances: 1) North 89°27'54" East 411.23 feet, and 2) North 89°21'32" East 399.33 feet; thence South 0°01'17" East along the westerly right-of-way of 900 West Street a distance of 534.50 feet to the point of beginning.

Area = 13.049 Acres

OF LOTS = 33

Basis of Bearing = North 0°18'01" along the quarter section line from the south quarter corner of said section 10.

DATE _____ SURVEYOR _____
(See Seal Below)

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
APPROVED _____ ATTEST _____
(City Engineer) (City Recorder)
(See Seal Below) (See Seal Below)

SEWER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

PUBLIC WORKS DIRECTOR

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

WATER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

PUBLIC WORKS DIRECTOR

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.

PLANNING DEPT. DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

CONDITIONS OF APPROVAL

PLAT "A"

ASHLEY MEADOWS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

AMERICAN FORK _____ UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

NOTES:

1. THE CURRENT ZONES ARE R1-9 & R1-12.
2. ALL LOTS WILL BE REQUIRED TO SURFACE DRAIN FROM THE HOUSE FRONT TO THE STREET FRONTING THE LOT. EACH LOT WILL BE REQUIRED TO RETAIN ITS OWN SURFACE DRAINAGE THAT CANNOT BE DRAINED TO THE STREET.
3. THIS SITE SHALL CONFORM TO THE PROVISIONS OF THE CITY SENSITIVE LANDS ORDINANCE WITH REGARD TO DEPTH OF GROUND WATER AND FOOTING/BASEMENT PLACEMENT. EACH LOT WILL REQUIRE A SITE SPECIFIC GROUND WATER DEPTH INVESTIGATION AND CERTIFICATION PRIOR TO THE PLACEMENT OF FOOTINGS.
4. ALL HOME CONSTRUCTION SHALL BE IN CONFORMANCE TO THE SITE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING (STUDY DATE JUNE 6, 2014). PLEASE REFER TO THE REPORT OF SAID STUDIES FOR CLARIFICATIONS.
5. IF REQUIRED BY SAID GEOTECHNICAL REPORTS, A FOOTING DRAIN MAY BE REQUIRED FOR EACH HOME AS SPECIFIED BY THE REPORT.
6. ALL FOOTINGS AND EAVES ON HOMES SHALL BE RESTRICTED FROM BEING PLACED WITHIN ANY EASEMENT AREAS.
7. ALL ROOF DRAINAGE FROM HOMES SHALL BE DIRECTED TO THE STREET IN FRONT OF THE HOME.
8. NO SIGHT-OBSCURRING STRUCTURES OR FENCES OVER 3 FEET WILL BE ALLOWED IN THE SAFE-SIGHT ZONE AT ANY STREET INTERSECTIONS (AS SHOWN HEREON).
9. SUB-SURFACE/LAND DRAIN PIPES ARE TO BE OWNED BY THE HOA.
10. SURFACE CARE OF THE DETENTION EASEMENT AREA WILL BE THE RESPONSIBILITY OF THE LOT OWNERS FOR LOTS 16 & 17.

STATE PLANE COORDINATES NAD 83

(SCALE FACTOR = .99970)

A	N: 7311565.69 E: 1551113.89	F	N: 7312240.96 E: 1550770.17	K	N: 7312751.28 E: 1550259.08
B	N: 7312225.24 E: 1551069.55	G	N: 7312080.53 E: 1550763.61	L	N: 7312755.11 E: 1550670.17
C	N: 7312218.37 E: 1551028.77	H	N: 7312079.33 E: 1550600.04	M	N: 7312759.58 E: 1551069.35
D	N: 7312213.30 E: 1550890.95	I	N: 7311888.91 E: 1550600.04	N	N: 7312337.89 E: 1550909.23
E	N: 7312240.55 E: 1550890.95	J	N: 7311887.04 E: 1550259.46	O	N: 7312343.10 E: 1550409.22

LEGEND

⊕	EXISTING SECTION MONUMENT
▲	PROPOSED STREET MONUMENT
○	SET PLUGS IN THE CURB ON LOT LINE EXTENSIONS
●	SET REBAR AND CAP OR FOUND REBAR AND CAP

CURVE	LENGTH	RADIUS	CURVE TABLE		CHORD	DELTA
			TANGENT	CHORD BEARING		
C1	31.20'	20.00'	19.78'	N44°40'08"E	28.13'	89°22'49"
C2	31.63'	20.00'	20.22'	N45°19'52"W	28.44'	90°37'11"
C3	23.72'	15.00'	15.16'	S45°19'59"E	21.33'	90°36'58"
C4	23.40'	15.00'	14.84'	S44°40'01"W	21.10'	89°23'02"
C5	20.24'	15.00'	13.76'	S42°33'50"E	20.28'	89°04'41"
C6	23.68'	245.00'	11.85'	S87°52'19"E	23.67'	5°32'17"
C7	29.48'	305.00'	14.75'	S87°52'19"E	29.47'	5°32'17"
C8	24.85'	15.00'	16.35'	S47°26'10"W	22.10'	94°55'19"
C9	65.44'	60.00'	36.40'	N52°53'52"W	62.25'	62°29'33"
C10	133.10'	60.00'	120.60'	N41°53'55"E	107.44'	127°06'00"
C11	65.32'	60.00'	36.32'	S43°21'53"E	62.14'	62°22'24"
C12	20.54'	15.00'	12.25'	N51°24'35"W	18.97'	78°27'47"
C13	23.57'	15.00'	15.01'	N44°59'15"E	21.22'	90°01'30"
C14	23.56'	15.00'	14.99'	N45°00'45"W	21.21'	89°58'30"
C15	35.16'	245.00'	17.61'	N04°05'09"E	35.13'	8°13'19"
C16	39.46'	275.00'	19.77'	N04°05'09"E	39.43'	8°13'19"
C17	43.77'	305.00'	21.92'	N04°05'09"E	43.73'	8°13'19"
C18	35.16'	245.00'	17.61'	S04°05'09"W	35.13'	8°13'19"
C19	39.46'	275.00'	19.77'	S04°05'09"W	39.43'	8°13'19"
C20	43.77'	305.00'	21.92'	S04°05'09"W	43.73'	8°13'19"
C21	74.59'	600.00'	42.98'	S61°46'32"W	69.88'	71°13'57"
C22	26.58'	275.00'	13.30'	S87°52'19"E	26.57'	5°32'17"

LINE	LENGTH	BEARING
L1	30.00'	S00°38'28"E
L2	9.89'	N15°26'55"E
L3	9.53'	S00°57'38"E
L4	0.15'	N00°01'30"W
L5	0.30'	S00°01'30"E

F. J. CLARK and ASSOCIATES

9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268

ACKNOWLEDGEMENT (PERSONAL)

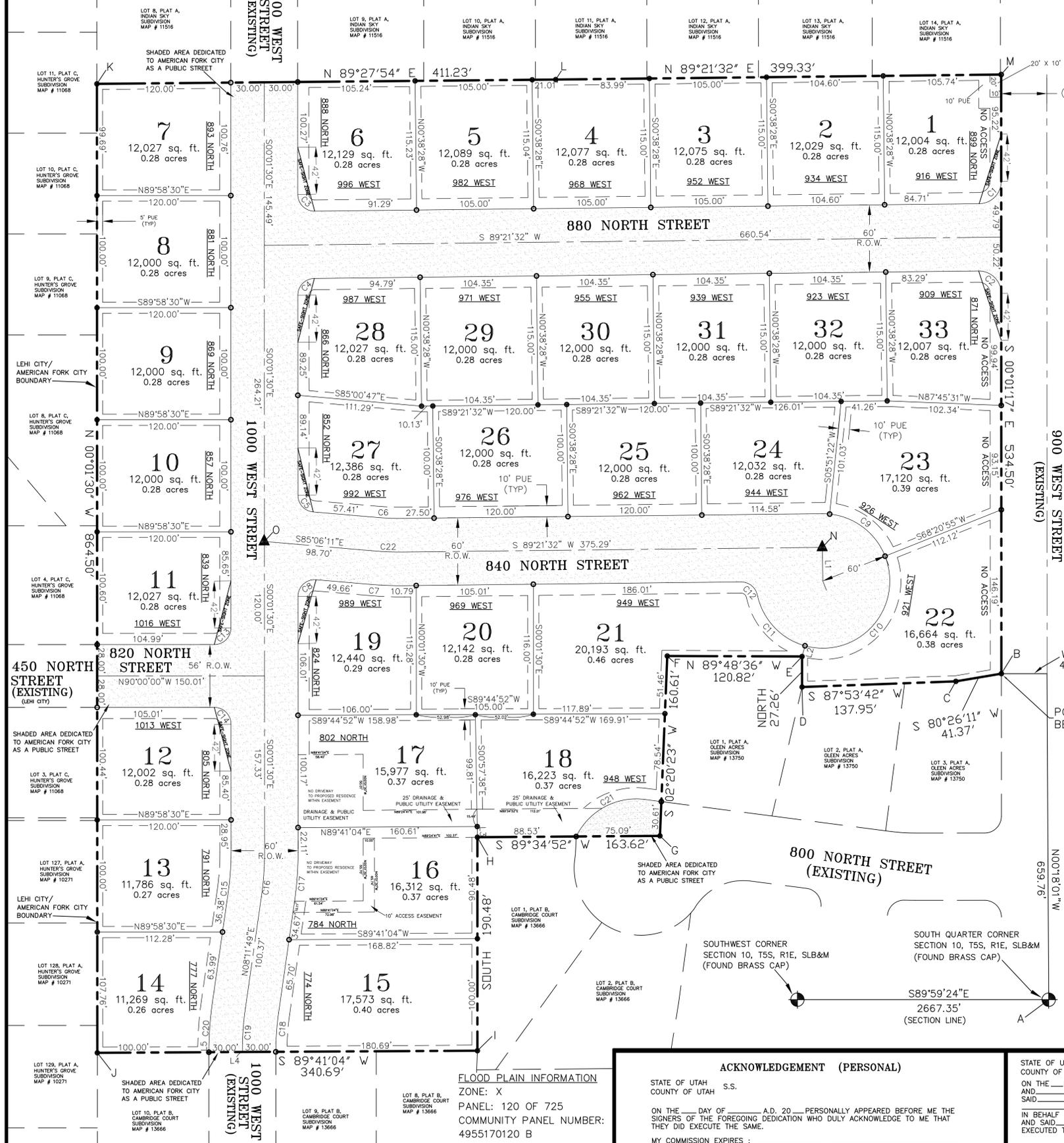
STATE OF UTAH COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES : _____ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ AND EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
NOTARY PUBLIC RESIDING AT _____ MY COMMISSION EXPIRES _____

FLOOD PLAIN INFORMATION

ZONE: X
PANEL: 120 OF 725
COMMUNITY PANEL NUMBER: 4955170120 B
REVISED: JULY 17, 2002



AGENDA TOPICS:

Hearing, review and action on the preliminary plan for the Ashley Meadows Subdivision, Plat A, consisting of 33 lots located at 900 North 900 West, in the R1-9,000 and R1-12,000 zones.

Review and action on the final plat for the Ashley Meadows Subdivision, Plat A, consisting of 33 lots located at 900 North 900 West, in the R1-9,000 and R1-12,000 zones.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION			
Location:		900 North 900 West	
Applicants:		F.J. Clark & Associates	
Existing Land Use:		Agriculture	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Agriculture	
	West	Residential	
Existing Zoning:		R1-9,000 & R1-12,000	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	R1-12,000	
	South	R1-9,000 & R1-12,000	
	East	Transitional Residential 5 (Utah County)	
	West	R-1-8 (Lehi City)	
Growth Plan Designation:		Low Density Residential (3 du/ac)	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

PROJECT DESCRIPTION: Preliminary plan and final plat of Ashley Meadows Subdivision, Plat A, consisting of 33 lots.

Background

Although listed as two separate agenda items, this report covers both. There are, however, two separate motions provided; one for the preliminary plan and one for the final plat.

The Ashley Meadows Annexation was approved by the City Council on October 14, 2014. As part of the annexation, a concept plan was presented which outlined the subdivision, largely as proposed. Through the annexation process, staff worked with the applicant on the subdivision proposal so that a plat would be ready to move forward soon after the annexation was complete.

The Ashley Meadows Subdivision consists of 33 lots, ranging in size from 11,269 sq. ft. to 20,193 sq. ft. Access is provided from existing stub streets on the south, west and north. An access off of 900 West is also proposed. In addition the 800 North cul de sac will be completed with this subdivision. All lots meet the dimension requirements as found in the underlying R1-9,000 and R1-12,000 zone districts.

Lehi and American Fork are in the process of adjusting the western boundary of this subdivision; also the municipal boundary between the two cities. The boundary currently lies a few feet to the east of what is drawn on the plat. It is proposed that final plat approval is conditioned upon this adjustment being completed. It is also proposed that the recording of the plat not occur until the boundary line adjustment has been recorded by both Lehi and American Fork cities. Both cities are in process of having this completed.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential”. The proposed subdivision, with a density of 2.5 du/ac, is consistent with the Land Use Plan designation of “Low Density Residential”.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

The final plat and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

- e. The water rights conveyance documents have been provided.

The water rights conveyance, if needed, shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITIONS OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact and conditions of approval are offered for consideration:

1. The final plat is consistent with the Land Use Plan.
2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.
4. Water rights conveyance, if needed, shall be satisfied prior to final plat recordation.
5. Final plat approval is conditioned upon the completion of the Boundary Line Adjustment between American Fork and Lehi.
6. Final plat recordation shall not occur until the Boundary Line Adjustment is completed and recorded by both American Fork and Lehi.

POTENTIAL MOTIONS

Mr. Chairman, I move that we approve the preliminary plan of Ashley Meadows, Plat A, subject to any conditions found in the engineering report.

Mr. Chairman, I move that we recommend approval of the final plat of Ashley Meadows, Plat A, with the findings and conditions as outlined in the staff report and subject to any conditions found in the engineering report.

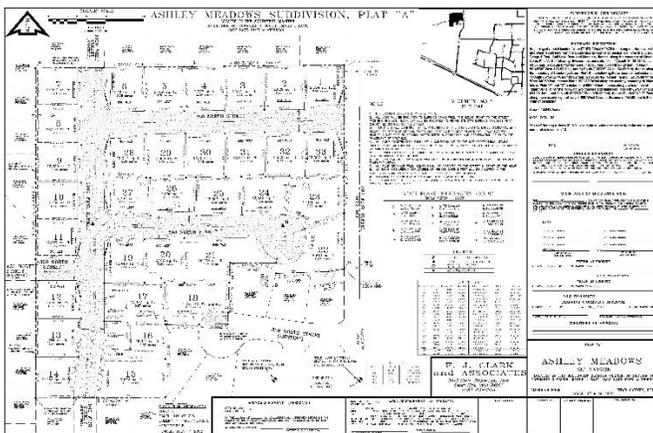
AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/3/2014

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

1. Project Name: Ashley Meadows Subdivision
2. Type of Application:

<input checked="" type="checkbox"/> Subdivision Final Plat	<input checked="" type="checkbox"/> Subdivision Preliminary Plan	<input type="checkbox"/> Annexation
<input type="checkbox"/> Code Text Amendment	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Commercial Site Plan	<input type="checkbox"/> Residential Accessory Structure Site Plan	
3. Project Address: 900 North 900 West
4. Developer / Applicant's Name: F. J. Clark and Associates
5. **Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:
 - A. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 12/3/2014 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.
6. **Applicant is requesting that the Planning Commission waive the following requirement:**
7. **Plan Submittal:**



STANDARD CONDITIONS OF APPROVAL

8. **Standard Conditions of Approval:**
 APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property

conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

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

9. **Plan Modifications Required:**

- A. As per the memorandum from the American Fork City Engineering Division addressed to Fred Clark, P.E. and dated October 16, 2014. The developers of Ashley Meadows must obtain written permission from the lot owner of Cambridge Court, Plat "B", Lots 1, 8, and 9. As of November 20, 2014 the Utah County Recorder's Office showed those owner to be:

Lot#1	965 West 800 North	Simon & Midori Leaning
Lot#8	986 West 750 North	Jeff J. & Holly Parker
Lot#9	998 West 750 North	Colby T. & Michelle Acree

This permission is to tie into the above owner's subsurface drainage system and to drain into is drainage system. The Homeowner of Ashley Meadows must also take over maintenance of the existing system by existing owner permission and maintain it until it enters the public drainage system that exists below Lot# 19 Cambridge Court Plat "B".

- B. On sheet 5 of 11 remove the cross gutter that goes across the end of 820 North as it intersects with 1000 West.

- 6. Review and action on a final plat for the CVS American Fork Plaza Subdivision, consisting of one lot located at 495 East State Road in the GC-1 General Commercial zone (7:20 p.m.)

MOTION: Christine Anderson - To recommend approval of the final plat for CVS American Fork Plaza Subdivision with the findings and condition as outlined in the staff report and subject to any conditions found in the engineering report.

Findings:

- **The final plat is consistent with the Land Use Plan.**
- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance, if needed, shall be satisfied prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 12/3/2014 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Seconded by Nathan Schellenberg.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

- 7. Hearing, review and action on the preliminary plan for the Ashley Meadows Subdivision Plat A consisting of 33 lots located at 900 North 900 West (7:21 p.m.)

Staff Presentation:

Adam Olsen reported this plan was anticipated with the annexation, and the annexation was approved by the City Council in October. The 33 lots range in size from just over 11,000 square feet to just over 20,000 square feet. There is one access point from 900 West, and access from the north and south on existing streets. There is one access from the west, which is Lehi City. The City is in the process of a boundary line adjustment with Lehi City. The current boundary line is just a few feet to the east of the line shown on the subdivision plat. Some of the lots to the north and south actually have three to five feet of property in Lehi City. Lehi City approved a resolution last week to adjust this boundary line; American Fork City Council will take action next week. A condition of the final plat is that the boundary line agreement be recorded prior to the final plat recording.

Howard Denney reported that there are two plan modifications. One requiring letters from three property owners of Cambridge Court to tie into the subsurface drainage system. The second requires a cross gutter be removed at the end of 820 North as it intersects with 1000 West.

PUBLIC HEARING

No comments were made, and the public hearing was closed.

Applicant Presentation:

Fred Clark stated the developer enjoys working with the city staff. They hope this will be a great project for the City.

MOTION: Rebecca Staten - To approve the preliminary plan of Ashley Meadows, Plat A, subject to any conditions found in the engineering report and with the findings listed in the planning report.

Conditions:

- **All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 12/3/2014 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Seconded by Nathan Schellenberg.

Yes -

Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

Adam Olsen clarified that 840 North was to come straight across with a slight curve giving a little room for the two intersections or have a severe curve that would technically meet the Access Management Manual. The City Engineer felt there isn't much traffic, and he could support a variance for a slight offset. This was taken care of at the annexation approval.

8. **Review and action on the final plat for the Ashley Meadows Subdivision Plat A consisting of 33 lots located at 900 North 900 West**

MOTION: Rebecca Staten - To recommend approval of the final plat of Ashley Meadows, Plat A, with the findings and conditions as outlined in the staff report and subject to any conditions found in the engineering report.

Findings:

- **The final plat is consistent with the Land Use Plan.**
- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance, if needed, shall be satisfied prior to final plat recordation.**
- **Final plat approval is conditioned upon the completion of the Boundary Line Adjustment between American Fork and Lehi.**
- **Final plat recordation shall not occur until the Boundary Line Adjustment is completed and recorded by both American Fork and Lehi.**
- **All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 12/3/2014 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Seconded by Marie Adams.

Yes -

Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

9. Other Business

The construction of the BioLife building began in the IFA subdivision in the northwest area.

10. Site Plan Committee Report (7:34 p.m.)

The Anderson Property Subdivision has been submitted with changes and should be moving on to the Planning Commission.

IFA is merging two lots into one. The IFA building and the neighboring building will now be one building.

Autobahn Carwash is in the IFA subdivision. There will be a new plat for the IFA subdivision.

The Meadows Apartments by Garbet homes will not be ready for the next Commission meeting.

The Reynolds Annexation is immediately south of the FrontRunner station. They will annex into a holding zone. The takings for the road right-of-way would happen at the annexation stage.

T-Mobile wants to put an antenna on the Tahitian Noni building. It will be for the building and the business park.

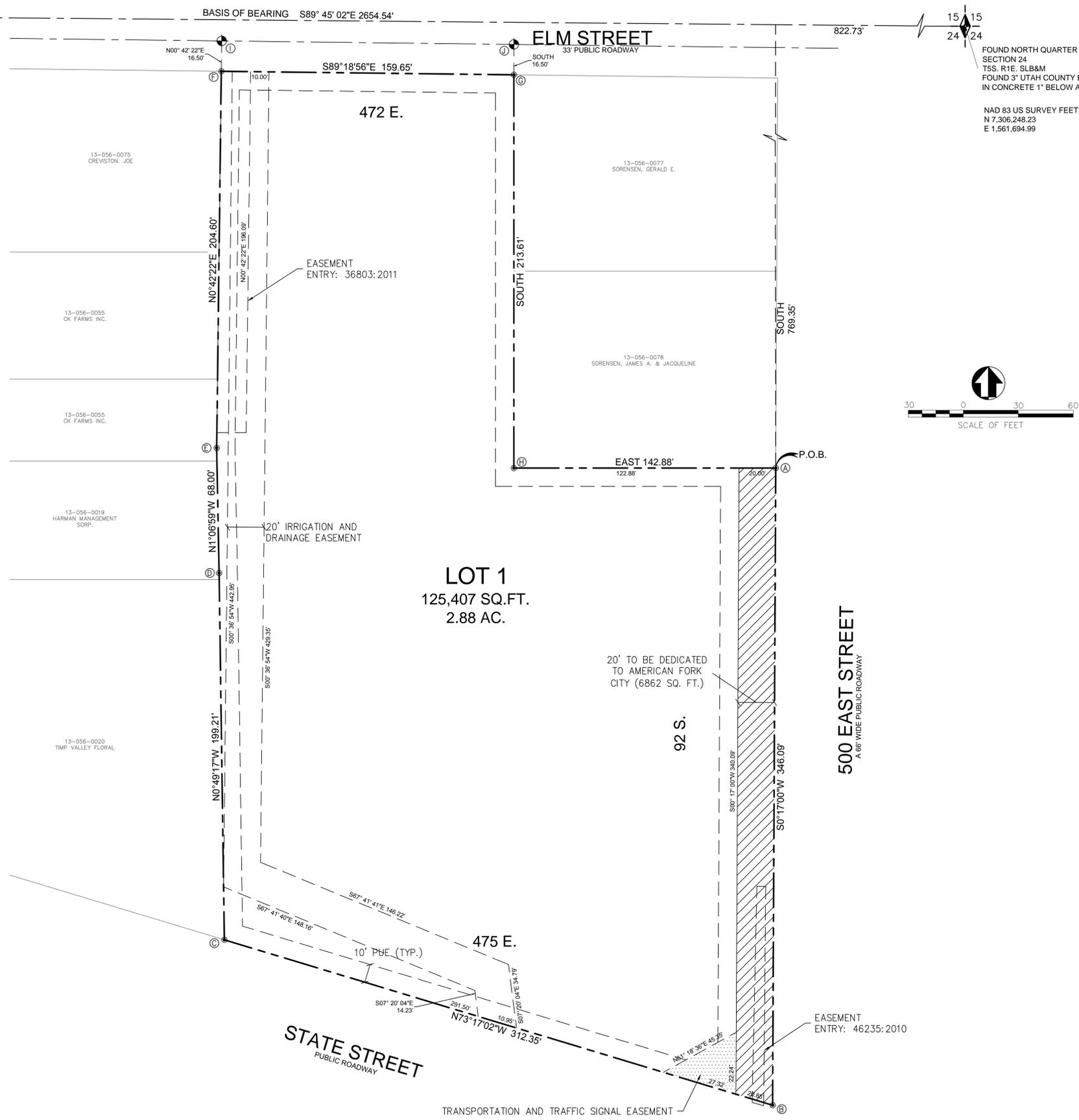
11. Review and action on the minutes of the November 19, 2014 Planning Commission Regular Session (7:40 p.m.)

FOUND NORTHWEST CORNER SECTION 24 T5S. R1E. SLB&M FOUND 3" UTAH COUNTY BRASS CAP SET IN CONCRETE FLUSH WITH TOP OF GUTTER
NAD 83 US SURVEY FEET
N 7,306,260.67
E 1,559,041.25

FOUND NORTH QUARTER CORNER SECTION 24 T5S. R1E. SLB&M FOUND 3" UTAH COUNTY BRASS CAP SET IN CONCRETE 1" BELOW ASPHALT
NAD 83 US SURVEY FEET
N 7,306,248.23
E 1,561,694.99

STATE PLANE COORDINATES (NAD 83)	
NORTHING	EASTING
A	
A	7305482.96 1560872.254
B	7305136.975 1560870.427
C	7305226.89 1560571.391
D	7305426.023 1560568.603
E	7305493.991 1560567.301
F	7305698.514 1560569.892
G	7305696.556 1560729.484
H	7305483.008 1560729.413
I	7305715.008 1560570.092
J	7305713.052 1560729.489

LEGEND	
---	PROPERTY LINE
---	LOT LINE
---	MONUMENT LINE
●	SET PSOMAS BARICAP OR RIVIT AS NEEDED
---	PUBLIC UTILITY ESMT.
---	ADJOINER
⊕	SUBDIVISION MONUMENT



SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into lots and streets, hereafter known as **CVS American Fork Plaza Subdivision** and that the same has been correctly surveyed and staked on the ground as shown on this Plat.

Date _____

BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, American Fork City, Utah County, Utah, said parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24; thence North 89°45'02" West 822.73 feet along the section line; thence South 769.35 feet to a point on the West line of 500 East Street and the POINT OF BEGINNING; thence South 00°17'00" West 346.09 feet along said West line to a point on the North line of State Street (SR-89); thence North 73°17'02" West 312.35 feet along said North line; thence North 00°49'17" West partially along a fence line 199.21 feet to a fence corner; thence North 01°06'59" West 68.00 feet to a fence corner; thence North 00°42'22" East along a fence line 204.60 feet to the apparent boundary of Elm Street; thence South 89°18'56" East 159.65 feet; thence South 213.61 feet; thence East 142.88 feet to the POINT OF BEGINNING.

Contains 125,407 square feet, 2.88 acres

OWNER'S DEDICATION

Know all men by these presents that we, Utah CVS Pharmacy, L.L.C., the undersigned owner of the above described parcel of land having caused the same to be subdivided into lots and streets together with easements to be hereafter known as,

CVS AMERICAN FORK PLAZA SUBDIVISION

do hereby convey to American Fork City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements with that portion to be dedicated to 500 East Street shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____.

Cheryl Green, Assistant Secretary

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF RHODE ISLAND }
COUNTY OF PROVIDENCE } S.S.

On this _____ day of _____, 20____, personally appeared before me, Cheryl Green, who being duly sworn did say he is the Assistant Secretary of Utah CVS Pharmacy, L.L.C., a Utah limited liability company, and that the hereon Owner's Dedication was signed on behalf of said limited liability company by authority of its Operating Agreement and the said Cheryl Green duly acknowledged to me that said limited liability company executed the same.

My commission expires _____

Notary Public _____

ACCEPTANCE BY CITY OF AMERICAN FORK

The City of American Fork, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this ____ day of _____, A.D. 20____

approved _____ attest _____
Engineer (see seal below) Clerk-Recorder (see seal below)

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D. 20____, by the American Fork Planning Commission.

Director-Secretary _____ Chairman, Planning Commission _____

CVS AMERICAN FORK PLAZA SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, T5S. R1E, SLB&M AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
---------------------	--------------------	---------------------------	---------------------

PSOMAS
4179 RIVERBOAT ROAD
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

APPROVAL AS TO FORM

City Attorney _____ Date _____

GEOTECHNICAL REPORT RECORD

Entry # _____ Date _____

AGENDA TOPIC: Review and action on the final plat for CVS American Fork Plaza Subdivision, consisting of one lot, located at 495 East State Street, in the GC-1 (General Commercial) Zone.

ACTIONS REQUESTED: Recommendation of approval of a final plat.

BACKGROUND INFORMATION			
Location:		495 E. State Street	
Applicants:		CVS/Psomas	
Existing Land Use:		Commercial	
Proposed Land Use:		Commercial	
Surrounding Land Use:	North	Commercial	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		GC-1	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	GC-1	
	South	GC-1	
	East	GC-1	
	West	GC-1	
Growth Plan Designation:		General Commercial	
Zoning within density range?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

PROJECT DESCRIPTION: Final Plat approval of CVS American Fork Plaza Subdivision, consisting of one lot.

Background

CVS Pharmacy proposes to locate at the northwest corner of State Street and 500 East. As part of the submittal, CVS proposes to combine three existing parcels where the former “Little Things Mean A Lot” and current “Emissions Plus” are located, into one parcel. The resulting subdivision lot will be 2.88 acres and will be bounded by Elm Street on the north, 500 East on the east and State Street on the South.

Two points of access are proposed (see site plan submittal); one off of State Street and one off of 500 East. CVS has obtained UDOT approval the access off of State Street.

A 20' dedication strip along 500 East is illustrated on the plat, allowing for the ultimate build out width of 500 East, as an arterial class road.

The proposed one lot subdivision will close some existing gaps which exist between the three parcels of record.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Design Commercial". The proposed subdivision is consistent with the Land Use Plan.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

As this is the result of a combination of three existing parcels into one, a preliminary plan was not required.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

- e. The water rights conveyance documents have been provided.

The water rights conveyance, if needed, will be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings and condition of approval are offered for consideration:

1. The final plat is consistent with the Land Use Plan.
2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.
4. Water rights conveyance, if needed, shall be satisfied prior to final plat recordation.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of the final plat for CVS American Fork Plaza Subdivision with the findings and condition as outlined in the staff report and subject to any conditions found in the engineering report.

STANDARD CONDITIONS OF APPROVAL

8. **Standard Conditions of Approval:**

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

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

9. **Plan Modifications Required:**

Site Plan

- A. Use American Fork City Standard details whenever possible.

Subdivision Plat

- A. Change "Irrigation and Drainage Easement" from 10' to 20' wide.
- B. Make "Traffic Signal Easement" to be Transportation and Traffic Signal Easement and widen it by 10" to the northwest.

- 6. Review and action on a final plat for the CVS American Fork Plaza Subdivision, consisting of one lot located at 495 East State Road in the GC-1 General Commercial zone (7:20 p.m.)

MOTION: Christine Anderson - To recommend approval of the final plat for CVS American Fork Plaza Subdivision with the findings and condition as outlined in the staff report and subject to any conditions found in the engineering report.

Findings:

- The final plat is consistent with the Land Use Plan.
- The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
- The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

Conditions:

- Water rights conveyance, if needed, shall be satisfied prior to final plat recordation.
- All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 12/3/2014 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Seconded by Nathan Schellenberg.

Yes -

Marie Adams
Christine Anderson
Harold Dudley
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

- 7. Hearing, review and action on the preliminary plan for the Ashley Meadows Subdivision Plat A consisting of 33 lots located at 900 North 900 West (7:21 p.m.)

Staff Presentation:

Adam Olsen reported this plan was anticipated with the annexation, and the annexation was approved by the City Council in October. The 33 lots range in size from just over 11,000 square feet to just over 20,000 square feet. There is one access point from 900 West, and access from the north and south on existing streets. There is one access from the west, which is Lehi City. The City is in the process of a boundary line adjustment with Lehi City. The current boundary line is just a few feet to the east of the line shown on the subdivision plat. Some of the lots to the north and south actually have three to five feet of property in Lehi City. Lehi City approved a resolution last week to adjust this boundary line; American Fork City Council will take action next week. A condition of the final plat is that the boundary line agreement be recorded prior to the final plat recording.



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
January 13, 2015

Department Public Works

Director Approval 

AGENDA ITEM Review and action on an Improvement Agreement with Boos Development Group (CVS Pharmacy) for street improvements associated with 500 East.

SUMMARY RECOMMENDATION Staff recommends approval of the Agreement.

BACKGROUND Boos Development Group has purchased the properties at 500 East and State Street (northwest corner) for the construction of a CVS Pharmacy. With the development, 500 East will be widened with additional rights-of-way being dedicated. This widening is in excess of the minimum required for a commercial development in the City. The proposed cross-section and rights-of-way conform to the City master plan and the plans from UDOT regarding the intersection construction. The developer is requesting compensation for the additional expenditure of property and pavement.

BUDGET IMPACT Boos Development Group (CVS Pharmacy) will receive credits totaling the cost incurred for street improvements associated with 500 East up to an approximate credit and/or payment of \$72,284.58. The credits will be from impact and building permit fees, payment if necessary will be from transportation impact fees.

SUGGESTED MOTION I move to approve the Improvement Agreement with Boos Development Group (CVS Pharmacy) for street improvements associated with 500 East, and authorize the Mayor to execute the documents.

SUPPORTING DOCUMENTS

1. Improvement Agreement.
2. Map of Improvement Area.
3. Cost Estimate



NORTHERN 15300 LEFT SIDE DRIVE-THRU
STORE NUMBER: 10657
 STATE STREET & 500 EAST
 AMERICAN FORK, UTAH 84003
PROJECT TYPE: -
DEAL TYPE: -
CS PROJECT NUMBER: 65404

CIVIL ENGINEER:
P S O M A S
 4179 S. Riverbend Rd, Suite 200
 5075 L. Ave. North, UT 84125
 (801) 270-5777
 (801) 270-5782 (FAX)

CONSULTANT:

DEVELOPER:
BOOS
 DEVELOPMENT GROUP
 3825 S. GOTTSMOD PARK DRIVE, SUITE 323 & 325
 SALT LAKE CITY, UTAH 84122
 (801) 462-9977
 (801) 462-9978



SEAL:

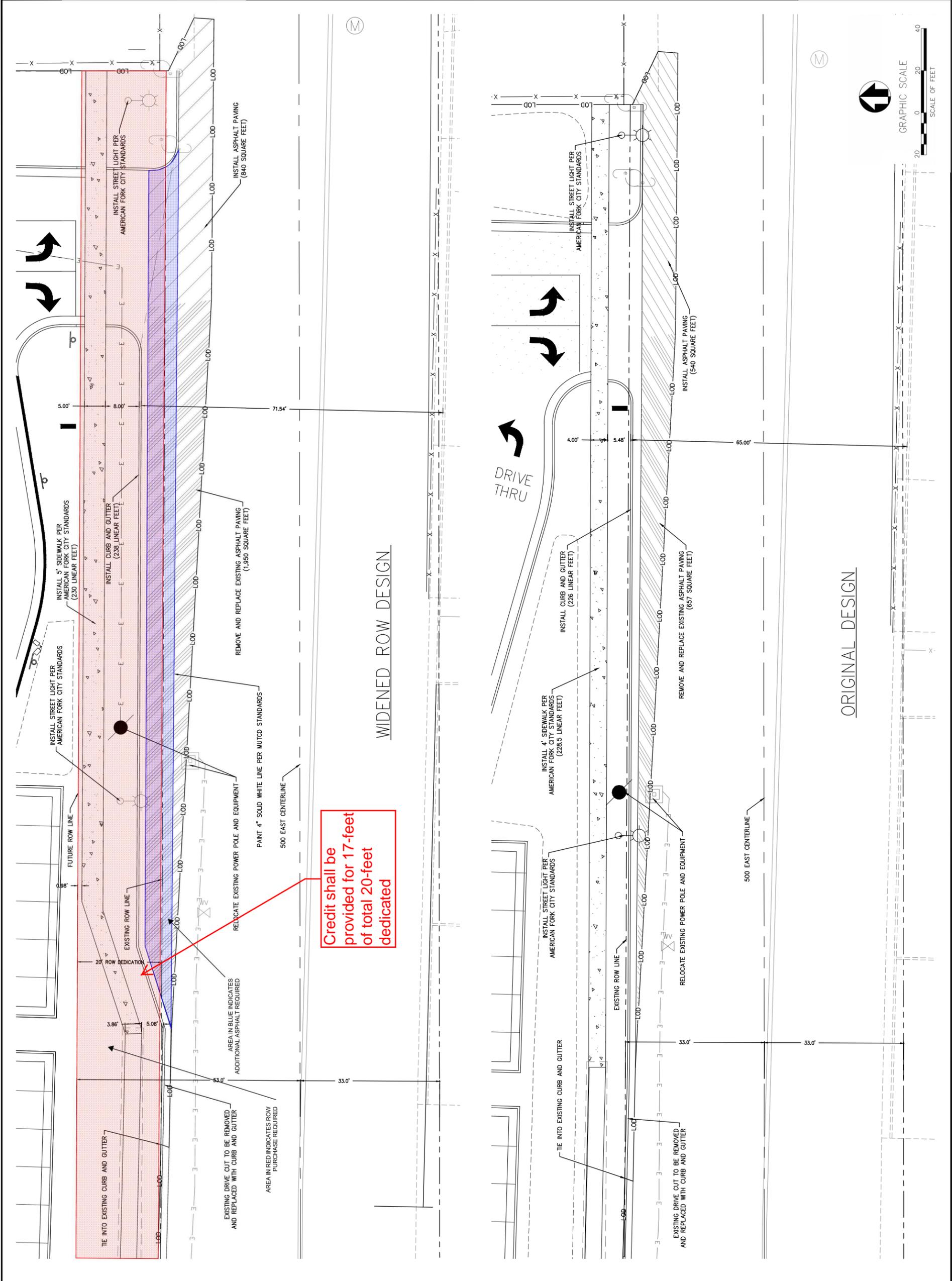
REVISIONS:

DRAWING BY:	ALN
DATE:	December 12, 2014
JOB NUMBER:	8C15010141
TITLE:	500 EAST IMPROVEMENTS

SHEET NUMBER: EXHIBIT

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

Exhibit 'A'



GRAPHIC SCALE
 0 20 40
 SCALE OF FEET

Exhibit 'B'

**CVS PHARMACY
500 EAST STATE STREET
AMERICAN FORK, UTAH**

ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS - 500 EAST IMPROVEMENTS

ITEMIZED DESCRIPTION	UNITS	UNIT COST	ORIGINAL		WIDENED		DIFFERENCE	
			QUANTITY	SUBTOTAL	QUANTITY	SUBTOTAL	QUANTITY	SUBTOTAL
DEMOLITION								
1. Demo existing asphalt	SF	\$1.50	657	\$985.50	1,950	\$2,925.00	1,293	\$1,939.50
DEMOLITION SUBTOTAL =				\$985.50		\$2,925.00		\$1,939.50
PAVING & SURFACING								
3. 4" Asphalt over 10" Base Course	SF	\$3.75	1,197	\$4,488.75	2,790	\$10,462.50	1,593	\$5,973.75
PAVING AND SURFACING SUBTOTAL =				\$4,488.75		\$10,462.50		\$5,973.75
ROW Property								
1. Property Acquisition	SF	\$10.00	0	\$0.00	5,780	\$57,800.00	5,780	\$57,800.00
MISCELLANEOUS SUBTOTAL =				\$0.00		\$57,800.00		\$57,800.00
TOTAL IMPROVEMENT COSTS				\$5,474.25		\$71,187.50		\$65,713.25
CONTINGENCY (10%)				\$547.43		\$7,118.75		\$6,571.33
TOTAL CONSTRUCTION ESTIMATE				\$6,021.68		\$78,306.25		\$72,284.58

Improvement Agreement

for the widening of 500 East
in-lieu of Road Impact Fees
between

(City)

American Fork City Corporation
51 East Main Street
American Fork, Utah 84003

(Developer)

Boos Development Group
2825 E. Cottonwood Pkwy, Suite 522 & 523
Salt Lake City UT 84121

(Project)

CVS Pharmacy
Location: State Street (SR-89) and 500 East (Northwest Corner)

Whereas the Developer has/will dedicate a portion of land on the CVS American Fork Plaza Subdivision plat for 500 East, and

Whereas CVS American Fork Plaza Subdivision abuts 500 East, and;

Whereas the City charges a road impact fee;

Now therefore be it ordained, this Improvement Agreement between the City and the Developer shall authorize and agree that a road impact fee be credited for improvements on 500 East;

Subject to the following:

1. The City Engineer shall review/approve final construction plans for all improvements.
2. The Developer shall provide to the City Engineer three (3) bids for the improvements of the Project.
3. Project improvements shall be completed by **January 13, 2015**. Any request for extension of this time period shall be by mutual consent of all parties.
4. The City shall allow a one-time road impact fee and/or building permit fee credits of up to \$72,284.58.
5. The Developer will provide the City proof of payment to all contractors and suppliers.
6. Construction shall commence immediately following execution of this Improvement Agreement upon written authorization to proceed by the City Engineer following his review of all final construction documents and permits for concurrence with City ordinances.
7. All construction shall comply with all applicable City ordinances, standards, and specifications.

8. The Developer shall provide a construction schedule to the City Engineer for review and concurrence.
9. If the actual cost of improvements to 500 East are in excess of the fee credits available, the City shall provide payment to the Developer for excess charges. Both parties agree that primary method of compensation shall be per fee credit to be determined at time of building permit.
10. Exhibit A and B are incorporated into the agreement as the basis of consideration.

This Improvement Agreement constitutes the entire agreement between the City and the Developer on the subject matter of the improvements to 500 East. Any provision that may be deemed unlawful shall be removed and the balance of the agreement shall remain in full effect.

The City Council hereby finds that the Developer has sufficient financial resources to accomplish the construction of the required improvements for the Project within the time frame outlined in this Improvement Agreement.

City Authorization:

Developer Authorization:

James H. Hadfield, Mayor

Attest:

Title

Richard M. Colborn, City Recorder

City Seal:

State of Utah)

,

County of)

On the _____ day of _____, 20____, _____ did appear before me as a duly authorized representative of Boos Development Group and did indicate that he/she executed this document for and in behalf of Boos Development Group freely and of his/her own free will.

Notary Public

Residing in: _____



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
January 13, 2015

Department Administration

Director Approval *Richard M. Colborn*

AGENDA ITEM Review and action on a Resolution establishing Continuity in Government in American Fork City.

SUMMARY RECOMMENDATION To comply with State Law, UCA 53-2a-807, and to provide for required leadership in the event of a State of Emergency where the Mayor is unavailable.

BACKGROUND This is an action required by July 1 of each year.

BUDGET IMPACT None

SUGGESTED MOTION Move to adopt the Resolution establishing Continuity in Government in American Fork City.

SUPPORTING DOCUMENTS

1. Proposed Resolution
2. Section 53-2a-807

53-2a-807 Emergency interim successors for local officers.

- (1) By July 1 of each year, each political subdivision officer shall:
 - (a) designate three emergency interim successors;
 - (b) specify their order of succession; and
 - (c) provide a list of those designated successors to the division.
- (2) In the event that a political subdivision does not designate emergency interim successors as required under Subsection (1), the order of succession shall be as follows:
 - (a) the chief executive officer of the political subdivision;
 - (b) the chief deputy executive officer of the political subdivision;
 - (c) the chair of the legislative body of the political subdivision; and
 - (d) the chief law enforcement officer of the political subdivision.
- (3) (a) Notwithstanding any other provision of law:
 - (i) if any political subdivision officer or the political subdivision officer's legal deputy, if any, is unavailable, a designated emergency interim successor shall exercise the powers and duties of the office according to the order of succession specified by the political subdivision officer; or
 - (ii) counties may provide by ordinance that one member of the county legislative body may act as the county legislative body if the other members are absent.(b) An emergency interim successor shall exercise the powers and duties of the office only until:
 - (i) the vacancy is filled in accordance with the constitution or statutes; or
 - (ii) the political subdivision officer, the political subdivision officer's deputy, or an emergency interim successor earlier in the order of succession becomes available to exercise the powers and duties of the office.
- (4) The legislative bodies of each political subdivision may enact resolutions or ordinances consistent with this part and also provide for emergency interim successors to officers of the political subdivision not governed by this section.

Renumbered and Amended by Chapter 295, 2013 General Session

RESOLUTION NO.

A RESOLUTION PROVIDING FOR THE CONTINUITY OF GOVERNMENT PURSUANT TO THE PROVISIONS OF THE *EMERGENCY INTERIM SUCCESSION ACT*, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Utah State Legislature has adopted the *Emergency Interim Succession Act*, found Title 53-2a-807, *Utah Code Annotated* (1953, as amended); and

WHEREAS, Part 1 of said Act requires that each municipality in the State, including American Fork City (“the City”), provide for three (3) interim successors to the Mayor to exercise and carry out the powers, duties and responsibilities of said office during a state of emergency; and

WHEREAS, American Fork City Council desires that the City comply with the mandates and spirit of said Act, and finds such compliance to be in the best interest, and to promote the health, safety and general welfare, of the City and its residents, guests, and businesses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of American Fork City as follows:

- (1) That the following terms shall be defined, for purposes of this Resolution as follows:
 - (a) “Absent” means not physically present or not able to be communicated with for 48 hours;
 - (b) “Emergency Interim Successor” means a person designated by this part to exercise the powers and discharge the duties of an office when the person legally exercising the powers and duties of the office is unavailable.
 - (c) “Office” includes local offices, the powers and duties of which are defined by constitution, statutes, charters, optional plans, ordinances, articles, or by-laws.
 - (d) “Place of governance” means the physical location where the powers of an office are being exercised.
 - (e) “Political Subdivision” includes cities.
 - (f) “Political Subdivision Officer” means a person holding an office in a political subdivision.

- (g) “Unavailable” means absent from the place of governance during a disaster that seriously disrupts normal governmental operations, whether or not that absence or inability would give rise to a vacancy under existing constitutional or statutory provisions.
- (2) That the following members of the Governing Body of the City of American Fork shall, in the order set forth, succeed to the office of the Mayor to act as **Emergency Interim Successor** thereto as the need and occasion may arise:
 - (a) Mayor Pro-tem Councilmember _____
 - (b) Councilmember _____
 - (c) Councilmember _____
- (3) That the appointment(s) hereunder shall commence and be **effective immediately**; and shall continue until this Resolution is repealed, amended (as to persons named), or replaced with a new Resolution (which, by law, should occur on or before July 1 of each calendar year).
- (4) That an Emergency Interim Successor shall exercise and carry out the powers, duties and responsibilities of the office of Mayor until:
 - (a) Any vacancy in said office is filled in accordance with the applicable provisions of constitutional and statutory law; or
 - (b) The Mayor or an Emergency Interim Successor earlier in the order of succession (as established herein) becomes available to exercise and carry out the powers, duties and responsibilities of the office of Mayor.

Passed by the City Council of the City of American Fork, Utah, this 13 day of January, 2015.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder