AMERICAN FORK CITY COUNCIL
FEBRUARY 10, 2015
***AMENDED -** NOTICE OF PUBLIC HEARING, REGULAR SESSION & AGENDA

PUBLIC HEARING

The American Fork City Council will meet in a public hearing on **Tuesday, February 10, 2015, in the American Fork City Hall, 31 North Church Street** as follows:

7:20 p.m. Receiving of public comment regarding a boundary adjustment with Lehi City consisting of 0.592 acres at 1010 West 850 North.

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, February 10, 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 George Schade; roll call.
2. Twenty-minute public comment period – limited to two minutes per person.
3. City Administrator's Report.
4. Council Reports concerning Committee Assignments.
5. Mayor's Report

COMMON CONSENT AGENDA (*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda by the Mayor or a Councilmember and placed in the action items.)

1. Approval of the January 22, 2015 City Council work session minutes.
2. Approval of the January 27, 2015 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 on the appointment of the American Fork City Water Management and Conservation Committee members. – *Mayor Hadfield*
2. Review and action on a license agreement for Timpanogos Special Service District (TSSD) regarding a forthcoming replacement sewer line near 900 West/700 North. – *Dale Goodman*
3. Review and action regarding the approval of a contract for the 2015 Pacific Drive Waterline Project to Braker Construction – *Dale Goodman*
4. 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.

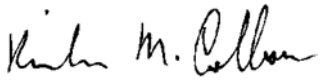
a. Review and action on an Ordinance adopting the final plat for the 90 North Medical Office Condominiums Plat A Amended, consisting of 7 units, located at 1248 East 90 North, in the PO-1 Professional Office zone. – *Adam Rasmussen*
b. Review and action on the final plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 lots located at 782 South Auto Mall Drive in the PI-1 Planned Industrial zone. – *Northern Engineering*

5. Review and action on a development agreement with Woodside Homes regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the Ashley Meadows Subdivision, Plat A. – *Woodside Homes*
6. Review and action on the Annexation Agreement for the Brad Reynolds American Fork City Annexation consisting of 18.45 acres and located at 725 West 200 South. – *Brad Reynolds*

***7.** Consideration and action on entering into an Executive Session to discuss property acquisition. – *Mayor Hadfield*

8. Adjournment

Dated this 5 day of February, 2015



Richard M. Colborn
City Recorder

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Appointment of the American Fork City Water Management and Conservation Committee members.

SUMMARY RECOMMENDATION Staff recommends approval of the list of members of the American Fork City Water Management and Conservation Committee.

BACKGROUND The Utah Division of Water Resources (DWR) has been charged with the administration of the Utah Water Conservation Plan Act (73-10-32, UCA). American Fork City is required to comply with the Act. The Water Conservation and Management Program includes the establishment of a Committee that will function in an advisory role to the City Council on all issues with respect to the supply and demand and use of American Fork culinary and secondary water.

BUDGET IMPACT N/A.

SUGGESTED MOTION Move to approve the appointment of the following members of the Water Management and Conservation Committee:

Name	Title
Voting Board Members	
Brad Frost	City Council Member
Dale Goodman	Public Works Director
Jay Brems	Water Superintendent
Brandon Mortensen	LDS Church
Mike Privet	Alpine School District
Ernie John	AF Irrigation Board
Bruce Hoggard	Resident and Stake Holder
John Schiess	Resident and Stake Holder
Support Staff	
Nestor Gallo	Code Compliance Specialist
Kim Holindrake	Secretary

SUPPORTING DOCUMENTS Water Management Committee Charter

The City of American Fork

Water Management and Conservation Committee Charter

Establishment of a Water Board

A. Creation

There is hereby created a and established a water board (the "Board") which shall function as an advisory capacity to the City Council on all issues with respect to the supply and demand and use of American Fork culinary and secondary water.

The Board shall be responsible for:

1) Review the City's water supply and distribution system in view of current and projected growth.
2) Investigate additional sources of water and the cost of acquisition and development thereof.
3) Recommend to the City Council conservation methods and timing of any water restrictions.
4) Review of any other matter relating to the supply and use of water, culinary or secondary.

B. Authority

1) The Board shall operate solely as an advisory board to the City Council and shall have no power or authority to take any action or make any decision which would or which may have the effect of creating a liability for the City.

C. Organization

1) The Board shall consist of eight (8) members:
   a. One (1) City Council Member.
   b. Two (2) Public Works Staff Members.
   c. Five (5) members to be appointed by the Mayor with the advice and consent of the City Council.
2) The Board shall elect its own Chairman and Vice-Chairman at the beginning of each year.
3) The Board shall adopt rules for the conduct of its meetings.
4) The City will provide technical and secretarial support staff.

D. Appointments &Terms

1) Length of terms, except for initial appointments, shall be five years.
2) Members appointed by the Mayor with the advice and consent of the City Council shall initially serve staggered terms.
3) Members may be reappointed by the Mayor with the advice and consent of the City Council.
4) Members may be removed from the Board by the Mayor with the advice and consent of the City Council.
5) Terms shall begin and end in January.

E. Vacancies

1) Vacancies on the Board shall be promptly filled by the Mayor with the advice and consent of the City Council for the unexpired term.

F. Qualifications

1) Minimum 18 years of age.
2) One of the following must apply:
    a. Resident of American Fork City.
    b. Owner or operator of a business or facilities within the boundaries of the American Fork.
    c. Permanent City staff member.

G. Meetings

1) Quarterly, with time and place to be determined by the Board.
2) Compliance with the Open and Public Meetings Law (UCA 52-4).

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Review and action on a license agreement for Timpanogos Special Service District (TSSD) regarding a fourth-coming replacement sewer line near 900 West/700 North.

SUMMARY RECOMMENDATION Staff recommends approval of the request for replacement of the sewer line in the City Park known as "South/North Park." The invasive nature of replacement of the sewer line within the current alignment would be extremely disruptive to 34 homes. The preferred alternative only impacts seven homes directly.

BACKGROUND Currently, TSSD has an existing sewer line located in the area of 900 West/680 West and 700 North/State Street (see attached Figure No. 1). This line has a flow capacity of four million gallons per day. It is seeing flows in excess of the capacity causing the line to be near failure. As development in the area continues, the build-out demand is estimated to reach three times the existing capacity at 12 million gallons per day. TSSD has evaluated the situation and found that replacement of the line would be difficult because development encroachment, a new 12-inch high pressure gas main, and the City's new pressurized irrigation lines. TSSD is proposing to install an alternate line running south of the 900 West/700 North intersection, then around the IFA Subdivision to 410 North, then through a proposed 30-foot easement in the South/North Park (see attached draft easement), and crossing State Street (see attached Figure No. 2). TSSD would also like to replace an existing 24" line in the Meadows Commercial Center open space at approximately 800 West/Meadow Lane. See attached Figure No. 2. For further explanation of this project, see the attached letter from TSSD.

There will need to be some accommodation within the Community Garden area to allow for the placement of the sewer line. TSSD will coordinate with Community Garden representatives to ensure the two uses can coincide together as best possible.

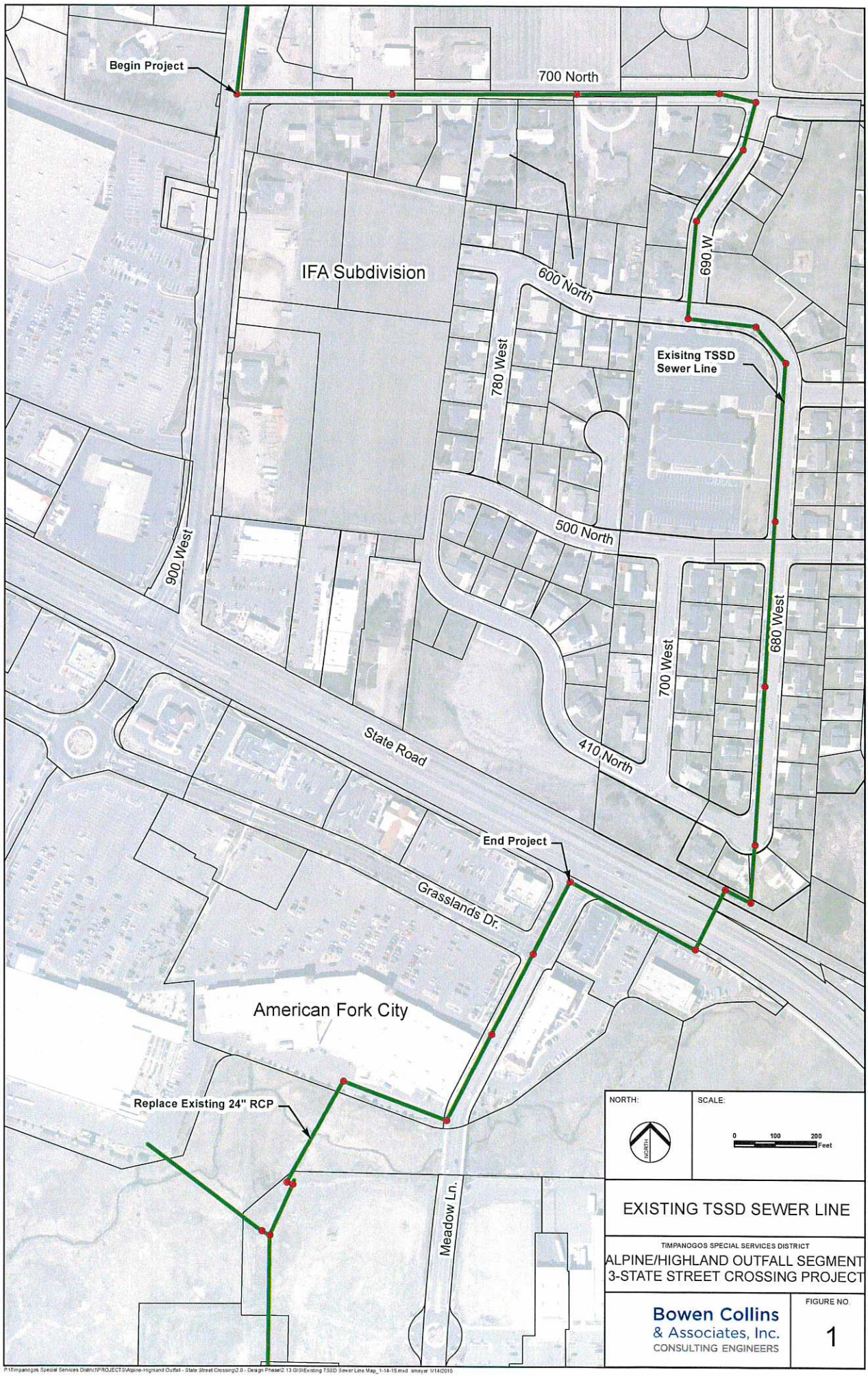
City legal has evaluated the alternatives available to the City for granting the access. It has been recommended that the City grant access for the placement of the sewer line through a license agreement.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to approve the license agreement for placement of the sewer line in the City park known as "South/North Park".

SUPPORTING DOCUMENTS

1. TSSD Letter dated January 15, 2015
2. Figure No. 1 – Existing TSSD Sewer Line
3. Figure No. 2 – Proposed Sewer Alignment
4. Draft License Agreement



EXISTING TSSD SEWER LINE

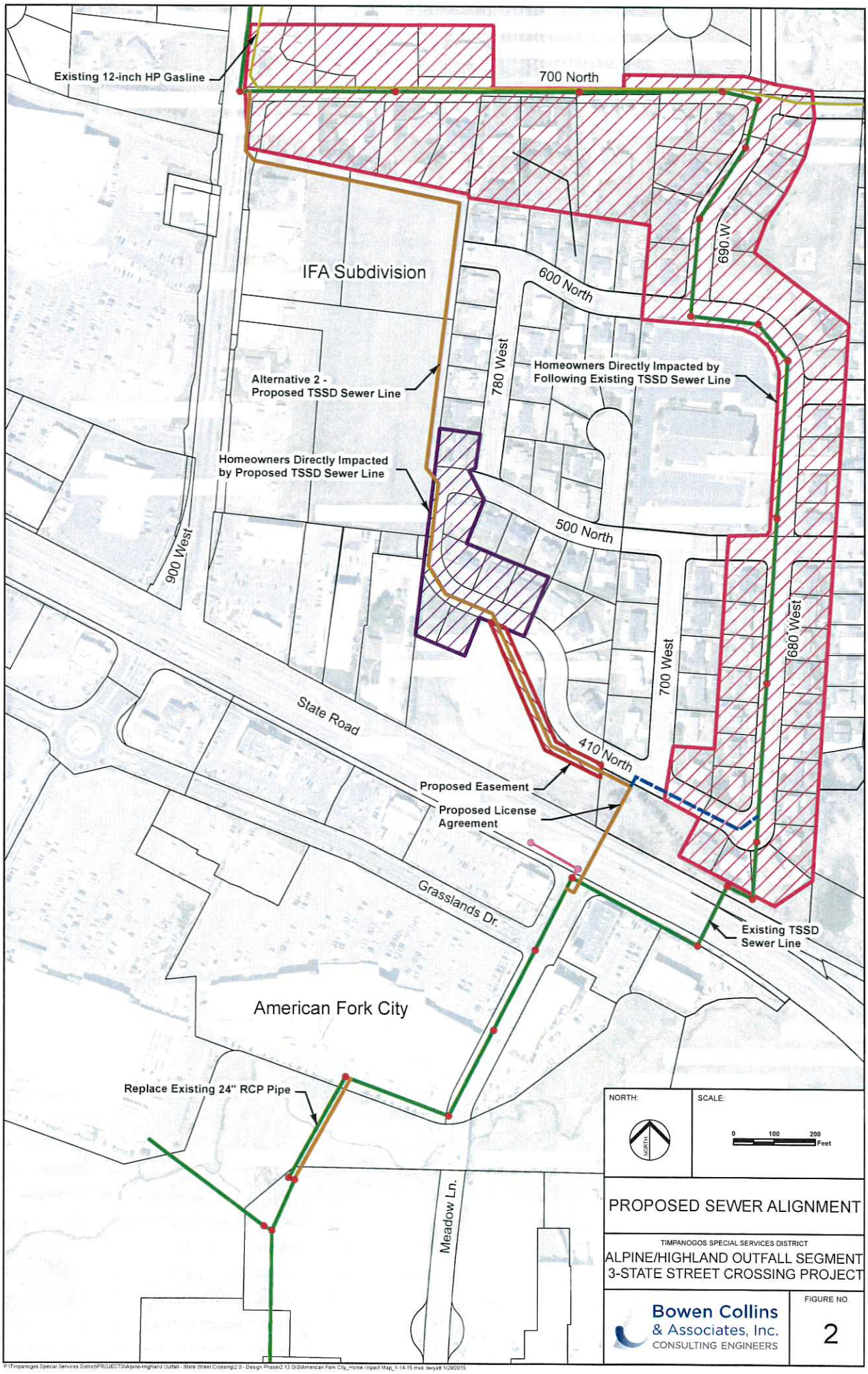
TIMPANOGOS SPECIAL SERVICES DISTRICT

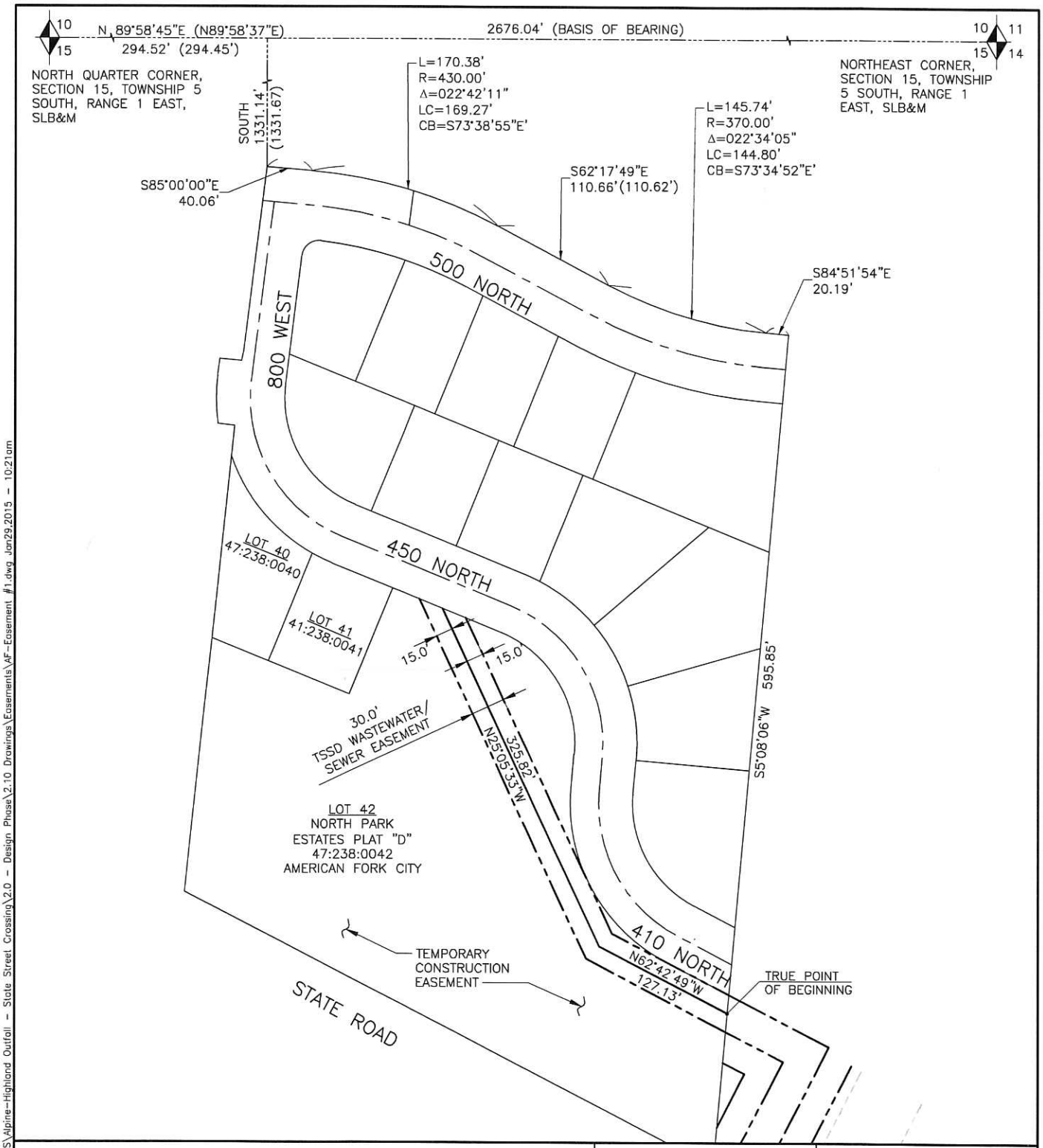
ALPINE/HIGHLAND OUTFALL SEGMENT
3-STATE STREET CROSSING PROJECT

Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS

FIGURE NO.
1

P:\Timpanogos Special Services District\PROJECTS\Alpine-Highland Outfall - State Street Crossing\2.0 - Design Phase\2.13 GIS\Existing TSSD Sewer Line Map_1-14-15.mxd smeyer 1/14/2015


Existing 12-inch HP Gasline
700 North
IFA Subdivision
600 North
690 W
780 West
Alternative 2 -
Proposed TSSD Sewer Line
Homeowners Directly Impacted by
Following Existing TSSD Sewer Line
Homeowners Directly Impacted
by Proposed TSSD Sewer Line
500 North
900 West
700 West
680 West
State Road
410 North
Proposed Easement
Proposed License
Agreement
Grasslands Dr.
Existing TSSD
Sewer Line
American Fork City
Replace Existing 24" RCP Pipe
Meadow Ln.
NORTH:
SCALE:
0 100 200
Feet
PROPOSED SEWER ALIGNMENT
TIMPANOGOS SPECIAL SERVICES DISTRICT
ALPINE/HIGHLAND OUTFALL SEGMENT
3-STATE STREET CROSSING PROJECT
Bowen Collins
& Associates, Inc.
CONSULTING ENGINEERS
FIGURE NO.
2



GRANTOR: AMERICAN FORK CITY

PARCEL I.D.#: 47:238:0042

CONTAINS: 17,883 SQ.FT.

TIMPANOGOS SPECIAL SERVICE DISTRICT WASTEWATER/SEWER EASEMENT

LOCATED IN
SEC. 15, T. 5 S., R. 1 E. SALT LAKE
BASE & MERIDIAN, U.S. SURVEY

Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS

N

SCALE: 1"=60'

DRAWN: RG	CHECKED: SM	APPROVED: BW
DATE: 01-09-15	PROJECT NUMBER: 055-14-02	EXHIBIT "B"

P:\Timpanogos Special Services District\PROJECTS\Alpine-Highland Outfall - State Street Crossing\2.0 - Design Phase\2.10 Drawings\Easements\AF-Easement #1.dwg Jan29,2015 - 10:21am

WHEN RECORDED MAIL TO:
Jon Adams, General Manager
Timpanogos Special Service District
PO Box 923
American, UT 84003

DRAFT

County Parcel Nos.: 47:182:0045
47:238:0042

TIMPANOGOS SPECIAL SERVICE DISTRICT
SEWER PIPE LINE – LICENSE AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____ 2015, by and between TIMPANOGOS SPECIAL SERVICE DISTRICT, a body politic of the State of Utah, hereinafter referred to as "DISTRICT", and American Fork City, a municipal corporation and a political subdivision of the State of Utah, hereinafter referred to as "CITY", Utah County, State of Utah.

WHEREAS the District desires to construct a replacement sewer pipeline across the "Public Open Space/Trail Access/PUE/Drainage Easement/Common Area" of the North Park Estates PUD Subdivision, Plat "A" Amended and Lot 42 of the North Park Estates Plat "D" Subdivision (both hereafter referred to as "Public Open Space") as recorded in the Utah County Recorder's Office;

WHEREAS the City holds a Sewer Easement on said "Public Open Space/Trail Access/PUE/Drainage Easement Common Area" as noted on said subdivision plat;

WHEREAS the City owns Lot 42 of said Plat "D";

WHEREAS, the District is desirous to obtain license from the city to construct and thereafter maintain and operate said replacement sewer pipeline and related appurtenances within said "Public Open Space" and sewer easement for the purpose of collection of sewer flows, and

WHEREAS, the City is willing to Grant said license under the terms and conditions hereinafter set forth,

NOW THEREFORE, in consideration of the mutual execution of this Agreement, the parties hereto agree as follows:

1. Location of Pipelines: As shown on attached Exhibit "A".

   Owner: Timpanogos Special Service District
   PO Box 923
   6400 North 5050 West
   American Fork, UT 84003

2. City grants to District, a license for the construction, erection, operation and continued maintenance, repair, alteration, inspection, relocation and/or replacement of a sewer line and appurtenant structures, in, upon, along, over, through, across and under a tract of land situated in Utah County, State of Utah, described as shown in Exhibit "A" attached hereto, together with full right and authority to Grantee, contractors or assigns and its and their agents and employees to enter at all times upon said premises and adjacent lands to survey, construct, repair, remove, replace, reconstruct, patrol, inspect, improve, enlarge and maintain their facilities. City further grants a license for the use of said Lot 42 as a temporary construction access and staging area, during construction of the new pipeline. District in occupying said open space will make accommodations for gardening activities that currently occur in the subject Public Open Space property.

3. City agrees to not erect or permit to be erected any building or structure of any kind within 15' either side of said pipeline without prior notification of the District. In no case shall a structure be placed directly over the pipeline.

4. District agrees to provide City with advance notice prior to commencing excavation of any trench for pipelines and appurtenant facilities. Construction shall be carried forward to completion in the manner required by City.

5. District agrees to replace, at its expense, any improvements removed or damaged during its construction, maintenance, repair or enlargement of said pipeline with materials of equal quality and to condition equal to or better than existing prior to District's activities. District further agrees to restore the work area to a condition equal to or better than existing prior to its activities, including removal of

rubbish, garbage, or other excess materials resulting from its activities and grading the surface to match adjacent lines and grades.

6. Crossings: It is expressly understood and agreed by the parties and as part of the consideration for this agreement that the City shall have the right to cross said pipeline at any point necessary in the future construction and expansion of the City's other infrastructure systems, provided that the City shall reasonably consult with the District prior to making said crossings, make crossings as nearly as possible to 90 degrees to the alignment of the District pipeline, shall notify District prior to beginning excavation within 5' of the pipe centerline, shall use due care and diligence in protection of said pipelines, and that the District is given opportunity to inspect construction activities within 5' of the pipeline centerline. The City shall be under no obligation to contact the District prior to beginning excavation to repair City utilities in the event of an emergency, but shall do so at the earliest possible time.

7. Defense of Pipeline: The City shall be under no obligation to blue stake, mark, or defend the pipeline. The District shall be responsible for protection of the pipeline in all cases and events.

8. Agreement not to be assigned: The District shall not assign this agreement or interest therein without the written consent of the City.

9. Successors and Assigns: All covenants and agreements herein contained shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the City and the District have caused these presents to be signed by their proper officials thereunto duly authorized as of the day and year first above written.

DATED this _____ day of _____, 2015

American Fork City

By:_____

Its:_____

Timpanogos Special Service District

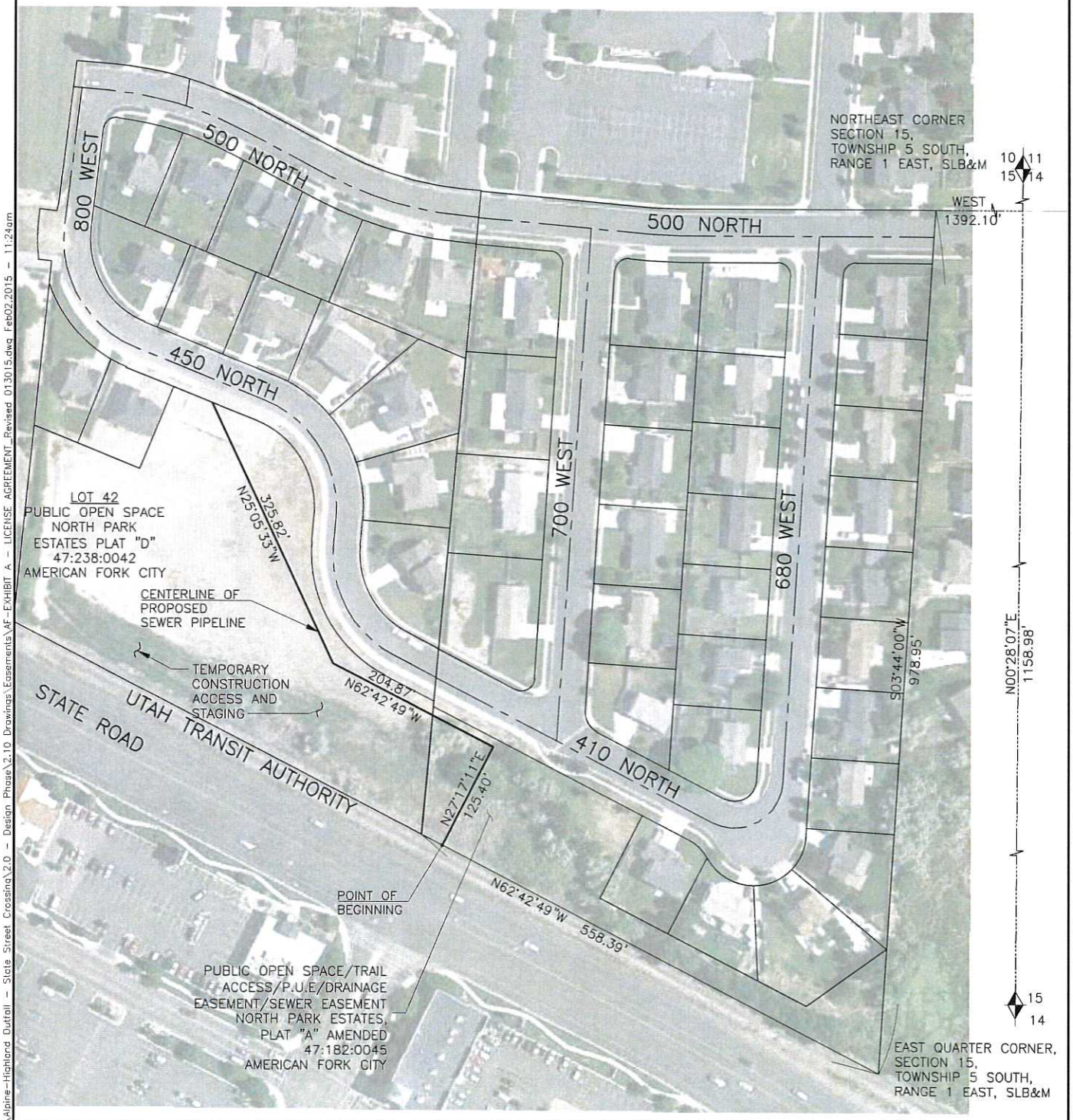
By:_____

Its:_____

ATTEST:

_____

American Fork City Recorder



GRANTOR: N/A

PARCEL I.D.#: 47:238:0042 / 47:182:0045

CONTAINS: N/A

TIMPANOGOS SPECIAL SERVICE DISTRICT
WASTEWATER/SEWER EASEMENT

LOCATED IN

SEC. 15, T. 5 S., R. 1 E. SALT LAKE
BASE & MERIDIAN, U.S. SURVEY

Bowen Collins
& Associates, Inc.
CONSULTING ENGINEERS

N

SCALE: 1"=80'

DRAWN:	CHECKED:	APPROVED:
RG	SM	BW
DATE: 01-09-15	PROJECT NUMBER: 055-14-02	EXHIBIT "A"

P:\Timpanogos Special Services District\PROJECTS\Alpine-Highland Outfall - State Street Crossing\2.0 - Design Phase\2.10 Drawings\Easements\AF-EXHIBIT A - LICENSE AGREEMENT_Revised 013015.dwg Feb02,2015 - 11:24am

Timpanogos Special Service District

PLEASANT GROVE ★ AMERICAN FORK ★ LEHI ★ ALPINE ★ HIGHLAND
CEDAR HILLS ★ EAGLE MOUNTAIN ★ SARATOGA SPRINGS ★ SUN CREST
Telephone 756-5231 Fax 756-1472
Mailing Address: P.O. Box 923 — American Fork, Utah 84003
Job Site Address: Timpanogos Wastewater Treatment Plant — 6400 North 5050 West, Utah County, Utah

January 14, 2015

James H. Hadfield, Mayor
American Fork City
51 East Main Street
American Fork, UT 84003

Dear Mayor Hadfield:

In our efforts to provide valuable and efficient service to the residents of American Fork City and other member entities of northern Utah County, Timpanogos Special Service District has identified a stretch of pipeline within the city limits of American Fork City that is in need of improvement. This section of line begins at the intersection of 900 West and 700 North and proceeds to the west and south, until it crosses State Road near the Discount Tire Store in The Meadows Commercial Center. (See attached "Figure 1 - Existing TSSD Sewer Line". This section of line has a flow capacity of 4 million gallons per day. It is now seeing flows in excess of that 4 million gallons per day on a regular basis. Our sewer master plan has shown that the flows in this section of line will continue to grow with development in the area until they reach a buildout demand of approximately 12 million gallons per day, 3 times the existing capacity.

The District has been working with City staff, property owners and utility companies in the area to identify the best manner in which to address this undersized line. Generally speaking, undersized lines are replaced in or near their existing location as the corridor has been established and space is available. However, as we have worked through the preliminary design process, we have found significant challenges to replacing this line in its current alignment.

The line was originally constructed as two projects in 1998 and 1999, prior to significant development in the area. Since that time, subdivisions have been developed around the line, bringing new improvements, utilities and residents to the area, all of which have encroached on the existing sewer. The line is now located in streets and corridors with extremely limited space for excavation and placement of a new sewer line. Examples of the challenges the existing alignment present include depths that now exceed 23 feet near the intersection of 700 North and 680 West, a new 12-inch high pressure gas main that has been installed within 5 feet of the existing sewer line along 700 North, other utilities, including the City's new pressurized irrigation lines that are installed in close proximity to the existing sewer and many homes have occupied the area immediately adjacent to the alignment.

These impacts led District and City staff to explore alternate alignments for the new sewer line that would allow the replacement line to be constructed with minimal impacts to existing City infrastructure including streets, waterlines, storm drains, etc. and most importantly, impacts to the local residents.

Through this collaborative effort a new alignment has been identified that takes advantage of the ongoing improvements taking place as part of the IFA Commercial Subdivision and greatly reduces the conflicts between the project and local residents. The proposed alignment is shown on the attached Figure 2 - "Proposed Sewer Alignment" map. This alignment proceeds south from the intersection of 900 West and 700 North, beneath the existing sidewalk, then moves east and south across the IFA Commercial Subdivision. The sewer line enters the public right-of-way again at 800 West, and proceeds along 800 West and 410 North until it can enter the City property dedicated as public open space between 410 North and State Road. It crosses the City property until it reaches the new State Road crossing at Meadow Lane.

In order to proceed along the proposed alignment, the District requests that the City grant a 30 foot wide sewer easement to the District along the proposed alignment as it crosses the city property dedicated as public open space north of State Road. We understand that the City must weigh any decision it makes based on what is best for the citizens it represents. This core responsibility aligns well with the goals we have sought to minimize the impacts of this project on the local residents. By granting the requested easements, the City will allow this project to take place in a way that will:

1) **Significantly reduce impacts and potential conflict with existing City streets and other infrastructure**. Under the proposed alignment, less than 700 feet of existing public streets will be impacted by this work. If the District were to attempt the replacement in the existing alignment more than 3,500 feet of streets and infrastructure could be impacted.

2) **Significantly reduce impacts to local residents**. Under the proposed alignment, only 7 homes would be directly impacted by the construction project. Following the existing pipeline route, this number could swell to as many as 41 homes. If indirect impacts such as route changes do to road closures are accounted for, that number could increase to 90 homes or more.

3) **Significantly reduce the time construction is in conflict with the community**. The proposed alignment is only within the public right-of-way serving the North Gate neighborhood for a short distance, on an obscure street. This area is easy to cordon off and isolate from the neighborhood, with minimal impacts to their daily comings and goings. The existing pipeline route is on a major entrance to the North Gate neighborhood and crosses the path between the neighborhood and its schools, churches and parks.

4) **Provide better sewer service to the City**. With the proposed alignment, a parallel sewer facility will be created allowing greater flexibility in the area for future maintenance of both the new and existing sewer line.

5) **Create opportunities for the City to meet other infrastructure needs at reduced costs**. City staff has discussed the need to extend pressurized irrigation service across State Road to service the Meadow Commercial Center and complete vital service loops in the City's system. City participation in the project may open opportunity for a major hurdle of this project to be overcome at significant cost savings to the City compared to trying to complete a crossing at State Road as its own project.

6) **Replace a section of existing, 24 inch reinforced concrete pipe sewer that crosses Mitchell Hollow with new, PVC sewer pipe**. Groundwater is high in this area and as such the potential for groundwater infiltration into the existing pipe is high. The new pipeline will have be a better material and have better joints for these conditions, potentially eliminating a source of infiltration into the sewer system.

In order to realize the benefits of the proposed alignment, the District requests the following actions from the City in support of the efforts of City Staff and the District in planning this project:

1) Grant a 30-foot wide sewer easement to TSSD across the open space property held by the City at the south end of the North Park Estates neighborhood. Draft easement documents are attached.

2) Grant a temporary construction easement on the remaining areas of the open space property for staging equipment and materials for the construction of the project. These temporary easements are also covered in the attached "Draft" easement documents.

Thank you for your consideration of this matter. If you have further questions or would like further information, please feel free to contact myself or David Barlow (District Engineer) at 801-756-5231.

Sincerely,

Timpanogos Special Service District

Jon Adams, District Manager

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Approval and award of a contract for the 2015 Pacific Drive Waterline Project to Braker Construction.

SUMMARY RECOMMENDATION Recommend the approval of the contract award to Braker Construction based upon their base bid of $337,020 submitted in accordance with a request for bids first advertised on January 4, 2015.

BACKGROUND In process of the storm drain construction prior to the Pacific Drive overlay, concerns were encountered regarding the longevity of the existing waterline in Pacific Drive. A change order was approved by the council postponing pavement placement until spring 2015. The waterline project was prepared and bid to allow for completion prior to pavement resuming. Contractual completion of waterline is May 1, 2015.

BUDGET IMPACT This project is currently unfunded, however monies allocated for the Cave Camp Spring project (Water Line Replacement 50-5110-720) that has been postponed until the next fiscal year will be used.

Item	Amount	Funding Sources	Amount
Construction Base Bid	$337,020	Water Line Replacement	$ 370,720
Contingency (10%)	$33,700	50-5110-720	
Total Project Budget	$370,720		

SUGGESTED MOTION Move to accept the base bid submitted by Braker Construction for the construction of the 2015 Pacific Drive Waterline Project in the amount of $337,020 with a ten percent (10%) contingency allowance of $33,700 for a total project budget of $370,720, and authorize staff to proceed with the preparation of contract documents.

SUPPORTING DOCUMENTS

1. Bid Schedule
2. Bid tabulation
3. Engineers letter of recommendation

DOCUMENT 003000

BID

Pacific Drive Waterline Project

Bid Documents which are required for a complete bid:

- Document 002000 INFORMATION REQUIRED OF BIDDER
  - Items 1 – 11 completed on enclosed forms or additional sheets as needed.
- Document 003000 BID
  - Completed on original enclosed form.
- Document 003500 BID BOND
  - Completed on enclosed form or Surety Company's form.

CONTRACTOR ACKNOWLEDGES THAT ABOVE STATED DOCUMENTS ARE REQUIRED AND ENCLOSED AS PART OF THIS BID.

_____ _____

Signature Date

PART 1 GENERAL

Date _____

Proposal of _____ (hereinafter called "BIDDER", organized and existing

under the laws of the State of Utah, doing business as _____.*

*Insert "a corporation", "a partnership", or "an individual" as applicable.

To American Fork City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all work for the construction of American Fork City – Pacific Drive Waterline Project in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID, each party thereto certifies as to his own organization that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence work under this contract on or before a date to be specified in the Notice to Proceed and to **fully complete the project by May 1, 2015**.

BIDDER further agrees to pay as liquidated damages, the sum of $200.00 for each consecutive calendar day thereafter as provided in section 1-29 of the SPECIAL PROVISIONS.

BIDDER acknowledges receipt of the following ADDENDUM:

_____

_____

BIDDER acknowledges having reviewed Section 007500 - Special Provisions _____
(Initial)

The BIDDER agrees to perform all the work described in the specifications and shown on the plans for the following BID UNIT PRICES (Figures are to be typewritten or clearly and legibly printed in ink.):

The BIDDER agrees that this bid shall be good and may not be withdrawn for 60 calendar days as stated in the specifications after the scheduled closing time for receiving bids.

The BID unit prices shall include all labor, materials, mobilization, rentals, bailing, shoring, removal, overhead, profit, insurance, sales tax, other applicable taxes and fees, etc., to cover the finished work of the several kinds called for.

Upon receipt of written notice of the acceptance of this bid, BIDDER will execute the formal contract attached within 10 days and deliver a Surety Bond or Bonds as required by the General Conditions. The bid security amounting to five (5) percent of the base bid is hereby attached in the sum of ($ _____) and is to become the property of the OWNER in the event the contract and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the OWNER caused thereby.

BID SCHEDULE

For a responsive bid, write in unit price for each item, multiply by respective units, and total for a lump sum price.

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Mobilization	1	LS	$	$
2	8 Inch DIP Waterline	2,350	LF	$	$
3	6 Inch DIP Waterline	40	LF	$	$
4	4 Inch DIP Waterline	40	LF	$	$
5	8” Gate Valve	15	EA	$	$
6	8 Inch Tee	3	EA	$	$
7	8 Inch Cross	1	EA	$	$
8	8x6 Inch Reducer	3	EA	$	$
9	8x4 Inch Reducer	5	EA	$	$
10	8 Inch 45 Degree Bends	10	EA	$	$
11	6 Inch 45 Degree Bends	4	EA	$	$
12	4 Inch 45 Degree Bends	3	EA	$	$
13	6 Inch Long Sleeve	5	EA	$	$
14	4 Inch Long Sleeve	5	EA	$	$
15	Cut and Cap Existing 4 Inch or 6 Inch Waterline	9	EA	$	$
16	Fire Hydrant	4	EA	$	$
17	Service Connection	19	EA	$	$
18	8 Inch Sidewalk	1,800	SF	$	$

Item No.	Description	Quantity	Units	Unit Price	Total Price
19	**4 Inch Sidewalk**	**700**	**SF**	$	$
20	**Pedestrian Ramp**	**1**	**EA**	$	$
21	**Curb and Gutter**	**380**	**LF**	$	$
22	**Reconstruct Curb Inlet**	**1**	**EA**	$	$
23	**Class A Road Repair**	**20,000**	**SF**	$	$
24	**Traffic Control**	**1**	**LS**	$	$
	TOTAL	**$**			

Measurement and Payment Descriptions are included at the end of this section.

ATTEST:

_____

Respectfully Submitted:

_____
Signature

_____

_____
Address

_____
Utah License No.

_____
Title Date

Engineer's Estimate
Horrocks Engineers

Project Manager: Bradley C. Conder, P.E.
Project Engineer: Scott Olson, P.E.

Construction Cost Index: 9972

Bid Opening: American Fork City Hall
Date: January 27, 2015
Time: 2:00 PM

For: Pacific Drive Waterline Project
American Fork City
51 East Main Street
American Fork, UT 84003

Base Bid

Contractors	**Base Bid**
Braker Construction LLC	$337,020.00
KK&L Administration	$341,750.00
BD Bush Excavation	$345,678.00
Silver Spur Construction	$401,025.00
Lyndon Jones Construction	$474,786.00
Beck Construcion and Excavation	$593,315.00
Average	$415,595.67
Engineer's Estimate	$385,240.00
Percent Difference	-7%

Base Bid

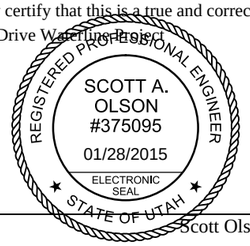
				Engineer's Estimate		Bidder 1 Braker Construction LLC		Bidder 2 KK&L Administration		Bidder 3 BD Bush Excavation		Bidder 4 Silver Spur Construction		Bidder 5 Lyndon Jones Construction	
ITEM NO.	**DESCRIPTION**	**QUANTITY**	**UNITS**	**UNIT PRICE**	**TOTAL AMOUNT**	**UNIT PRICE**	**TOTAL AMOUNT**	**UNIT PRICE**	**TOTAL AMOUNT**	**UNIT PRICE**	**TOTAL AMOUNT**	**UNIT PRICE**	**TOTAL AMOUNT**	**UNIT PRICE**	**TOTAL AMOUNT**
1	Mobilization	1	LS	$17,000.00	$17,000.00	$19,000.00	$19,000.00	$7,005.00	$7,005.00	$27,500.00	$27,500.00	$46,000.00	$46,000.00	$42,400.00	$42,400.00
2	8 Inch DIP Waterline	2350	LF	$45.00	$105,750.00	$50.00	$117,500.00	$59.00	$138,650.00	$46.50	$109,275.00	$49.00	$115,150.00	$85.50	$200,925.00
3	6 Inch DIP Waterline	40	LF	$70.00	$2,800.00	$50.00	$2,000.00	$72.40	$2,896.00	$42.50	$1,700.00	$100.00	$4,000.00	$148.00	$5,920.00
4	4 Inch DIP Waterline	40	LF	$65.00	$2,600.00	$50.00	$2,000.00	$80.00	$3,200.00	$50.00	$2,000.00	$80.00	$3,200.00	$153.00	$6,120.00
5	8 Inch Gate Valve	15	EA	$1,650.00	$24,750.00	$1,400.00	$21,000.00	$1,470.00	$22,050.00	$1,595.00	$23,925.00	$1,600.00	$24,000.00	$1,730.00	$25,950.00
6	8 Inch Tee	3	EA	$850.00	$2,550.00	$1,100.00	$3,300.00	$1,290.00	$3,870.00	$825.00	$2,475.00	$800.00	$2,400.00	$810.00	$2,430.00
7	8 Inch Cross	1	EA	$1,100.00	$1,100.00	$1,500.00	$1,500.00	$1,450.00	$1,450.00	$1,550.00	$1,550.00	$1,550.00	$1,550.00	$1,035.00	$1,035.00
8	8x6 Inch Reducer	3	EA	$400.00	$1,200.00	$700.00	$2,100.00	$600.00	$1,800.00	$550.00	$1,650.00	$575.00	$1,725.00	$545.00	$1,635.00
9	8x4 Inch Reducer	5	EA	$350.00	$1,750.00	$700.00	$3,500.00	$665.00	$3,325.00	$525.00	$2,625.00	$575.00	$2,875.00	$678.00	$3,390.00
10	8 Inch 45 Degree Bend	10	EA	$600.00	$6,000.00	$750.00	$7,500.00	$1,045.00	$10,450.00	$500.00	$5,000.00	$525.00	$5,250.00	$575.00	$5,750.00
11	6 Inch 45 Degree Bend	4	EA	$550.00	$2,200.00	$700.00	$2,800.00	$820.00	$3,280.00	$450.00	$1,800.00	$400.00	$1,600.00	$555.00	$2,220.00
12	4 Inch 45 Degree Bend	3	EA	$500.00	$1,500.00	$500.00	$1,500.00	$765.00	$2,295.00	$400.00	$1,200.00	$350.00	$1,050.00	$475.00	$1,425.00
13	6 Inch Long Sleeve	5	EA	$500.00	$2,500.00	$450.00	$2,250.00	$495.00	$2,475.00	$225.00	$1,125.00	$700.00	$3,500.00	$320.00	$1,600.00
14	4 Inch Long Sleeve	5	EA	$450.00	$2,250.00	$350.00	$1,750.00	$430.00	$2,150.00	$195.00	$975.00	$625.00	$3,125.00	$210.00	$1,050.00
15	Cut and Cap Existing 4 Inch or 6 Inch Waterline	9	EA	$1,200.00	$10,800.00	$500.00	$4,500.00	$780.00	$7,020.00	$450.00	$4,050.00	$350.00	$3,150.00	$485.00	$4,365.00
16	Fire Hydrant	4	EA	$4,500.00	$18,000.00	$5,500.00	$22,000.00	* $5,225.00	$20,900.00	$5,000.00	$20,000.00	$6,200.00	$24,800.00	$4,475.00	$17,900.00
17	Service Connection	19	EA	$1,000.00	$19,000.00	$1,800.00	$34,200.00	$1,925.00	$36,575.00	$1,000.00	$19,000.00	$1,200.00	$22,800.00	$900.00	$17,100.00
18	8 Inch Sidewalk	1800	SF	$7.00	$12,600.00	$7.00	$12,600.00	$6.55	$11,790.00	$9.00	$16,200.00	$10.25	$18,450.00	$6.10	$10,980.00
19	4 Inch Sidewalk	700	SF	$5.50	$3,850.00	$5.00	$3,500.00	$5.65	$3,955.00	$6.70	$4,690.00	$7.50	$5,250.00	$4.85	$3,395.00
20	Pedestrian Ramp	1	EA	$800.00	$800.00	$500.00	$500.00	$1,230.00	$1,230.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,450.00	$1,450.00
21	Curb and Gutter	380	LF	$18.00	$6,840.00	$14.00	$5,320.00	$24.80	$9,424.00	$20.00	$7,600.00	$32.50	$12,350.00	$20.20	$7,676.00
22	Reconstruct Curb Inlet	1	EA	$1,200.00	$1,200.00	$400.00	$400.00	$660.00	$660.00	$925.00	$925.00	$500.00	$500.00	$750.00	$750.00
23	Class A Road Repair	20000	SF	$5.50	$110,000.00	$2.20	$44,000.00	$1.70	$34,000.00	$3.40	$68,000.00	$4.25	$85,000.00	$4.50	$90,000.00
24	Traffic Control	1	LS	$24,000.00	$24,000.00	$16,000.00	$16,000.00	$7,940.00	$7,940.00	$18,693.00	$18,693.00	$10,000.00	$10,000.00	$16,800.00	$16,800.00
25	Variable Message Board	42	Days	$100.00	$4,200.00	$150.00	$6,300.00	$80.00	$3,360.00	$60.00	$2,520.00	$50.00	$2,100.00	$60.00	$2,520.00
	TOTAL BASE BID				**$385,240.00**		**$337,020.00**		**$341,750.00**		**$345,678.00**		**$401,025.00**		**$474,786.00**

* Denotes Math Error

Base Bid

				Engineer's Estimate		Bidder 6 Beck Construcion and Excavation		Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	$17,000.00	$17,000.00	$33,000.00	$33,000.00	$29,150.83	$29,150.83
2	8 Inch DIP Waterline	2350	LF	$45.00	$105,750.00	$75.00	$176,250.00	$60.83	$142,958.33
3	6 Inch DIP Waterline	40	LF	$70.00	$2,800.00	$117.50	$4,700.00	$88.40	$3,536.00
4	4 Inch DIP Waterline	40	LF	$65.00	$2,600.00	$129.00	$5,160.00	$90.33	$3,613.33
5	8 Inch Gate Valve	15	EA	$1,650.00	$24,750.00	$1,725.00	$25,875.00	$1,586.67	$23,800.00
6	8 Inch Tee	3	EA	$850.00	$2,550.00	$1,235.00	$3,705.00	$1,010.00	$3,030.00
7	8 Inch Cross	1	EA	$1,100.00	$1,100.00	$1,825.00	$1,825.00	$1,485.00	$1,485.00
8	8x6 Inch Reducer	3	EA	$400.00	$1,200.00	$750.00	$2,250.00	$620.00	$1,860.00
9	8x4 Inch Reducer	5	EA	$350.00	$1,750.00	$845.00	$4,225.00	$664.67	$3,323.33
10	8 Inch 45 Degree Bend	10	EA	$600.00	$6,000.00	$1,025.00	$10,250.00	$736.67	$7,366.67
11	6 Inch 45 Degree Bend	4	EA	$550.00	$2,200.00	$925.00	$3,700.00	$641.67	$2,566.67
12	4 Inch 45 Degree Bend	3	EA	$500.00	$1,500.00	$875.00	$2,625.00	$560.83	$1,682.50
13	6 Inch Long Sleeve	5	EA	$500.00	$2,500.00	$675.00	$3,375.00	$477.50	$2,387.50
14	4 Inch Long Sleeve	5	EA	$450.00	$2,250.00	$600.00	$3,000.00	$401.67	$2,008.33
15	Cut and Cap Existing 4 Inch or 6 Inch Waterline	9	EA	$1,200.00	$10,800.00	$1,425.00	$12,825.00	$665.00	$5,985.00
16	Fire Hydrant	4	EA	$4,500.00	$18,000.00	$8,145.00	$32,580.00	$5,757.50	$23,030.00
17	Service Connection	19	EA	$1,000.00	$19,000.00	$4,550.00	$86,450.00	$1,895.83	$36,020.83
18	8 Inch Sidewalk	1800	SF	$7.00	$12,600.00	$8.50	$15,300.00	$7.90	$14,220.00
19	4 Inch Sidewalk	700	SF	$5.50	$3,850.00	$7.00	$4,900.00	$6.12	$4,281.67
20	Pedestrian Ramp	1	EA	$800.00	$800.00	$2,925.00	$2,925.00	$1,417.50	$1,417.50
21	Curb and Gutter	380	LF	$18.00	$6,840.00	$30.00	$11,400.00	$23.58	$8,961.67
22	Reconstruct Curb Inlet	1	EA	$1,200.00	$1,200.00	$2,750.00	$2,750.00	$997.50	$997.50
23	Class A Road Repair	20000	SF	$5.50	$110,000.00	$4.00	$80,000.00	$3.34	$66,833.33
24	Traffic Control	1	LS	$24,000.00	$24,000.00	$61,578.00	$61,578.00	$21,835.17	$21,835.17
25	Variable Message Board	42	Days	$100.00	$4,200.00	$63.50	$2,667.00	$77.25	$3,244.50
	TOTAL BASE BID				**$385,240.00**		**$593,315.00**		**$415,595.67**

I hereby certify that this is a true and correct Bid Tabulation for the Pacific Drive Waterline Project



Scott Olson, P.E.

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

HORROCKS ENGINEERS

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

January 29, 2015

TJ Warnick
American Fork City Streets Superintendent
51 East Main Street
American Fork, Utah 84003

Subject: Pacific Drive Waterline Bid Results

TJ:

Attached is the bid tabulation for the Pacific Drive Waterline Project. The low bidder is Braker Construction, LLC.

There were 6 bidders with an average total bid price of $415,595.67.

We have checked their license, bonding, and references and everything appears in order. We also had a discussion with Rod Braegger, the owner of Braker Construction, about his resources and subcontractors and we feel that Braker Construction is qualified to complete the work as specified in the contract documents.

We recommend that the project be awarded to Braker Constructon.

Sincerely,
HORROCKS ENGINEERS

Scott A. Olson

Scott Olson, P.E.
Project Engineer

cc: file

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Ordinance adopting the final plat for the 90 North Medical Office Condominiums Plat A Amended, consisting of 7 units, located at 1248 East 90 North, in the PO-1 Professional Office zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat as stated in the attached minutes of the January 21, 2015 planning commission meeting.

BACKGROUND The applicant proposes to convert the existing six condominium suites into seven by reallocating space on the second floor between three units instead of two. The site plan and utility indemnification the city approved previously are not altered by this action. For further analysis please refer to the attached final plat, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the ordinance adopting the final plat for the 90 North Medical Office Condominiums Plat A Amended, consisting of 7 units, located at 1248 East 90 North, in the PO-1 Professional Office zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat and publication of the ordinance subject to:

- All conditions identified in the public record associated with the January 21, 2015 planning commission meeting.

SUPPORTING DOCUMENTS

1. Ordinance
2. Plat
3. Staff report
4. Planning commission meeting minutes, January 21, 2015

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT FOR THE 90 NORTH MEDICAL OFFICE CONDOMINIUMS AMENDED PLAT A, CONSISTING OF 7 UNITS AT 1248 EAST 90 NORTH, AMERICAN FORK, UTAH

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK. UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The Final Plat for the 90 North Medical Office Condominiums Amended Plat A, consisting of 7 units at 1248 East 90 North, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.

C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

C. This ordinance shall take effect upon its passage and first publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 10 DAY OF FEBRUARY, 2015.

James H. Hadfield, Mayor

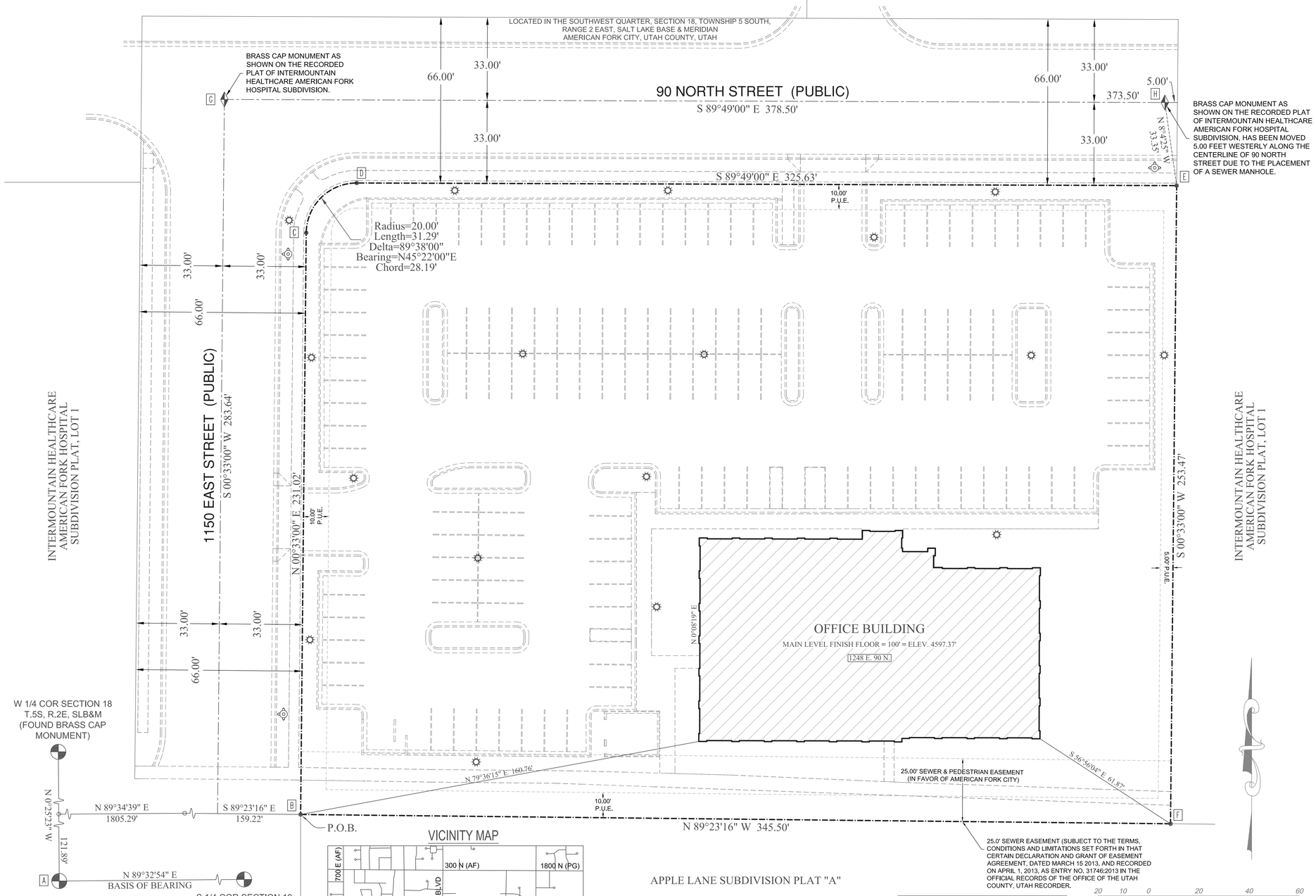
ATTEST:

Richard M. Colborn, City Recorder

90 NORTH MEDICAL PLAT "A" AMENDED

OFFICE CONDOMINIUMS

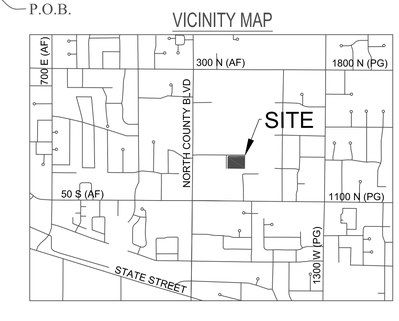
LOCATED IN THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH



GENERAL NOTES & CONDITIONS:

1 - PLEASE NOTE THAT EAVES, OVERHANGS, TRIMS, AND OTHER ARCHITECTURAL FEATURES AND PROJECTIONS MAY EXTEND BEYOND THE BOUNDARY LINE INDICATED FOR THE BUILDING.
2 - ALL SUITES SHARE LATERALS FOR SEWER AND WATER. AMERICAN FORK CITY ASSUMES NO LIABILITY FOR ANY ISSUES RESULTING FROM SHARED USE.
3 - CURRENT ZONING IS PO-1 (PROFESSIONAL OFFICE).
4 - CURRENT FLOOD ZONE IS ZONE 'C', AREAS OF MINIMAL FLOODING. (PANEL 4901520005B REVISED NOVEMBER 25, 1980)
5 - SUBJECT TO A CONDOMINIUM-CONVERSION AGREEMENT AND UTILITY LIABILITY INDEMNIFICATION RECORDED AS ENTRY _____ IN THE OFFICE OF THE UTAH COUNTY RECORDER.

VICINITY MAP



APPLE LANE SUBDIVISION PLAT "A"

LEGEND

- COMMON AREAS & FACILITIES
- BUILDING AREA (SEE SHEET 2)
- FIRE HYDRANT
- STREET LIGHT

P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT

STATE PLANE COORDINATES

	NORTH	EAST
A	7,306,237.00	1,564,336.98
B	7,306,370.47	1,566,299.98
C	7,306,601.41	1,566,302.20
D	7,306,621.22	1,566,322.25
E	7,306,620.17	1,566,647.80
F	7,306,366.78	1,566,645.36
G	7,306,654.37	1,566,269.71
H	7,306,653.18	1,566,643.11

NAD 83 US SURVEY FEET
SCALE FACTOR = 0.99972

20 10 0 20 40 60

Scale 1" = 20'

AZTEC ENGINEERING, INC.
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND A CONDOMINIUM PLAT FOR 90 NORTH MEDICAL PLAT "A" AMENDED; THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH SAID CONDOMINIUM PROJECT HAS BEEN CONSTRUCTED; THAT SAID CONDOMINIUM PLAT COMPRISES TWO (2) PAGES, IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE _____ (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°25'23" WEST, ALONG THE SECTION LINE, A DISTANCE OF 121.89 FEET AND NORTH 89°34'39" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 1805.29 FEET AND SOUTH 89°23'16" EAST, A DISTANCE OF 159.22 FEET, FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°33'00" EAST, A DISTANCE OF 231.02 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°38'00", A DISTANCE OF 31.29 FEET, THE LONG CHORD OF WHICH BEARS NORTH 45°22'00" EAST, A DISTANCE OF 28.19 FEET; THENCE SOUTH 89°49'00" EAST, A DISTANCE OF 325.63 FEET; THENCE SOUTH 00°33'00" WEST, A DISTANCE OF 253.47 FEET; THENCE NORTH 89°23'16" WEST, A DISTANCE OF 345.50 FEET; TO THE POINT OF BEGINNING.

CONTAINING = 1.998 ACRES
NUMBER OF UNITS = 7
BASIS OF BEARING = STATE PLANE COORDINATE SYSTEM

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS 90 NORTH MEDICAL PLAT "A" AMENDED, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF TWO (2) SHEETS TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS HEREOF, THE OWNER(S) HAS SIGNED THIS _____ DAY OF _____ 20___

LLMA PROPERTIES, LC JAMES P. LAMOREAUX - MANAGER	SURGICAL ASSOCIATES PROPERTIES A/F, LC CRAIG COOK - MANAGER
MSFR, LLC SCOTT ROGERS - MEMBER	WATSON FAMILY HOLDINGS, LLC JEREMY WATSON - MEMBER
80 NORTH MEDICAL, LLC ADAM RASMUSSEN - MANAGER	90 NORTH MEDICAL OWNERS ASSOCIATION ADAM RASMUSSEN - PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE _____ DAY OF _____, 20_____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE AND DEDICATION, WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME IN THE REPRESENTATIVE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (See Seal Below) _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS 90 NORTH MEDICAL PLAT "A" AMENDED, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, THIS _____ DAY OF _____ 20_____.

MAYOR	COUNCIL MEMBER
COUNCIL MEMBER	COUNCIL MEMBER
COUNCIL MEMBER	COUNCIL MEMBER

APPROVED _____ CITY ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____ BY THE AMERICAN FORK PLANNING COMMISION.

PLANNER _____ CHAIRMAN, PLANNING COMMISSION _____

WATER & SEWER AUTHORITY

APPROVED THIS _____ DAY OF _____ 20_____ BY THE AMERICAN FORK PUBLIC WORKS DEPARTMENT.

_____

PLAT "A" AMENDED

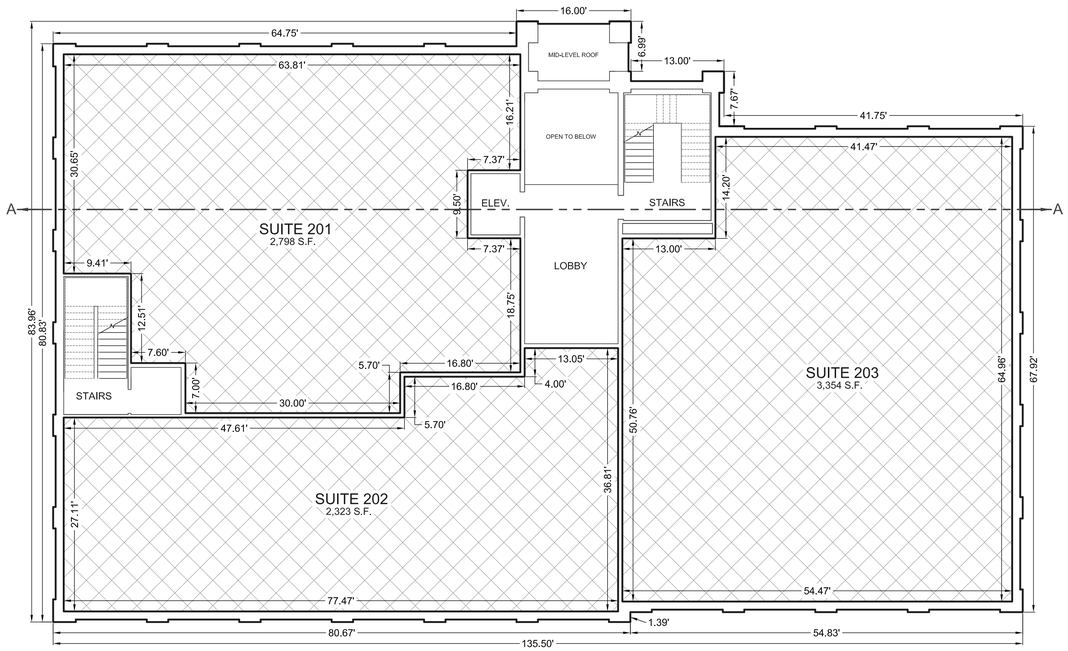
90 NORTH MEDICAL

OFFICE CONDOMINIUMS

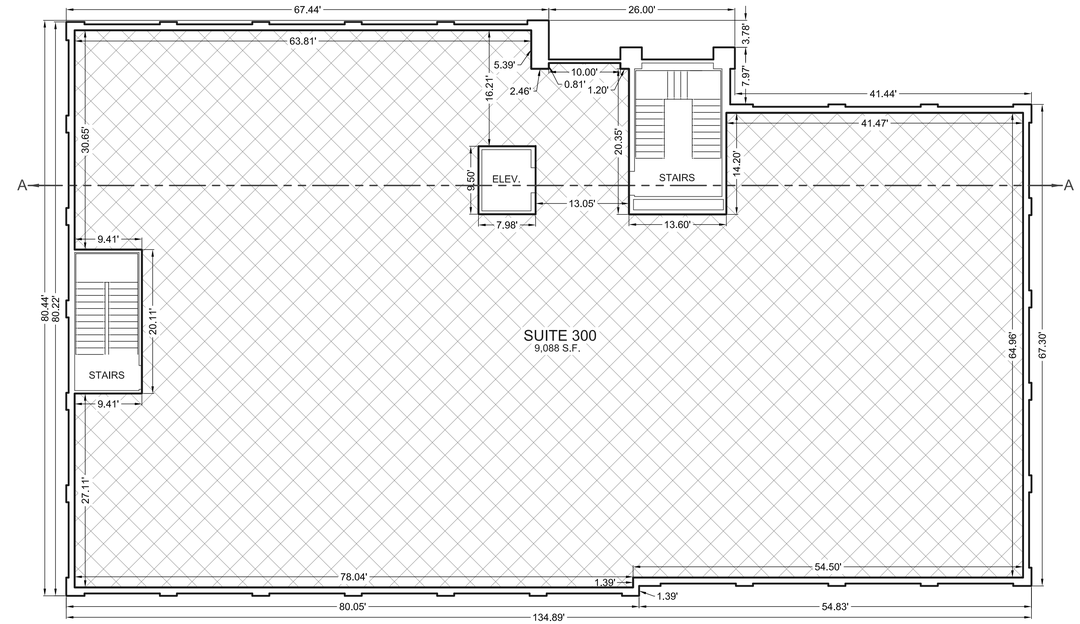
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

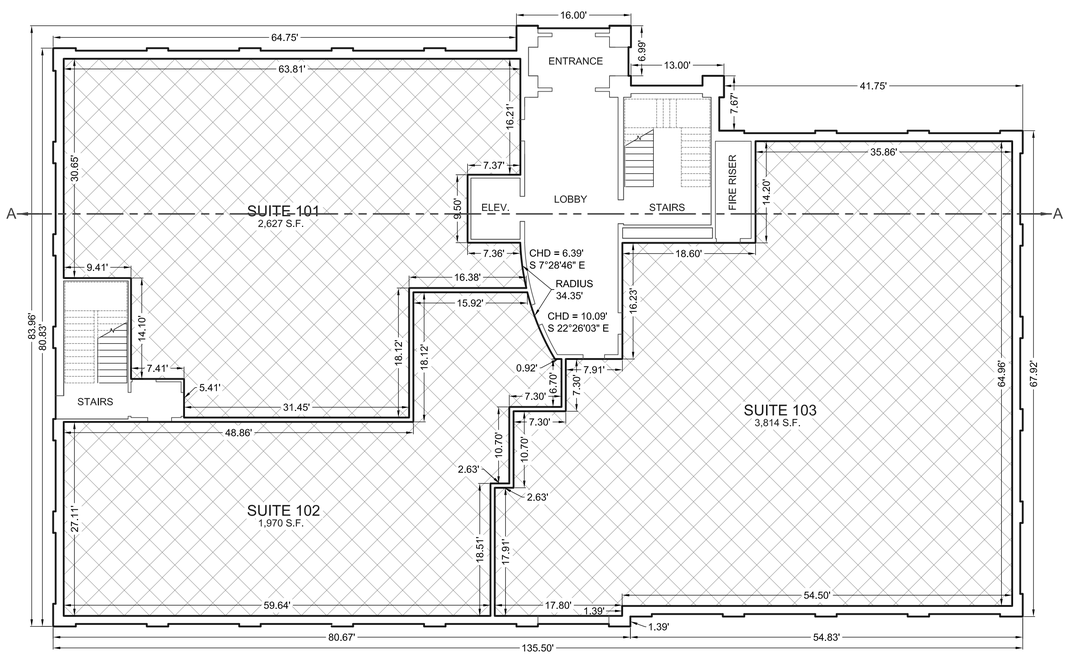
Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR No. 6418780 AARON D. THOMAS STATE OF UTAH			



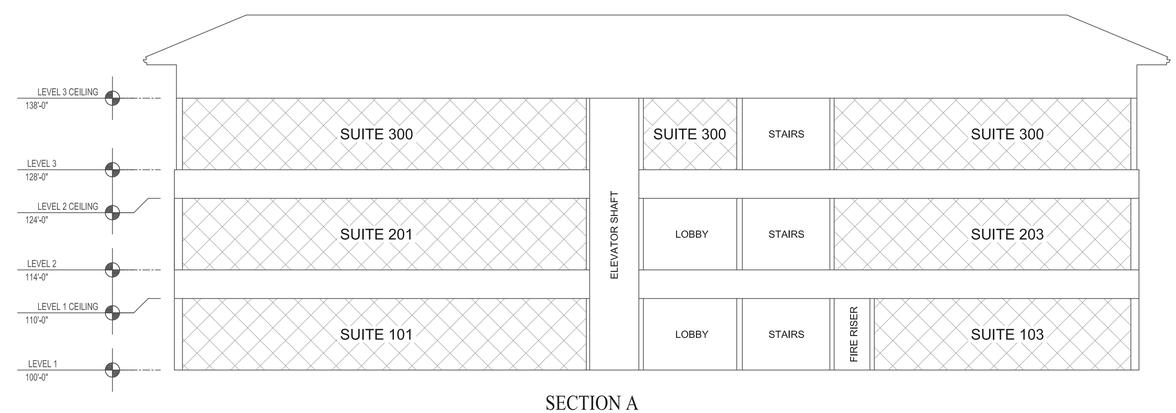
2ND FLOOR



3RD FLOOR



MAIN FLOOR



SECTION A

LEGEND

COMMON AREAS & FACILITIES

PRIVATE AREA

GENERAL NOTES

1. ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER WITH THE EXCEPTION OF THE CURVED WALL ON THE MAIN FLOOR.
2. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
3. ALL BUILDING DIMENSIONS ARE TYPICAL.
4. INTERIOR COMMON WALL WIDTH IS 0.60'.
5. EXTERIOR WALL WIDTH IS 1.48' FOR THE FIRST TWO FLOORS WHILE THE THIRD FLOOR HAS AN EXTERIOR WALL WIDTH OF 1.17'.
6. ALL WALLS SHOWN ARE LIMITED COMMON AREA.

10 5 0 10 20 30

Scale 1" = 10'

AMERICAN FORK CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20___.

CITY ENGINEER

SHEET 2 OF 2

PLAT "A"

90 NORTH MEDICAL

OFFICE CONDOMINIUMS

INCLUDING A VACATION OF LOT 2, INTERMOUNTAIN HEALTHCARE AMERICAN FORK HOSPITAL SUBDIVISION PLAT.

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

No other changes to the previously approved site plan and subdivision plat proposed.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Professional Office”. The subdivision plat is consistent with the Land Use Plan.

Section 17.7.211 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 an amended final plat, no preliminary plan is required.

b. The final plat complies with all City requirements and standards relating to large scale developments.

   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, in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

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

It is Staff’s conclusion that the above listed criteria have been satisfied or will be satisfied prior to the recording of the final plat.

CONDITION OF APPROVAL/FINDINGS OF FACT

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

1. The proposed final plat is consistent with the Land Use Plan designation of “Professional Office”.

2. The proposed plat meets the criteria as found in Section 17.7.211 of the Development Code.

3. Water rights conveyance, if needed, shall occur prior to final plat recordation.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval to the City Council the final plat of 90 N. Medical Plat A, Amended, with the findings and condition as outlined in the staff report and subject to any conditions listed in the Engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 1/21/2015

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: 90 North Medical Office Condominiums Plat A

2. Type of Application:

   ☒ Subdivision Final Plat ☐ Subdivision Preliminary Plan ☐ Annexation

   ☐ Code Text Amendment ☐ General Plan Amendment ☐ Zone Change

   ☐ Commercial Site Plan ☐ Residential Accessory Structure Site Plan

3. Project Address: 1248 East 90 North

4. Developer / Applicant's Name: Aztec Engineering

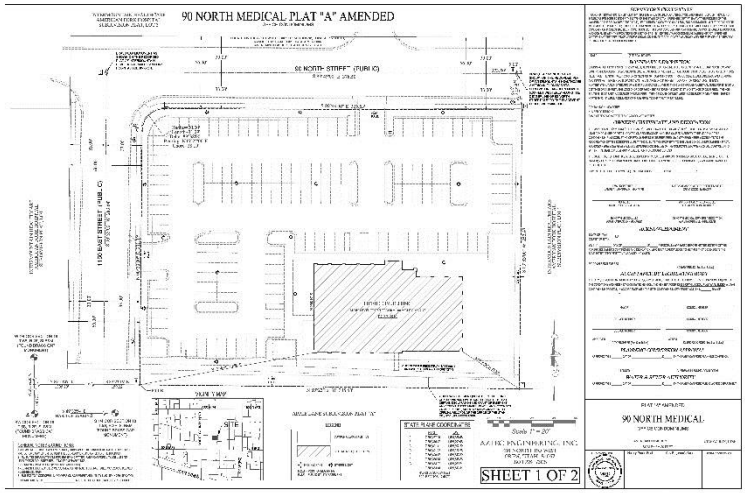
5. **Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

   A. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/21/2015 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:**

   A.

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. None

Seconded by Rebecca Staten.

Yes	-	Marie Adams	
		Harold Dudley	
		Leonard Hight	
		Nathan Schellenberg	
		Rebecca Staten	
		John Woffinden	Motion passes.

4. Review and action on the Brad Reynolds American Fork City Annexation consisting of 18.45 acres and located at 725 West 200 South (7:46 p.m.)

Staff Presentation:
Adam Olsen reported this is south of the FrontRunner station. The annexation brings the property into the City under a holding zone. The ultimate plan is for multifamily. The City is working with Mountainland Association of Governments and updating utility plans in the area. The Transit-Oriented Development plan designates this as medium density residential with 10-30 units per acre. Their initial site plan puts it around 20 units per acre. They are requesting the RA-5 Zone, which is what is in the County. There is no transfer of water rights at this time. Right-of-way will be dedicated on 200 South and 700 West, which runs on the eastern side of the property. Planning recommends approval.

MOTION: Rebecca Staten - To recommend approval of the Brad Reynolds American Fork City Annexation Agreement to the City Council. Seconded by Leonard Hight.

Yes	-	Marie Adams	
		Harold Dudley	
		Leonard Hight	
		Nathan Schellenberg	
		Rebecca Staten	
		John Woffinden	Motion passes.

5. Review and action on the final plat of 90 North Medical Office Condominiums Plat A, consisting of six units, located at 1248 East 90 North, in the PO-1 Professional Office zone (7:50 p.m.)

Staff Presentation:
Adam Olsen reported this was addressed 6-8 months ago for a condominium conversion. The site plan was approved in 2013, and the first condo conversion happened last April dividing the building into six units. This request is for an additional unit on the second floor for a total of seven units. Planning has no issues.

Howard Denney stated this is an internal subdivision within the building and recommends approval.

Applicant Presentation:

DRAFT

Adam Rasmussen stated they are just actually adding onto the space of one unit and reducing another. They sold unit 201, and the tenant wanted additional space on the south side. They are now requesting a change in the plat.

MOTION: Rebecca Staten - To recommend approval to the City Council the final plat of 90 N. Medical Plat A, Amended, with the findings and conditions as outlined in the staff report and subject to any conditions listed in the Engineering report.

Findings:

- **The proposed final plat is consistent with the Land Use Plan designation of "Professional Office".**
- **The proposed plat meets the criteria as found in Section 17.7.211 of the Development Code.**

Conditions:

- **Water rights conveyance, if needed, shall occur prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/21/2015 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
Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

6. Review and action on the final plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 lots located at 782 South Auto Mall Drive in the PI-1 Planned Industrial zone (7:55 p.m.)

Staff Presentation:
Adam Olsen stated this proposal takes one lot from Plat A and ties in additional property that was not subdivided into a formal subdivision plat. There are four lots and a retention basin. The Weldon Commercial Center is to the east where the roundabout was vacated and removed. There are two plats submitted. The City is requesting that now the roundabout has been taken out, the access point be narrowed to a more traditional access point.

Howard Denney stated the Engineering Division recommends approval subject to the noted conditions. The applicant is asking for a waiver in the requirements on the residual half of the roundabout and that it remain as the entrance to the existing lots. With plat modifications the owner must submit to the City HOA documents or CC&R documents covering the restrictions and use of the common area, which is primarily the detention pond including maintenance. An access management letter request must be submitted to the city engineer to evaluate waivers. The geotechnical block needs to be added to the final plat. Originally when platting the residual part

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Final plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 lots located at 782 South Auto Mall Drive in the PI-1 Planned Industrial zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat of Copper Ridge at Northshore Corp. Center Phase 1 as stated in the attached minutes of the January 21, 2015 planning commission meeting.

BACKGROUND The applicant is attempting to finish a project that stalled during the recession and proposes a four lot subdivision in preparation for a site plan of a future tenant on lot 2. As part of this item the developer is requesting a waiver of the requirement to remove the half street residual of the old roundabout on Auto Mall Drive and rebuild a new driveway entrance as shown in the application materials. The planning commission recommended against the waiver due to safety concerns about the applicant's driveway. For further analysis please refer to the attached final plat, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the ordinance adopting the final plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 lots located at 782 South Auto Mall Drive in the PI-1 Planned Industrial zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the January 21, 2015 planning commission meeting.
- Denial of the waiver for removal of the residual roundabout with the finding that the current design poses safety concerns.

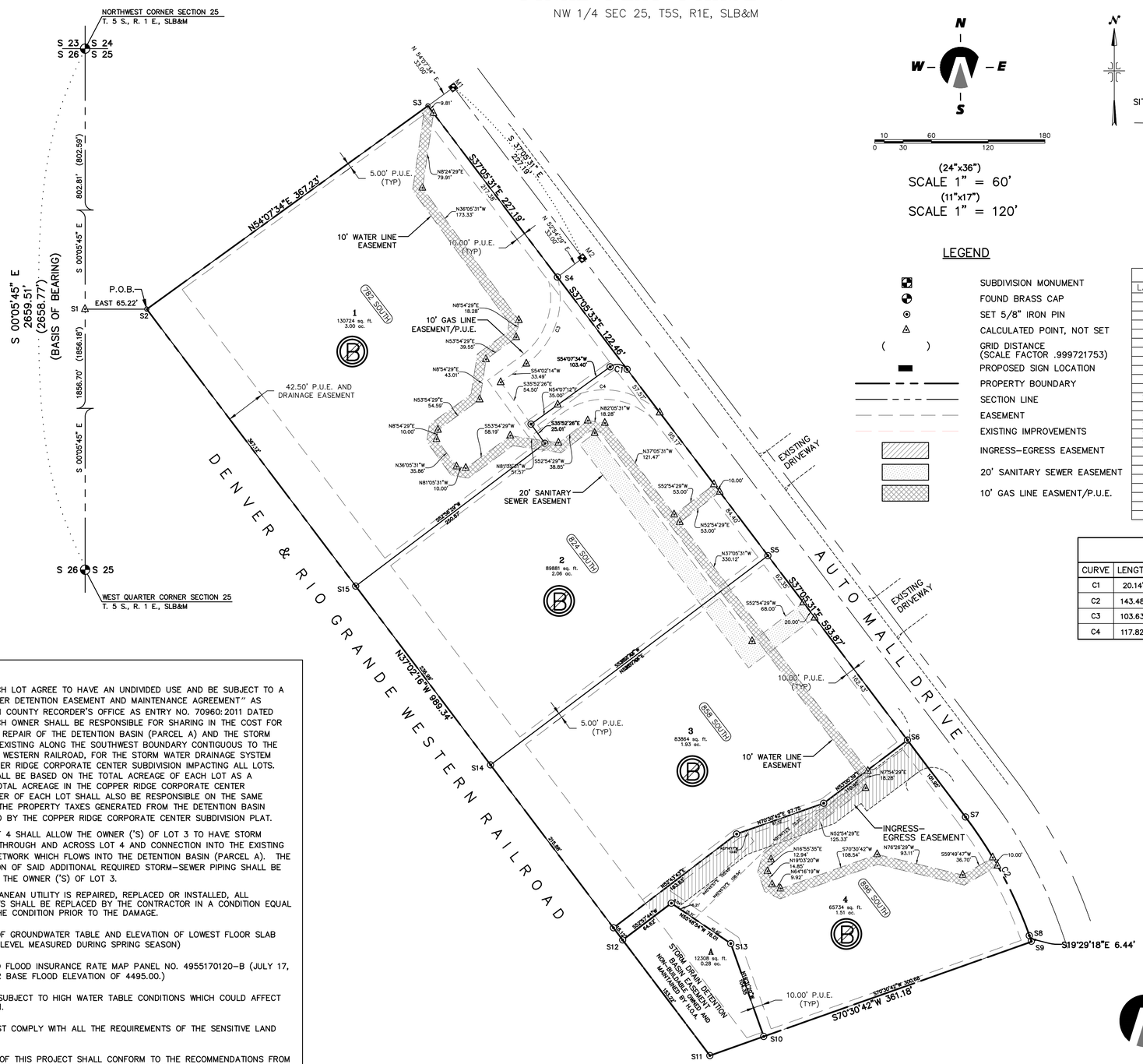
SUPPORTING DOCUMENTS

1. Ordinance
2. Plat
3. Staff report
4. Planning commission meeting minutes, January 21, 2015

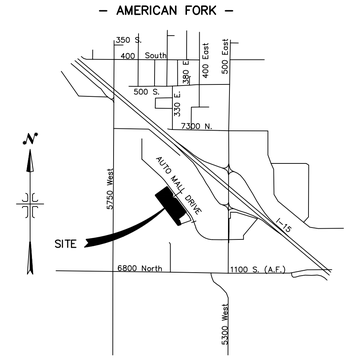
Recommended by planning commission.

COPPER RIDGE AT NORTHSHORE CORP. CENTER FINAL PLAT PHASE 1

NW 1/4 SEC 25, T5S, R1E, SLB&M



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



VICINITY MAP
–NTS–

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ( ) GRID DISTANCE (SCALE FACTOR .999721753)
- PROPOSED SIGN LOCATION
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT
- EXISTING IMPROVEMENTS
- INGRESS–EGRESS EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' GAS LINE EASMENT/P.U.E.

GRID FACTOR = 0.999725963

STATE PLANE COORDINATES

LABEL	NORTHING	EASTING
M1	738,700.56	1,919,229.65
M2	738,519.95	1,919,366.21
S1	738,466.08	1,918,840.22
S2	738,466.08	1,918,905.42
S3	738,681.22	1,919,202.91
S4	738,500.06	1,919,339.89
S5	738,208.26	1,919,560.37
S6	738,021.39	1,919,701.64
S7	737,928.91	1,919,771.72
S8	737,803.10	1,919,839.43
S9	737,797.03	1,919,841.58
S10	737,696.74	1,919,558.19
S11	737,676.57	1,919,501.18
S12	737,798.63	1,919,408.94
S13	737,795.08	1,919,523.33
S14	737,986.82	1,919,266.92
S15	738,172.89	1,919,126.52

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	20.14'	13.00'	18.19'	N81°29'02"W	88°46'48"
C2	143.48'	467.00'	142.92'	S28°17'24"E	17°36'14"
C3	103.63'	85.63'	97.42'	S19°38'17"W	69°20'40"
C4	117.82'	83.93'	108.38'	S85°32'26"E	80°26'05"

NOTE:

NO BASEMENT ALLOWED

NOTES:

1) THE OWNER OF EACH LOT AGREE TO HAVE AN UNDIVIDED USE AND BE SUBJECT TO A "GRANT OF STORM WATER DETENTION EASEMENT AND MAINTENANCE AGREEMENT" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 70960:2011 DATED OCTOBER 6, 2011. EACH OWNER SHALL BE RESPONSIBLE FOR SHARING IN THE COST FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASIN (PARCEL A) AND THE STORM WATER PIPE NETWORK, EXISTING ALONG THE SOUTHWEST BOUNDARY CONTIGUOUS TO THE DENVER & RIO GRANDE WESTERN RAILROAD, FOR THE STORM WATER DRAINAGE SYSTEM THROUGHOUT THE COPPER RIDGE CORPORATE CENTER SUBDIVISION IMPACTING ALL LOTS. THE COST SHARING SHALL BE BASED ON THE TOTAL ACREAGE OF EACH LOT AS A PERCENTAGE OF THE TOTAL ACREAGE IN THE COPPER RIDGE CORPORATE CENTER SUBDIVISION. THE OWNER OF EACH LOT SHALL ALSO BE RESPONSIBLE ON THE SAME PRO–RATA BASIS FOR THE PROPERTY TAXES GENERATED FROM THE DETENTION BASIN (PARCEL A) AS DEFINED BY THE COPPER RIDGE CORPORATE CENTER SUBDIVISION PLAT.

2) THE OWNER OF LOT 4 SHALL ALLOW THE OWNER ('S) OF LOT 3 TO HAVE STORM SEWER SERVICEABILITY THROUGH AND ACROSS LOT 4 AND CONNECTION INTO THE EXISTING STORM DRAIN PIPING NETWORK WHICH FLOWS INTO THE DETENTION BASIN (PARCEL A). THE COSTS FOR INSTALLATION OF SAID ADDITIONAL REQUIRED STORM–SEWER PIPING SHALL BE THE RESPONSIBILITY OF THE OWNER ('S) OF LOT 3.

3) WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.

4) HISTORICAL DEPTH OF GROUNDWATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MIN. 3' ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)

5) PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120–B (JULY 17, 2002 WITH A 100–YEAR BASE FLOOD ELEVATION OF 4495.00.)

6) THIS PLAT MAY BE SUBJECT TO HIGH WATER TABLE CONDITIONS WHICH COULD AFFECT BUILDING CONSTRUCTION.

7) THESE PARCELS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE SENSITIVE LAND OVERLAY ORDINANCE.

8) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802–8992

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITHSECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8a–2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT NORTHWEST CORNER; THENCE S.00°05'45" E 802.81 FEET ALONG THE SECTION LINE; THENCE EAST 65.22 FEET TO THE REAL POINT OF BEGINNING. SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD

THENCE N 54°07'34" E 367.23 FEET TO THE SOUTH RIGHT OF WAY LINE AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY: THENCE S 37°05'31" E 227.19 FEET; THENCE S 37°05'33" E 122.46 FEET; THENCE S 37°05'31" E 593.87 FEET TO A POINT OF CURVATURE OF A 467.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°36'14" AND A CHORD THAT BEARS S 28°17'24" E A DISTANCE OF 142.92 FEET; THENCE S. 19°29'18" E. A DISTANCE OF 6.44 FEET; THENCE S. 70°30'42" W. TO THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD: A DISTANCE OF 361.18 FEET; THENCE N 37°02'16" W 989.34 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 8.78 ACRES (382,512 S.F.).

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____, A.D. 20____.

BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

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)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION REVIEW

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

DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER

APPROVED THIS ____DAY OF _____ A.D. 20____, BY PACIFICORP

PACIFICORP

WATER AUTHORITY APPROVAL

APPROVED THIS____ DAY OF_____ A.D. 20____, BY COMMUNITY WATER AUTHORITY

COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20____, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY

PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER

BEING A VACATION OF NORTHSHORE CORPORATION CENTER PLAT "A"
A PLANNED INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL LANDS

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

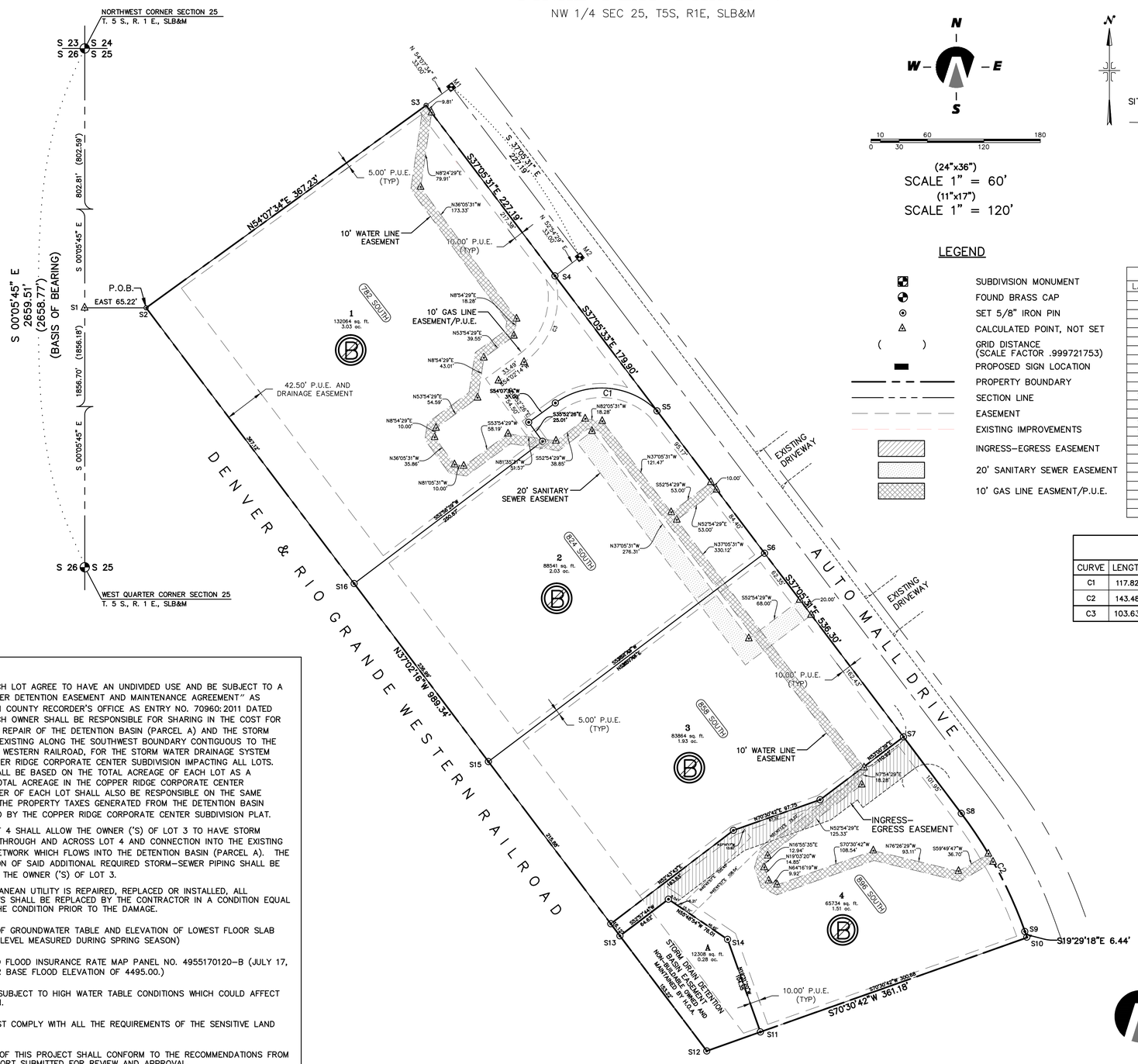
COPPER RIDGE

K:\3–06–083–00 COPPER RIDGE\CAD\Final\OVERALL FINAL PLAT 12–18–14 B.dwg 12/23/2014 2:53 PM

Not Recommended by Planning Commission

COPPER RIDGE AT NORTHSHORE CORP. CENTER FINAL PLAT PHASE 1

NW 1/4 SEC 25, T5S, R1E, SLB&M



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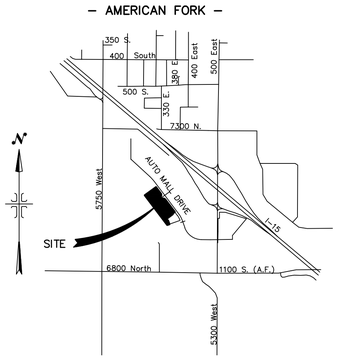

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–NTS–

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M1	738,700.56	1,919,229.65
M2	738,519.95	1,919,366.21
S1	738,466.08	1,918,840.22
S2	738,466.08	1,918,905.42
S3	738,681.22	1,919,202.91
S4	738,500.06	1,919,339.89
S5	738,356.37	1,919,448.38
S6	738,208.26	1,919,560.37
S7	738,021.39	1,919,701.64
S8	737,928.91	1,919,771.72
S9	737,803.10	1,919,839.43
S10	737,797.03	1,919,841.58
S11	737,696.74	1,919,558.19
S12	737,676.57	1,919,501.18
S13	737,798.63	1,919,408.94
S14	737,795.08	1,919,523.33
S15	737,986.82	1,919,266.92
S16	738,172.89	1,919,126.52

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.82'	83.93'	108.38'	N85°32'26"W	80°26'05"
C2	143.48'	467.00'	142.92'	S28°17'24"E	17°36'14"
C3	103.63'	85.63'	97.42'	S19°38'17"W	69°20'40"

NOTE:

NO BASEMENT ALLOWED

NOTES:

1) THE OWNER OF EACH LOT AGREE TO HAVE AN UNDIVIDED USE AND BE SUBJECT TO A "GRANT OF STORM WATER DETENTION EASEMENT AND MAINTENANCE AGREEMENT" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 70960:2011 DATED OCTOBER 6, 2011. EACH OWNER SHALL BE RESPONSIBLE FOR SHARING IN THE COST FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASIN (PARCEL A) AND THE STORM WATER PIPE NETWORK, EXISTING ALONG THE SOUTHWEST BOUNDARY CONTIGUOUS TO THE DENVER & RIO GRANDE WESTERN RAILROAD, FOR THE STORM WATER DRAINAGE SYSTEM THROUGHOUT THE COPPER RIDGE CORPORATE CENTER SUBDIVISION IMPACTING ALL LOTS. THE COST SHARING SHALL BE BASED ON THE TOTAL ACREAGE OF EACH LOT AS A PERCENTAGE OF THE TOTAL ACREAGE IN THE COPPER RIDGE CORPORATE CENTER SUBDIVISION. THE OWNER OF EACH LOT SHALL ALSO BE RESPONSIBLE ON THE SAME PRO–RATA BASIS FOR THE PROPERTY TAXES GENERATED FROM THE DETENTION BASIN (PARCEL A) AS DEFINED BY THE COPPER RIDGE CORPORATE CENTER SUBDIVISION PLAT.

2) THE OWNER OF LOT 4 SHALL ALLOW THE OWNER ('S) OF LOT 3 TO HAVE STORM SEWER SERVICEABILITY THROUGH AND ACROSS LOT 4 AND CONNECTION INTO THE EXISTING STORM DRAIN PIPING NETWORK WHICH FLOWS INTO THE DETENTION BASIN (PARCEL A). THE COSTS FOR INSTALLATION OF SAID ADDITIONAL REQUIRED STORM–SEWER PIPING SHALL BE THE RESPONSIBILITY OF THE OWNER ('S) OF LOT 3.

3) WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.

4) HISTORICAL DEPTH OF GROUNDWATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MIN. 3' ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)

5) PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120–B (JULY 17, 2002 WITH A 100–YEAR BASE FLOOD ELEVATION OF 4495.00.)

6) THIS PLAT MAY BE SUBJECT TO HIGH WATER TABLE CONDITIONS WHICH COULD AFFECT BUILDING CONSTRUCTION.

7) THESE PARCELS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE SENSITIVE LAND OVERLAY ORDINANCE.

8) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802–8992

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITHSECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8a–2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, PLS _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT NORTHWEST CORNER; THENCE S.00°05'45" E 802.81 FEET ALONG THE SECTION LINE; THENCE EAST 65.22 FEET TO THE REAL POINT OF BEGINNING. SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD

THENCE N 54°07'34" E 367.23 FEET TO THE SOUTH RIGHT OF WAY LINE AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY LINE: THENCE S 37°05'31" E 227.19 FEET; THENCE S 37°05'33" E 179.90 FEET; THENCE S 37°05'31" E 536.30 FEET TO A POINT OF CURVATURE OF A 467.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°36'14" AND A CHORD THAT BEARS S 28°17'24" E A DISTANCE OF 142.92 FEET; THENCE S. 19°29'18" E. A DISTANCE OF 6.44 FEET; THENCE S. 70°30'42" W. TO THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD: A DISTANCE OF 361.18 FEET; THENCE N 37°02'16" W 989.34 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 8.78 ACRES (382,512 S.F.).

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____, A.D. 20____.

BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

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)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION REVIEW

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

DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER

APPROVED THIS ____DAY OF _____ A.D. 20____, BY PACIFICORP

PACIFICORP

WATER AUTHORITY APPROVAL

APPROVED THIS____ DAY OF_____ A.D. 20____, BY COMMUNITY WATER AUTHORITY

COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20____, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY

PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER

BEING A VACATION OF NORTHSHORE CORPORATION CENTER PLAT "A"
A PLANNED INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL LANDS

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

COPPER RIDGE

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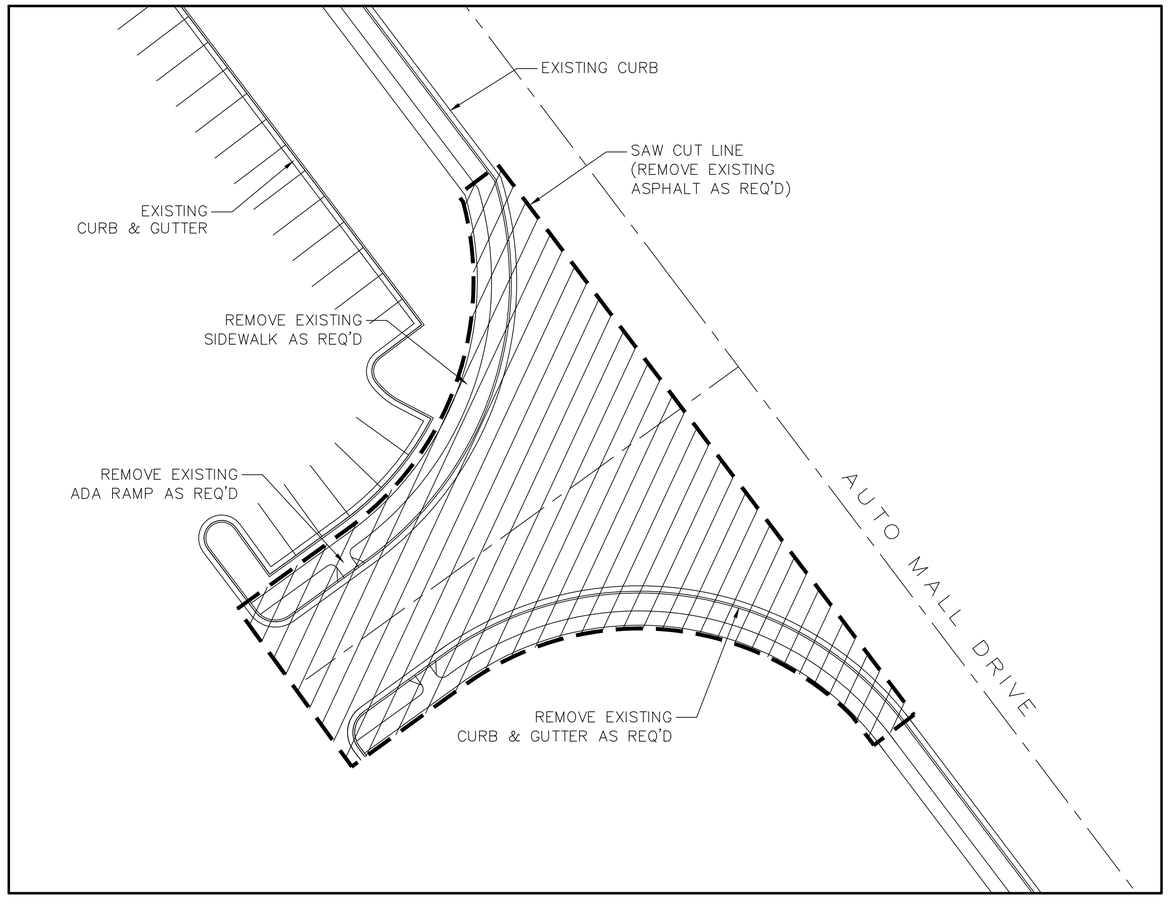

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

COOPER RIDGE

DEMOLITION PLAN EXHIBIT

AMERICAN FORK, UTAH

JOB NO.
3-06-083

SHEET NO.
1

From: **Mac Oswald** mac@soundconcepts.com
Subject: FW: FW: URGENT
Date: January 14, 2015 at 3:35 PM
To: wendelin@afcity.net, aolsen@afcity.net, aspencer@afcity.net
Cc: Mac Oswald mac@soundconcepts.com, Jason Matheny jrm@soundconcepts.com, kspencer@neiutah.com, Jarrod Hunt jarrod.hunt@coldwellutah.com

MO

Wendeli,

Re: Copper Ridge project

This letter is meant to provide information for the Planning Commission as to why JMCC Properties is asking that the existing road entrance into our south parking lot at 782 South Auto Mall Dr NOT be demolished and reconstructed. I have attached copies of the proposed demolition plan and proposed curb design if we are required to decrease the size of the existing access. I have also attached the estimated cost of demolition ($ 6,500.00) of the existing access and the estimated re-construction costs for a smaller access ($ 22,900.00)

Here is some background info:

When the developer of the project across the street from us on Auto Mall Dr presented his plan, it included doing away with the roundabout adjacent to both of our properties and straightening the west side of Auto Mall Dr adjacent to the Sound Concepts building. We agreed to this as long as there were no costs associated with the redesign and construction of Auto Mall Dr and our existing entrance into our parking lot.

We were then required by AF City to submit a subdivision plat for all the acreage and designated lots in Copper Ridge. As we have prepared this new plat, we have two commercial users who want to buy the remaining acreage and submit site plans concurrent with our subdivision plat. Blue Bell is the company whose site plan is being held up until the decision is made on the existing access to our parking lot.

We were then informed by AF City Engineering that we would be required to decrease the size of the existing access to the existing buildings parking lot and have a portion of the existing dedicated street west of the old roundabout deeded to us for us to maintain.

We are asking AF City to NOT require us to demolish and rebuild the existing access which has been in place since the beginning of the development for the following reasons:

1.The 45' delivery trucks entering our parking lot will not have a turn lane into our development off Auto Mall Dr which makes the width of the existing drive access important. Because Auto Mall Dr is now a straight road all along our development, the speed of the cars and trucks along that road has increased with the demolition of the roundabout.
2. Any change in the existing driveway will disrupt the existing parking plan.

3. The fire truck access will be more restrictive with a smaller entrance.

4. The cost of demolition and re-construction of the already workable existing access is estimated to cost us approximately $30,000.00. This access has worked just fine for the last 7 years. Why should we be required to tear out a perfectly good roadway?

Thank you for your consideration.

Mac Oswald
JMCC Properties

From: Kyle Spencer [mailto:kspencer@neiutah.com]
Sent: Wednesday, January 14, 2015 2:30 PM
To: Mac Oswald
Subject: Re: FW: URGENT

Mac

Thanks for following up with your Copper Ridge project.

I have met with Carlton Excavation and reviewed with him your Driveway re-construction concept plan. He has put together a few budget costs that represent the reconstruction costs with demolition.

I hope this helps. Please call me if you have any questions.

Thanks,

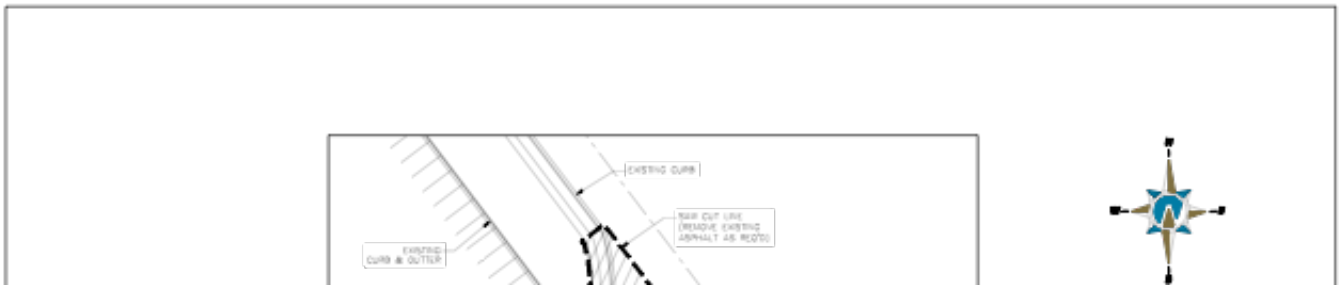
Kyle

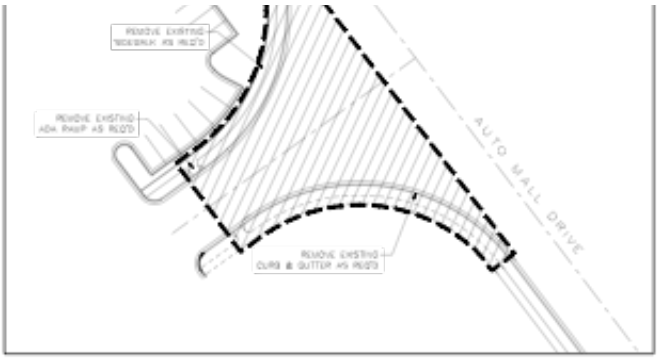
Kyle Spencer

Northern ENGINEERING

1040 East 800 North
Orem, Utah 84097
Phone: 801.802.8992
Fax: 801.802.8993
Email: kspencer@neiutah.com
Website: http://www.neiutah.com

summer@neiutah.com_20150114_141803.pdf





(PLAN)
SCALE 1" = 30'
(PROF)
SCALE 1" = 40'

REMOVE & DISPOSE OFF-SITE

24" CURB & GUTTER = 296 LF

CONCRETE SIDEWALK = 122 LF

ADA RAMPS = 1

OLD ASPHALT = 7,996 SQ.FT.

SAW CUT = 533 LF

Carlton Inc
14 South 300 East
Alpine, Ut 84004

ESTIMATE/BID

DATE	ESTIMATE NO.

PROJECT

Name/Address
Copper Ridge Entrance Re-Construction

DESCRIPTION	QTY	RATE	TOTAL
Remove - Haul off 2' Curb	300		1,800.00
" " 5' Walk	125'		750.00
Remove ADA Ramp	1	350	350
Remove 3" Asphalt	8000 SF.	.30	2,400.00
Saw Cut	600 LF	2.00	1,200
			6,500.00

TOTAL

Carlton Inc
14 South 300 East
Alpine, Ut 84004

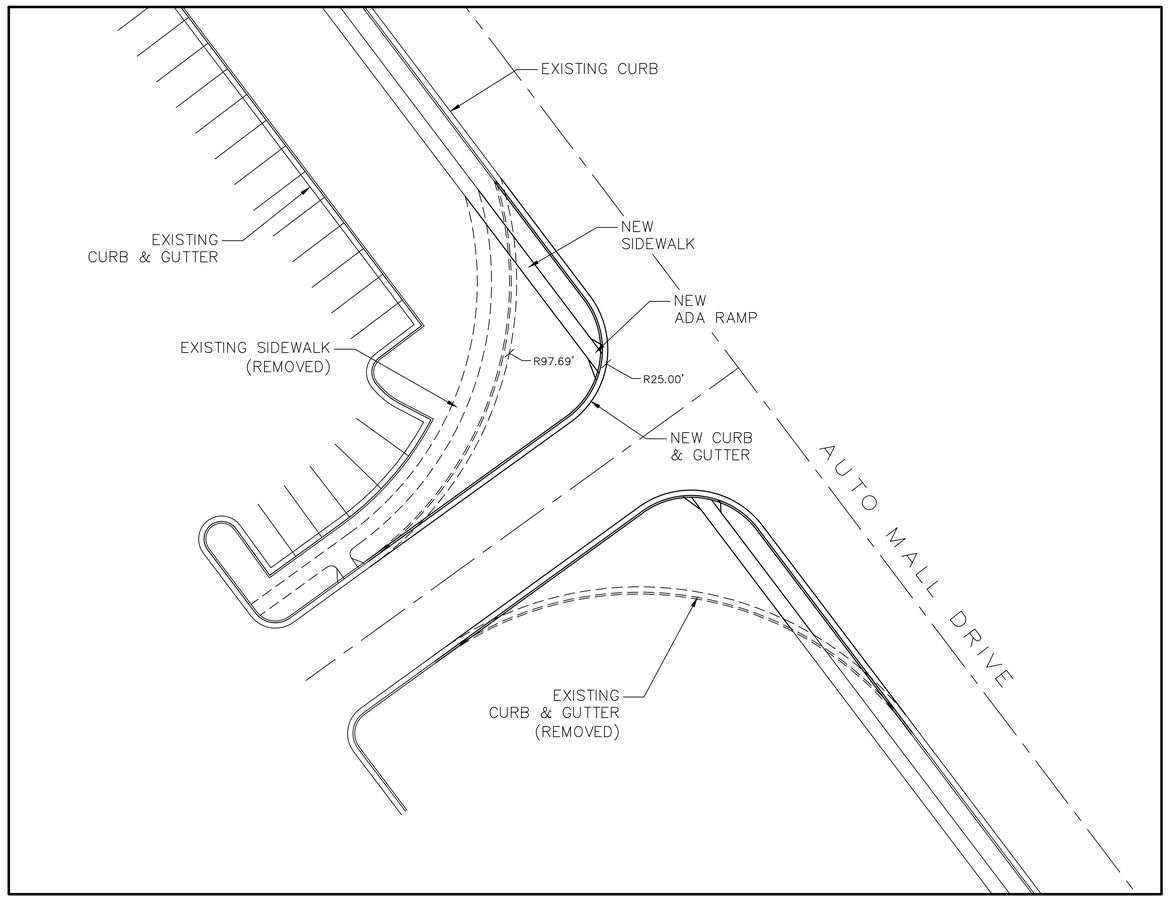
ESTIMATE/BID

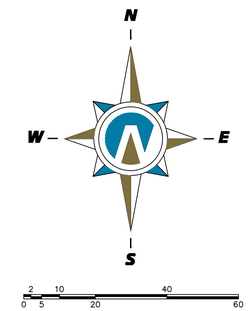
DATE	ESTIMATE NO.

PROJECT

Name/Address
Copper Ridge Entrance Re-Construction

DESCRIPTION	QTY	RATE	TOTAL
2' Curb	350 LF	17.00	5950
5' Walk	150 LF	20	3000
ADA Ramps	2	1200	2400
Asphalt	3850 S.F.	3.00	11,550.00
		TOTAL	22,900





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

COOPER RIDGE

PROPOSED CURB EXHIBIT

AMERICAN FORK, UTAH

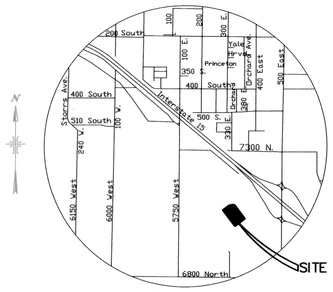
JOB NO. 3-06-083

SHEET NO. 2

STATE PLANE COORDINATES		
LABEL	NORTHING	EASTING
M1	738700.56	1,919,229.65
M2	738212.20	1919598.88
S1	738466.08	1918840.22
S2	738466.08	1918905.42
S3	738681.22	1919202.91
S4	738488.75	1919348.44
S5	738431.24	1919345.73
S6	738392.59	1919373.42
S7	738380.09	1919430.59
S8	738192.31	1919572.57
S9	737970.59	1919279.32

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	45.00'	62.49'	57.59'	S 02°41'28" W	79°33'59"
C2	45.00'	63.73'	58.54'	S 77°39'49" E	81°08'36"
C3	85.63'	103.63'	97.42'	N 19°38'16" E	69°20'44"
C4	83.92'	117.81'	108.37'	N 85°32'22" W	80°26'13"

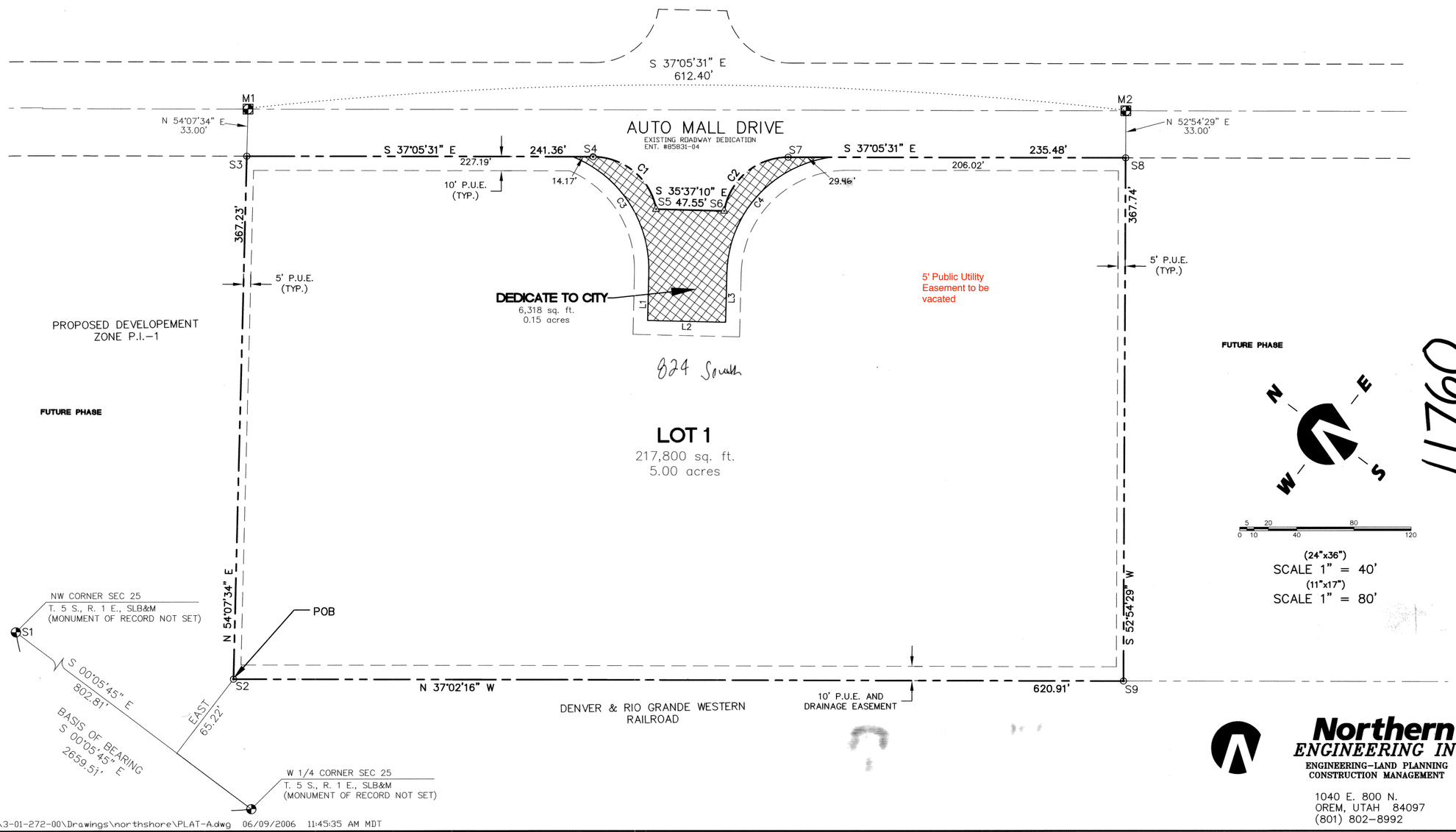
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.49	S 54°02'14" W
L2	54.50	S 35°52'26" E
L3	35.01	N 54°07'34" E



VICINITY MAP
–NTS–

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE



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SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

June 9, 2006
DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT NORTHWEST CORNER; THENCE S 0°05'45" E A DISTANCE OF 802.81 FEET ALONG THE SECTION LINE; THENCE EAST A DISTANCE OF 65.22 FEET TO THE REAL POINT OF BEGINNING.

THENCE N 54°07'34" E A DISTANCE OF 367.23 FEET; THENCE S 37°05'31"E A DISTANCE OF 241.36 FEET TO A POINT OF CURVATURE OF A 45.00–FOOT RADIUS TANGENT CURVE OT THE RIGHT; THENCE SOUTHWESTERLY A DISTANCE OF 62.49 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 79°33'59" AND A CHORD THAT BEARS S 02°41'28"W A DISTANCE OF 57.59 FEET; THENCE S 35°37'10"E A DISTANCE OF 47.55 FEET; TO A POINT OF CURVATURE OF A 45.00–FOOT RADIUS NON–TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 63.73 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 81°08'36" AND A CHORD THAT BEARS S 77°39'49"E A DISTANCE OF 58.54 FEET; THENCE S 37°05'31"E A DISTANCE OF 235.48 FEET; THENCE S 52°54'29"W A DISTANCE OF 367.74 FEET; THENCE N 37°02'16"W A DISTANCE OF 620.91 FEET TO THE REAL POINT OF BEGINNING CONTAINING 5.15 ACRES.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF 19th June, A.D. 20 06.

LOWE LAND DEVELOPMENT L.C.

BY: _____
MANAGING MEMBER

BY: Matthew Lowe
– MEMBER

BY: _____
– MEMBER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 19 DAY OF June, A.D. 20 06 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES Feb 4, 2003

Terilyn Lurker
NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 23 DAY OF May A.D. 20 06.

Robert M. Thompson
Gunnar D. Cates
Richy Stan
Heidi K. Bodelback

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PACIFICORP	COMMUNITY WATER AUTHORITY
APPROVED THIS ____DAY OF _____ A.D. 20___, BY PACIFICORP	APPROVED THIS____ DAY OF_____ A.D. 20___, BY COMMUNITY WATER AUTHORITY
PACIFICORP	COMMUNITY WATER AUTHORITY

COMMUNITY SEWER AUTHORITY

ENT. 83520:2006 PG
RANDALL A. COON
UTAH COUNTY REC
2006 Jul 13 2:53 pm FEE 31.00
RECORDED FOR AMERICAN FORK CI

APPROVED THIS 12 DAY OF JULY A.D. 20 06, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY & SEWER AUTHORITY

NORTHSHORE CORPORATION CENTER PLAT "A"

NW 1/4 SEC 25,T5S,R1E, SLB&M

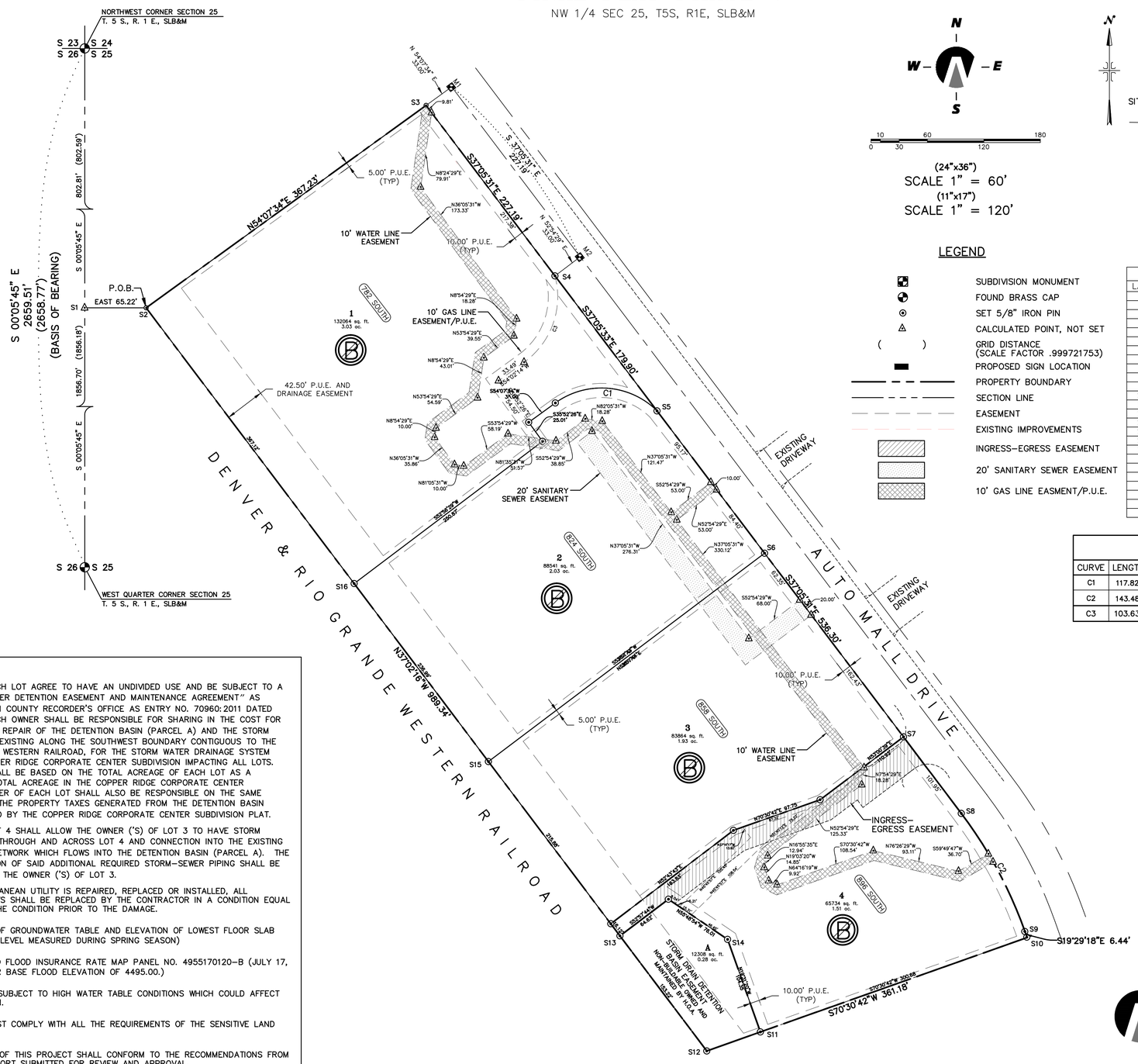
AMERICAN FORK UTAH COUNTY, UTAH
SCALE 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDER SEAL
LICENSED LAND SURVEYOR No. 172762 Kenneth E. Barney 6/9/06 STATE OF UTAH	TERILYN LURKER NOTARY PUBLIC-STATE OF UTAH 51 EAST MAIN AMERICAN FORK, UT 84003 COMM. EXPIRES 2-4-2008	AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH	AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH

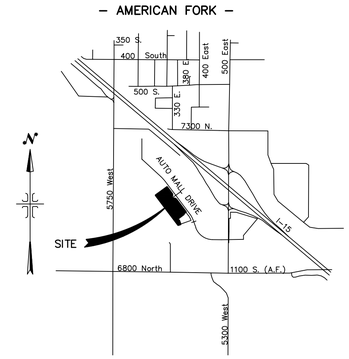
Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

COPPER RIDGE
AT NORTHSHORE CORP. CENTER
FINAL PLAT PHASE 1

NW 1/4 SEC 25, T5S, R1E, SLB&M



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



VICINITY MAP
–NTS–

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ( ) GRID DISTANCE (SCALE FACTOR .999721753)
- PROPOSED SIGN LOCATION
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT
- EXISTING IMPROVEMENTS
- INGRESS–EGRESS EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' GAS LINE EASMENT/P.U.E.

GRID FACTOR = 0.999725963

STATE PLANE COORDINATES		
LABEL	NORTHING	EASTING
M1	738,700.56	1,919,229.65
M2	738,519.95	1,919,366.21
S1	738,466.08	1,918,840.22
S2	738,466.08	1,918,905.42
S3	738,681.22	1,919,202.91
S4	738,500.06	1,919,339.89
S5	738,356.37	1,919,448.38
S6	738,208.26	1,919,560.37
S7	738,021.39	1,919,701.64
S8	737,928.91	1,919,771.72
S9	737,803.10	1,919,839.43
S10	737,797.03	1,919,841.58
S11	737,696.74	1,919,558.19
S12	737,676.57	1,919,501.18
S13	737,798.63	1,919,408.94
S14	737,795.08	1,919,523.33
S15	737,986.82	1,919,266.92
S16	738,172.89	1,919,126.52

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.82'	83.93'	108.38'	N85°32'26"W	80°26'05"
C2	143.48'	467.00'	142.92'	S28°17'24"E	17°36'14"
C3	103.63'	85.63'	97.42'	S19°38'17"W	69°20'40"

NOTE:

NO BASEMENT ALLOWED

NOTES:

1) THE OWNER OF EACH LOT AGREE TO HAVE AN UNDIVIDED USE AND BE SUBJECT TO A "GRANT OF STORM WATER DETENTION EASEMENT AND MAINTENANCE AGREEMENT" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 70960:2011 DATED OCTOBER 6, 2011. EACH OWNER SHALL BE RESPONSIBLE FOR SHARING IN THE COST FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASIN (PARCEL A) AND THE STORM WATER PIPE NETWORK, EXISTING ALONG THE SOUTHWEST BOUNDARY CONTIGUOUS TO THE DENVER & RIO GRANDE WESTERN RAILROAD, FOR THE STORM WATER DRAINAGE SYSTEM THROUGHOUT THE COPPER RIDGE CORPORATE CENTER SUBDIVISION IMPACTING ALL LOTS. THE COST SHARING SHALL BE BASED ON THE TOTAL ACREAGE OF EACH LOT AS A PERCENTAGE OF THE TOTAL ACREAGE IN THE COPPER RIDGE CORPORATE CENTER SUBDIVISION. THE OWNER OF EACH LOT SHALL ALSO BE RESPONSIBLE ON THE SAME PRO–RATA BASIS FOR THE PROPERTY TAXES GENERATED FROM THE DETENTION BASIN (PARCEL A) AS DEFINED BY THE COPPER RIDGE CORPORATE CENTER SUBDIVISION PLAT.

2) THE OWNER OF LOT 4 SHALL ALLOW THE OWNER ('S) OF LOT 3 TO HAVE STORM SEWER SERVICEABILITY THROUGH AND ACROSS LOT 4 AND CONNECTION INTO THE EXISTING STORM DRAIN PIPING NETWORK WHICH FLOWS INTO THE DETENTION BASIN (PARCEL A). THE COSTS FOR INSTALLATION OF SAID ADDITIONAL REQUIRED STORM–SEWER PIPING SHALL BE THE RESPONSIBILITY OF THE OWNER ('S) OF LOT 3.

3) WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.

4) HISTORICAL DEPTH OF GROUNDWATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MIN. 3' ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)

5) PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120–B (JULY 17, 2002 WITH A 100–YEAR BASE FLOOD ELEVATION OF 4495.00.)

6) THIS PLAT MAY BE SUBJECT TO HIGH WATER TABLE CONDITIONS WHICH COULD AFFECT BUILDING CONSTRUCTION.

7) THESE PARCELS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE SENSITIVE LAND OVERLAY ORDINANCE.

8) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802–8992

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITHSECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8a–2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, PLS _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT NORTHWEST CORNER; THENCE S.00°05'45" E 802.81 FEET ALONG THE SECTION LINE; THENCE EAST 65.22 FEET TO THE REAL POINT OF BEGINNING. SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD

THENCE N 54°07'34" E 367.23 FEET TO THE SOUTH RIGHT OF WAY LINE AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY LINE: THENCE S 37°05'31" E 227.19 FEET; THENCE S 37°05'33" E 179.90 FEET; THENCE S 37°05'31" E 536.30 FEET TO A POINT OF CURVATURE OF A 467.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°36'14" AND A CHORD THAT BEARS S 28°17'24" E A DISTANCE OF 142.92 FEET; THENCE S. 19°29'18" E. A DISTANCE OF 6.44 FEET; THENCE S. 70°30'42" W. TO THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD: A DISTANCE OF 361.18 FEET; THENCE N 37°02'16" W 989.34 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 8.78 ACRES (382,512 S.F.).

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____, A.D. 20____.

BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

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)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION REVIEW

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

DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER	WATER AUTHORITY APPROVAL
APPROVED THIS ____DAY OF _____ A.D. 20____, BY PACIFICORP	APPROVED THIS____ DAY OF_____ A.D. 20____, BY COMMUNITY WATER AUTHORITY
PACIFICORP	COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20____, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY

PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER

BEING A VACATION OF NORTHSHORE CORPORATION CENTER PLAT "A"
A PLANNED INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL LANDS

AMERICAN FORK UTAH COUNTY, UTAH

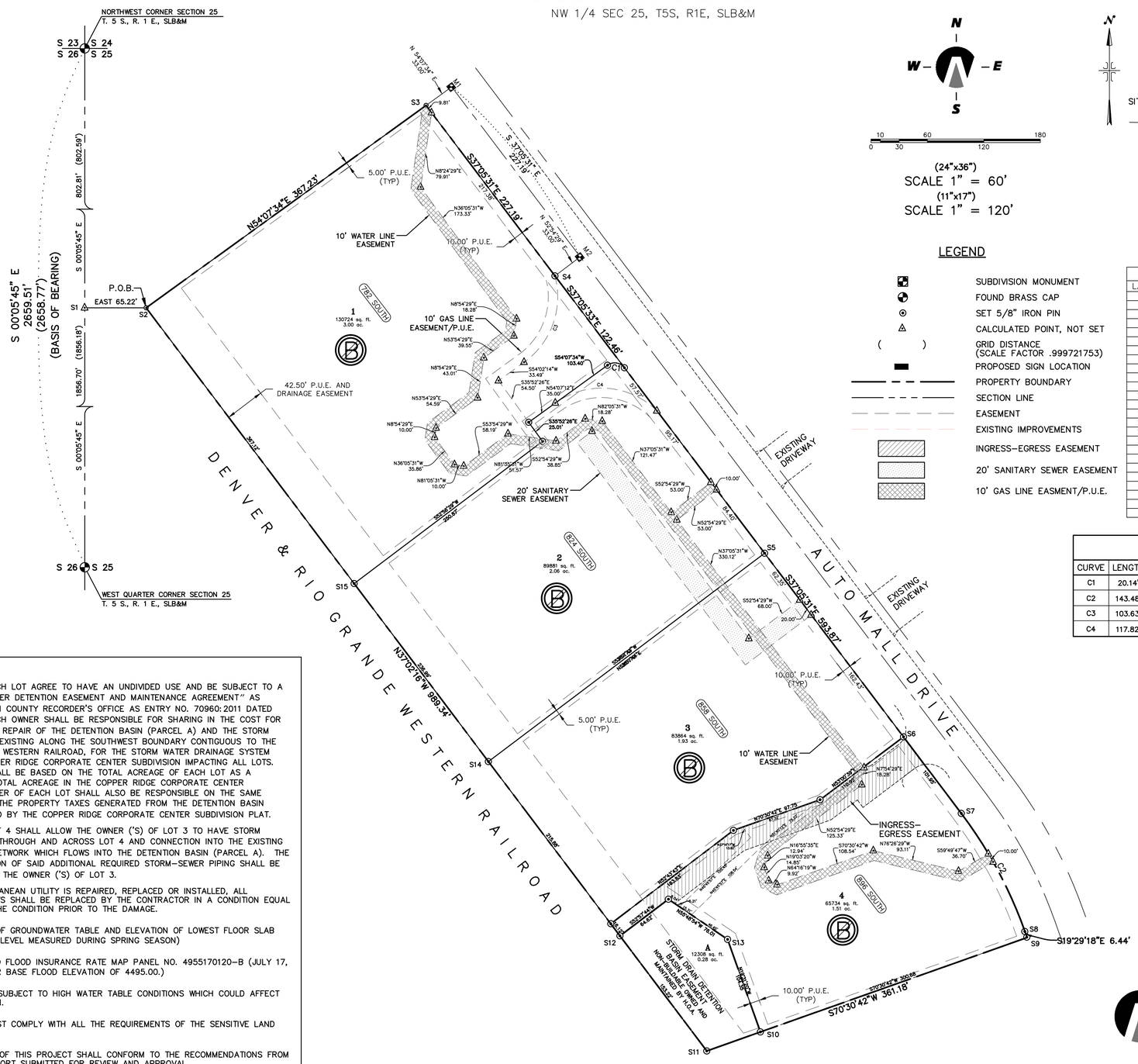
SCALE: 1" = 60 FEET

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

COPPER RIDGE

COPPER RIDGE
AT NORTHSHORE CORP. CENTER
FINAL PLAT PHASE 1

NW 1/4 SEC 25, T5S, R1E, SLB&M



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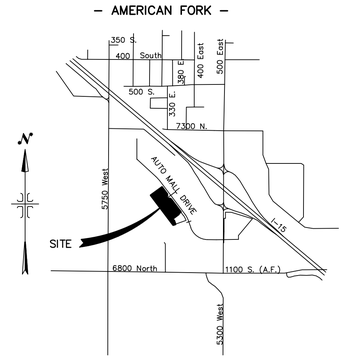

VICINITY MAP
–NTS–

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ( ) GRID DISTANCE (SCALE FACTOR .999721753)
- PROPOSED SIGN LOCATION
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT
- EXISTING IMPROVEMENTS
- INGRESS–EGRESS EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' GAS LINE EASMENT/P.U.E.

GRID FACTOR = 0.999725963

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	20.14'	13.00'	18.19'	N81°29'02"W	88°46'48"
C2	143.48'	467.00'	142.92'	S28°17'24"E	17°36'14"
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NOTE:

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5) PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120–B (JULY 17, 2002 WITH A 100–YEAR BASE FLOOD ELEVATION OF 4495.00.)

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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802–8992

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITHSECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8a–2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, PLS

BOUNDARY DESCRIPTION

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COMMENCE AT NORTHWEST CORNER; THENCE S.00°05'45" E 802.81 FEET ALONG THE SECTION LINE; THENCE EAST 65.22 FEET TO THE REAL POINT OF BEGINNING. SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD

THENCE N 54°07'34" E 367.23 FEET TO THE SOUTH RIGHT OF WAY LINE AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY: THENCE S 37°05'31" E 227.19 FEET; THENCE S 37°05'33" E 122.46 FEET; THENCE S 37°05'31" E 593.87 FEET TO A POINT OF CURVATURE OF A 467.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°36'14" AND A CHORD THAT BEARS S 28°17'24" E A DISTANCE OF 142.92 FEET; THENCE S. 19°29'18" E. A DISTANCE OF 6.44 FEET; THENCE S. 70°30'42" W. TO THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD: A DISTANCE OF 361.18 FEET; THENCE N 37°02'16" W 989.34 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 8.78 ACRES (382,512 S.F.).

OWNER'S DEDICATION

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IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____, A.D. 20____.

BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

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)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION REVIEW

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

DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER

APPROVED THIS ____DAY OF _____ A.D. 20____, BY PACIFICORP

PACIFICORP

WATER AUTHORITY APPROVAL

APPROVED THIS____ DAY OF_____ A.D. 20____, BY COMMUNITY WATER AUTHORITY

COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20____, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY

PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER

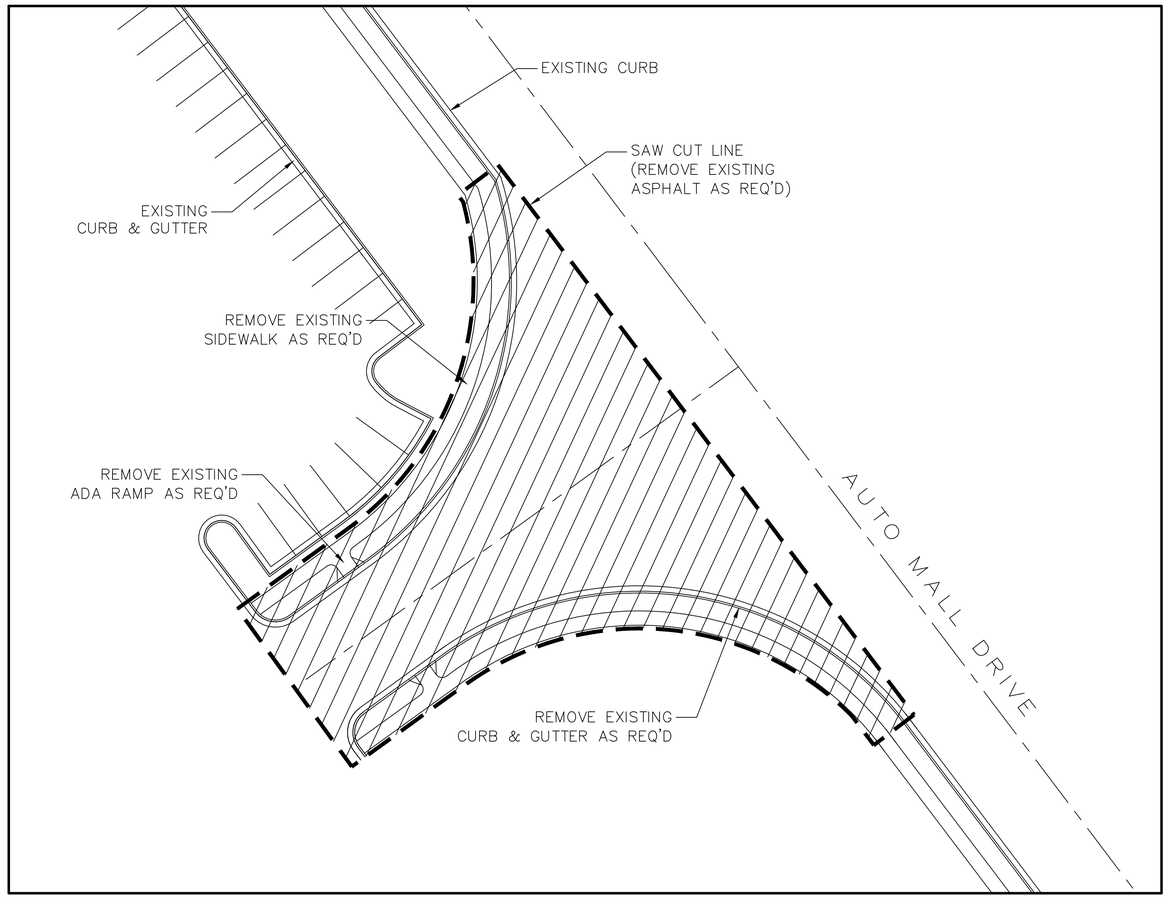
BEING A VACATION OF NORTHSHORE CORPORATION CENTER PLAT "A"
A PLANNED INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL LANDS

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

COPPER RIDGE



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-06-083-00 COPPER RIDGE\CAD\Exhibit\DEMOLITION PLAN.dwg 12/23/2014 11:43 AM

Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

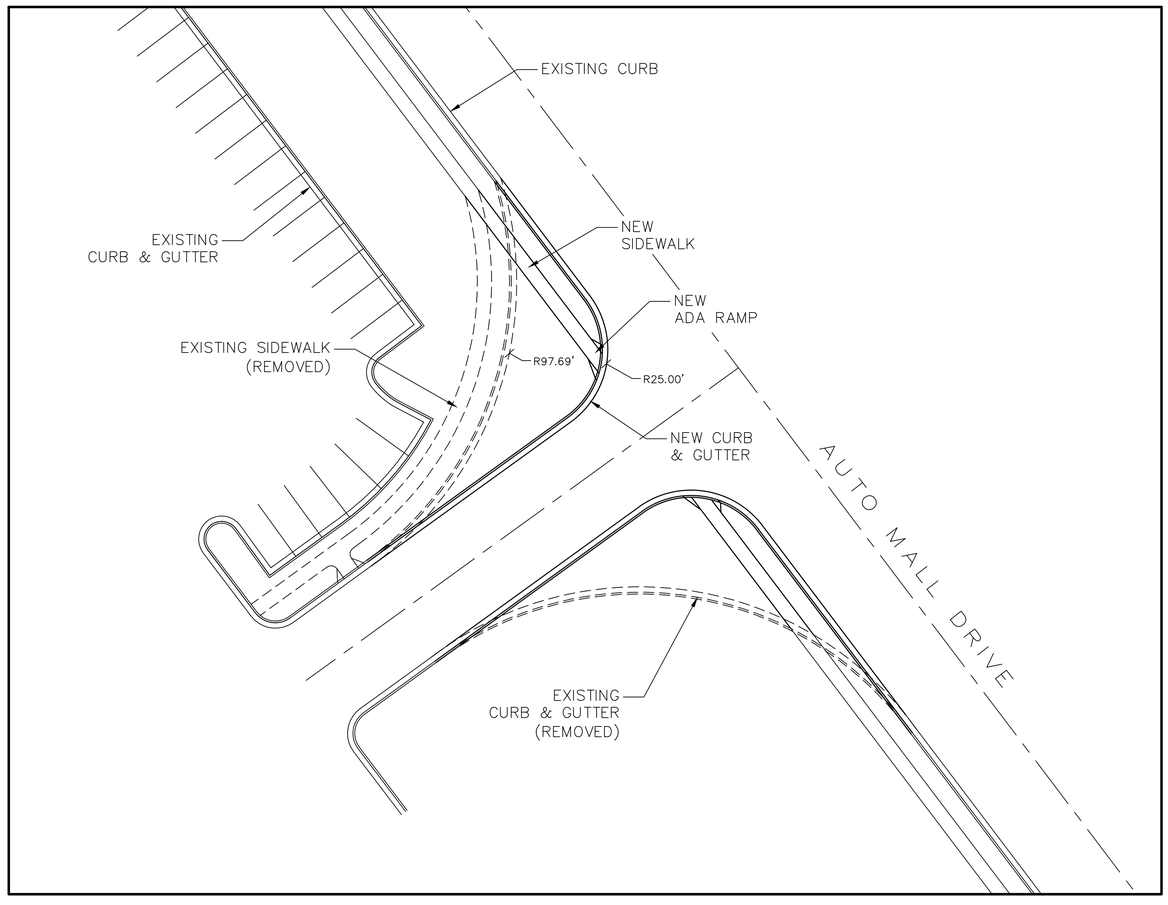
COOPER RIDGE

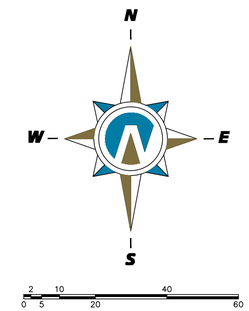
DEMOLITION PLAN EXHIBIT

AMERICAN FORK, UTAH

JOB NO.
3-06-083

SHEET NO.
1





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NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-06-083-00 COPPER RIDGE\CAD\Exhibit\PROPOSED CURB DESIGN.dwg 12/23/2014 9:23 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

COOPER RIDGE

PROPOSED CURB EXHIBIT

AMERICAN FORK, UTAH

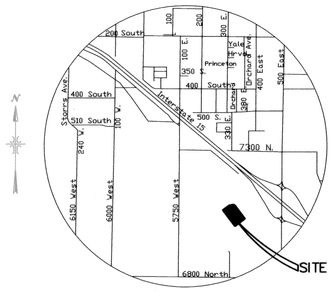
JOB NO. 3-06-083

SHEET NO. 2

STATE PLANE COORDINATES		
LABEL	NORTHING	EASTING
M1	738700.56	1,919,229.65
M2	738212.20	1919598.88
S1	738466.08	1918840.22
S2	738466.08	1918905.42
S3	738681.22	1919202.91
S4	738488.75	1919348.44
S5	738431.24	1919345.73
S6	738392.59	1919373.42
S7	738380.09	1919430.59
S8	738192.31	1919572.57
S9	737970.59	1919279.32

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	45.00'	62.49'	57.59'	S 02°41'28" W	79°33'59"
C2	45.00'	63.73'	58.54'	S 77°39'49" E	81°08'36"
C3	85.63'	103.63'	97.42'	N 19°38'16" E	69°20'44"
C4	83.92'	117.81'	108.37'	N 85°32'22" W	80°26'13"

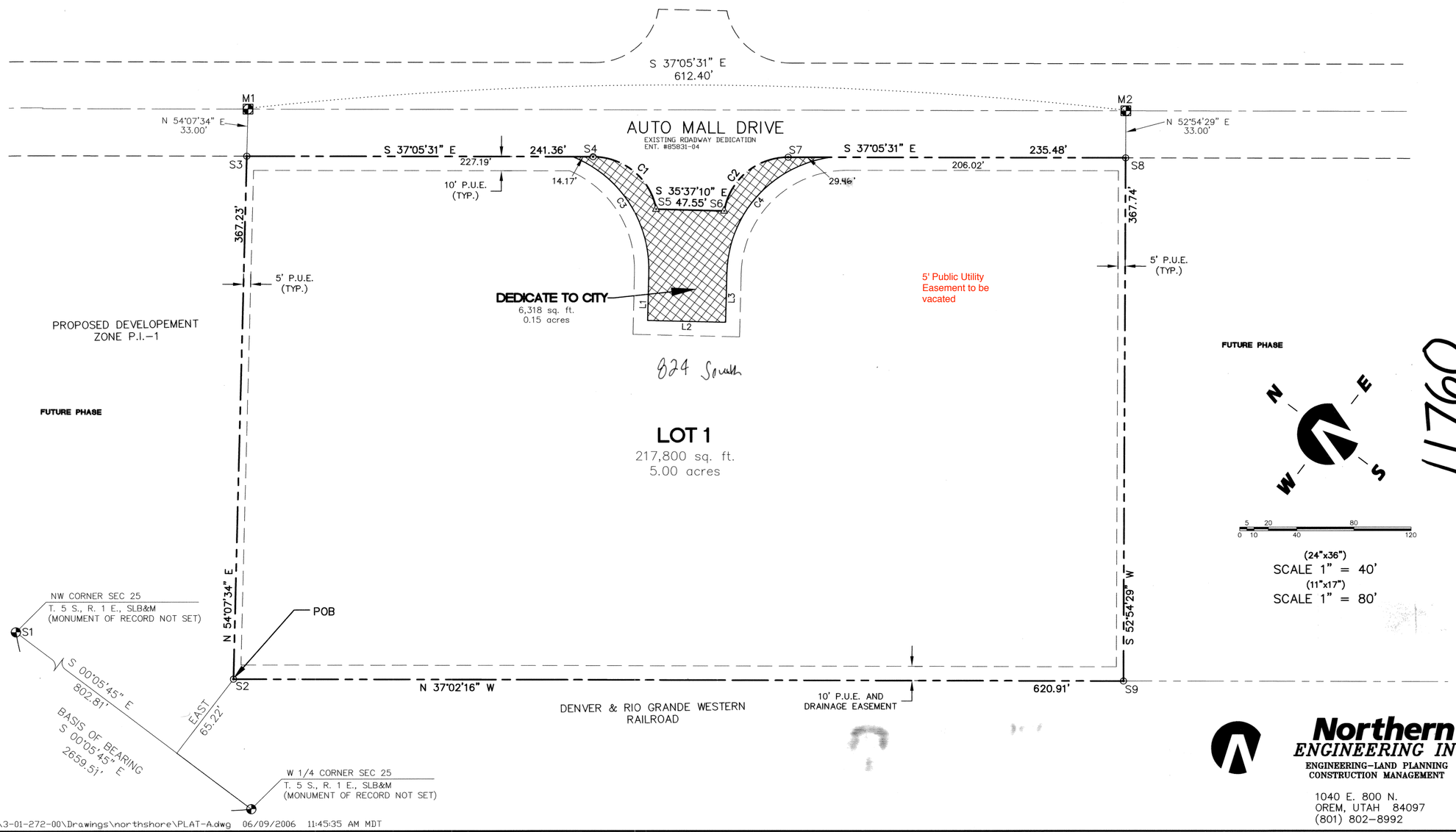
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.49	S 54°02'14" W
L2	54.50	S 35°52'26" E
L3	35.01	N 54°07'34" E



VICINITY MAP
–NTS–

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE



K:\3-01-272-00\Drawings\northshore\PLAT-A.dwg 06/09/2006 11:45:35 AM MDT

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

June 9, 2006
DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT NORTHWEST CORNER; THENCE S 0°05'45" E A DISTANCE OF 802.81 FEET ALONG THE SECTION LINE; THENCE EAST A DISTANCE OF 65.22 FEET TO THE REAL POINT OF BEGINNING.

THENCE N 54°07'34" E A DISTANCE OF 367.23 FEET; THENCE S 37°05'31"E A DISTANCE OF 241.36 FEET TO A POINT OF CURVATURE OF A 45.00–FOOT RADIUS TANGENT CURVE OT THE RIGHT; THENCE SOUTHWESTERLY A DISTANCE OF 62.49 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 79°33'59" AND A CHORD THAT BEARS S 02°41'28"W A DISTANCE OF 57.59 FEET; THENCE S 35°37'10"E A DISTANCE OF 47.55 FEET; TO A POINT OF CURVATURE OF A 45.00–FOOT RADIUS NON–TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 63.73 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 81°08'36" AND A CHORD THAT BEARS S 77°39'49"E A DISTANCE OF 58.54 FEET; THENCE S 37°05'31"E A DISTANCE OF 235.48 FEET; THENCE S 52°54'29"W A DISTANCE OF 367.74 FEET; THENCE N 37°02'16"W A DISTANCE OF 620.91 FEET TO THE REAL POINT OF BEGINNING CONTAINING 5.15 ACRES.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF 19th June, A.D. 20 06.

LOWE LAND DEVELOPMENT L.C.

BY: _____
MANAGING MEMBER

BY: Matthew Lowe
– MEMBER

BY: _____
– MEMBER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 19 DAY OF June, A.D. 20 06 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES Feb 4, 2003

Terilyn Lurker
NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, 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 23 DAY OF May A.D. 20 06.

Robert M. Thompson
Gunnar D. Cates
Richy Stan
Heidi K. Bodelback

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PACIFICORP	COMMUNITY WATER AUTHORITY
APPROVED THIS ____DAY OF _____ A.D. 20___, BY PACIFICORP	APPROVED THIS____ DAY OF_____ A.D. 20___, BY COMMUNITY WATER AUTHORITY
PACIFICORP	COMMUNITY WATER AUTHORITY

COMMUNITY SEWER AUTHORITY

ENT. 83520:2006 PG
RANDALL A. COON
UTAH COUNTY REC
2006 Jul 13 2:53 pm FEE 31.00
RECORDED FOR AMERICAN FORK CI

APPROVED THIS 12 DAY OF JULY A.D. 20 06, BY COMMUNITY SEWER AUTHORITY

COMMUNITY WATER AUTHORITY & SEWER AUTHORITY

NORTHSHORE CORPORATION CENTER PLAT "A"

NW 1/4 SEC 25,T5S,R1E, SLB&M

AMERICAN FORK UTAH COUNTY, UTAH
SCALE 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDER SEAL
LICENSED LAND SURVEYOR No. 172762 Kenneth E. Barney 6/9/06 STATE OF UTAH	TERILYN LURKER NOTARY PUBLIC-STATE OF UTAH 51 EAST MAIN AMERICAN FORK, UT 84003 COMM. EXPIRES 2-4-2008	AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH	AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 21, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on the final plat of Copper Ridge at Northshore Corp. Center, Plat A, consisting of four (4) lots located at 782 S. Auto Mall Drive in the PI-1 (Planned Industrial) Zone.

ACTION REQUESTED: Recommendation of approval to the City Council of the final plat.

BACKGROUND INFORMATION					
Location:		782 S. Auto Mall Drive			
Applicants:		Northern Engineering			
Existing Land Use:		Commercial/Vancant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Agriculture			
	East	Commercial			
	West	Agriculture			
Existing Zoning:		PI-1 (Planned Industrial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-2 (Planned Commercial)			
	South	Residential Agriculture 5 (County)			
	East	GC-2 (Planned Commercial)			
	West	Residential Agriculture 5 (County)			
Land Use Plan Designation:		Design Industrial			
Zoning within density range?		x	Yes		No

PROJECT DESCRIPTION: Request for a recommendation of approval for Copper Ridge at Northshore Corp. Plat A.

Background

The proposed final plat incorporates the one lot subdivision, Northshore Corporation Center Plat A, recorded in 2006, with un-subdivided lots of record immediately adjacent to the south. The resulting plat is a four (4) lot subdivision, with one common parcel for a drainage and detention area, noted as parcel “A” on the plat.

Access to all lots will be off of Auto Mall Drive. The lots range in size from 1.5 to 3 acres.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Industrial”. The subdivision plat 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 an final plat, incorporating a previously recorded lot and adjacent parcels of record, no preliminary plan is 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, in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

It is Staff’s conclusion that the above listed criteria have been satisfied or will be satisfied prior to the recording of the final plat.

CONDITION OF APPROVAL/FINDINGS OF FACT

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

1. The proposed final plat is consistent with the Land Use Plan designation of “Design Industrial”.

2. The proposed plat meets the criteria as found in Section 17.8.211 of the Development Code.

3. Water rights conveyance shall occur prior to final plat recordation.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval to the City Council the final plat of Copper Ridge at Northshore Corp. Center, Plat A, with the findings and condition as outlined in the staff report and subject to any conditions listed in the Engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 1/21/2015

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: Copper Ridge at Northshore Corp. Center Phase 1

2. Type of Application:

   ☒ Subdivision Final Plat ☐ Subdivision Preliminary Plan ☐ Annexation

   ☐ Code Text Amendment ☐ General Plan Amendment ☐ Zone Change

   ☐ Commercial Site Plan ☐ Residential Accessory Structure Site Plan

3. Project Address: 782 South Auto Mall Drive

4. Developer / Applicant's Name: Northern Engineering

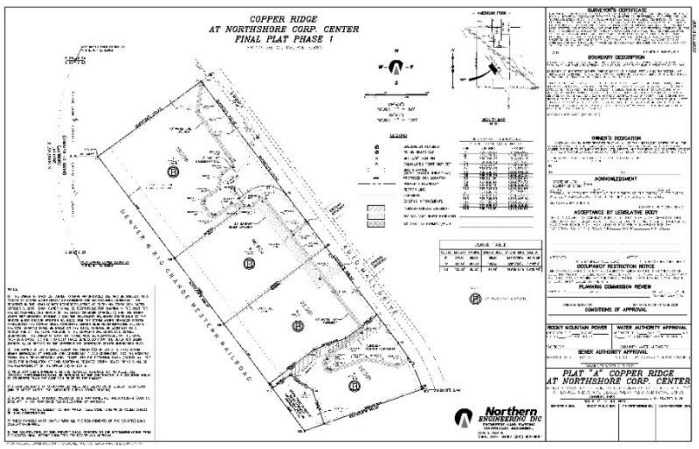
5. **Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

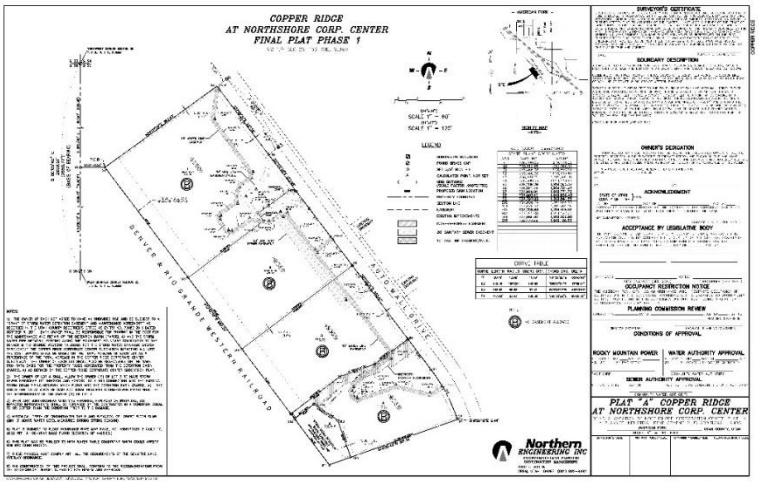
   A. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/21/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

6. **Applicant is requesting that the Planning Commission waive the following requirement:**

   A. The applicant desires a waiver of the requirement to remove the half street residual of the old roundabout on Auto Mall Drive and rebuild a new driveway entrance into lots on this plat.

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. The owners must submit to American Fork City the HOA or equivalent organization's documents, covenant, conditions, and restrictions governing the use of all common area.
   B. The Access Management Waiver Request must be submitted and evaluated by the City Engineer.
   C. A Geotechnical Note Block must be added to the Final Plat showing the recording of the Geotechnical Report and referencing to the recorded document in the Utah County Recorder's Office.

Adam Rasmussen stated they are just actually adding onto the space of one unit and reducing another. They sold unit 201, and the tenant wanted additional space on the south side. They are now requesting a change in the plat.

MOTION: Rebecca Staten - To recommend approval to the City Council the final plat of 90 N. Medical Plat A, Amended, with the findings and conditions as outlined in the staff report and subject to any conditions listed in the Engineering report.

Findings:

- **The proposed final plat is consistent with the Land Use Plan designation of "Professional Office".**
- **The proposed plat meets the criteria as found in Section 17.7.211 of the Development Code.**

Conditions:

- **Water rights conveyance, if needed, shall occur prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/21/2015 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
Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

6. Review and action on the final plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 lots located at 782 South Auto Mall Drive in the PI-1 Planned Industrial zone (7:55 p.m.)

Staff Presentation:
Adam Olsen stated this proposal takes one lot from Plat A and ties in additional property that was not subdivided into a formal subdivision plat. There are four lots and a retention basin. The Weldon Commercial Center is to the east where the roundabout was vacated and removed. There are two plats submitted. The City is requesting that now the roundabout has been taken out, the access point be narrowed to a more traditional access point.

Howard Denney stated the Engineering Division recommends approval subject to the noted conditions. The applicant is asking for a waiver in the requirements on the residual half of the roundabout and that it remain as the entrance to the existing lots. With plat modifications the owner must submit to the City HOA documents or CC&R documents covering the restrictions and use of the common area, which is primarily the detention pond including maintenance. An access management letter request must be submitted to the city engineer to evaluate waivers. The geotechnical block needs to be added to the final plat. Originally when platting the residual part

DRAFT

of the roundabout was dedicated to City. The City had no need for the public street to be there or to maintain the additional road because it is just a drive to the lot.

Applicant Presentation:
MacKinley Oswald stated when the development went in across the street, they were contacted about removing the roundabout. At that point they had no concerns as long as they didn't have to pay for the removal. There was some of the curb and gutter along their boundary on lot 1 that had to be redone. It was paid for by the developer across the street. At that time they had no intention to change the access to lot 1. He is the owner of lot 1, and Sound Concepts is the business on lot 1. They have been there for seven years and have enjoyed having the access. The access into the project is beneficial because of fire truck access. If the access is cut down, the parking will be changed and narrowed down. Some trucks are 45 feet long and for fire trucks they see no need to change the access. If there was to be a change, they would expect it to be the requirements of the developer across the street who wanted to remove the roundabout. No discussion ever took place with them to modify the drive at that point in time. When the city engineer brought up the change, they were surprised and not anxious to participate. It is a perfectly good access and is well maintained. They are willing to take the acreage and maintain it. The estimated cost to change the access is $30,000. The access to the north and south have been planned. Lots 2 and 3 have buyers. He included a letter dated January 14 regarding the background information. This is a preexisting condition. The subdivision was approved seven years ago with the driveway. The issue should have been brought up when the Weldon Commercial Center proposed their plan and to remove the roundabout. This current driveway was not addressed at all at that time. It was built to specifications at the time and is a preexisting condition. The entrance to the Weldon Commercial Center across the street was completely removed with the roundabout. He questioned how and when the City addresses preexisting conditions. He built according to city specifications. He would not have given permission unless the Weldon Commercial Center paid for it. The Weldon proposal and staff discussions did not address them removing or narrowing the access.

Howard Denney distributed two additional handouts. He stated the original intent for the roundabout was so the central area would access off other streets and not Auto Mall Drive. At this point in time, it is almost to forget about this access and provide common accesses along Auto Mall Drive. In May of 2012, the City adopted the Access Management Manual. New developments in the area are impacting the rules that staff is to support and declare. Page 33 of the Access Management Manual shows the spacing regulation for accesses. Auto Mall Drive is a minor collector and the spacing requirement is 150 feet. Page 34 shows the minimum access offset requirements. The plan shows two accesses. The requirement is that the access be offset 120 feet and 150 feet away from the centerline of the old roundabout section if it stays. This almost means the next lot can have no access if you go by the letter of the law. Page 37 shows the driveway width and curb return radius. The width allowed here is 26 feet. The existing roadway width is about 56 feet. Then the curb return radius is 20 feet. This is the conflict. Staff has to uphold the codes put before them. Staff is not the enforcer, but the red flag waiver. By following their proposals and desires, the Access Management Manual is not being followed. It is appropriate for them to have concerns and to ask for a waiver, but their waiver is not in compliance with the Manual. Staff is trying to eliminate the weave motion when coming out of a multiple driveway for a safer driving condition. There are two conflicts on the north and engineering recommends narrowing the access and then deal with the other accesses because of preexisting conditions.

Kyle Spencer stated the City requested a large roundabout in 2006. The plan overlay of the reduced driveway shows the flared curb returns as a remnant of the roundabout. Discussions with staff was to maintain the width at the throat of the driveway and continue it out to Auto Mall Drive. When the Weldon Commercial Center came in and proposed driveways on the east side of Auto Mall Drive, the spacing requirements would obviously recognize this existing driveway entrance. They are proposing the driveway on lot 2 line up with the existing drive entrance on the Weldon Commercial site. If the engineering spacing dimension is referencing center line to center line, there is no change. If it is measured from the end of the curb return, it begins to encroach to the south. He is not sure if the Access Management plan requires center line or edge. They are requesting to keep the existing driveway as it currently stands with the larger radius. The property owner would then take on the maintenance of asphalt, curb, and gutter as a personal driveway. Two plats have been submitted. One narrows the entrance and conforms to the revision and reconstruction of the drive entrance. It increases lot 2 from 2.03 acres to 2.06 acres. The next plan has a large sweeping radius and keeps the large driveway.

Commission Discussion:
Nathan Schellenberg stated the role of the Commission is not to try to override the technical aspects of the engineer's recommendation based on the Access Management Manual. There doesn't seem to be a hardship to this property. The development can proceed and meet all the requirements of the Manual. It seems to be a safety and traffic issue to narrow the driveways. He would like to recommend approval subject to narrowing the driveway based on the engineer's recommendation. It is pretty typical if the property wasn't changing, it would be a preexisting condition. A new development needs to meet the new code. The Weldon development met all the requirements for the access plan with no waivers.

MOTION: Nathan Schellenberg - To recommend approval to the City Council the final plat of Copper Ridge at Northshore Corp. Center, Plat A, with the findings and conditions as outlined in the staff report and subject to any conditions listed in the Engineering report and subject to the plat with the smaller radius at the entrance of lot 1 being the plat that is used.

Findings:

- **The proposed final plat is consistent with the Land Use Plan designation of "Design Industrial".**
- **The proposed plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall occur prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/21/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Seconded by Leonard Hight.

Yes - Marie Adams
Harold Dudley
Leonard Hight

Nathan Schellenberg
Rebecca Staten
John Woffinden Motion passes.

7. Other Business:
   a. Discussion on Section 17.7.701 F.4 and F.6 of the American Fork City Development Code relating to storage of commercial vehicles and equipment (8:40 p.m.)

Adam Olsen stated this discussion is on a lot that was just recommended for approval tonight and is in the PI-1 Zone. There are two provisions in the Code where if the letter of the law is followed, it looks as if what they are proposing is prohibited or disallowed. Both sections of the Code state that there should be no outside storage of materials or equipment used in conduct of the business activity and no tractor trailer trucks or conex containers can be on premises. The future applicants are proposing an ice cream distribution facility. Small trucks are used for deliveries that will be parked on site behind a fenced, secure area. The intent of the provisions was so there wouldn't be large conex containers and large tractor trailers on site. The intent of the zone was to promote the development of attractive and nuisance free industrial buildings where the manufacturing, fabrication, processing, and storage of light weight and non-bulky products can be constructed and maintained in attractive and landscaped settings. Based on this language, staff feels the site plan could be done in a way to meet the intent. The vehicles come and go and don't take up parking for customers.

John Woffinden stated it seems to be in harmony with the intent and additional landscaping could be added to hide the trucks. These are just refrigerated box trucks.

Nathan Schellenberg stated the language seems limiting for an industrial zone.

Harold Dudley agrees that this meets the intent of the ordinance.

Adam Olsen stated staff will work with them to bring a plan forward and include landscaping.

Paul Prazak stated it was a concern if the trucks had to be parked inside. They want to make sure they are doing the right thing for community. Blue Bell is now located in 23 states. They look forward to getting in soon and opening the spring of 2016. They will distribute to Walmart and Walgreens and possibly Winco Foods.

   b. Commission Dinner

The Commission dinner will be scheduled for Friday, February 27th at 6 p.m. at Olive Garden.

   c. April Commission Meetings

April 1st is the planning conference and April 8th is spring break for the Alpine School District. The consensus of the Commission members is to cancel the first meeting in April and have only one meeting on April 22nd.

8. Site Plan Committee Report (9:00 p.m.)

DRAFT

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT OF COPPER RIDGE AT NORTHSHORE CORP. CENTER PHASE 1 CONSISTING OF 4 LOTS AT 782 SOUTH AUTO MALL DRIVE, AMERICAN FORK, UTAH

BE IT ORDAINED1111 BY THE CITY COUNCIL OF AMERICAN FORK. UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The Final Plat of Copper Ridge at Northshore Corp. Center Phase 1 consisting of 4 Lots at 782 South Auto Mall Drive, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.

C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

C. This ordinance shall take effect upon its passage and first publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 10 DAY OF FEBRUARY, 2015.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Review and action on a development agreement with Woodside Homes regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the Ashley Meadows Subdivision, Plat A.

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. Recently Woodside Homes completed the Marcy's Orchard Subdivision under the same circumstances without any issues.

BUDGET IMPACT None

SUGGESTED MOTION I move to approve the Development Agreement with Woodside Homes for Ashley Meadows Subdivision, Plat A, 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)
Woodside Homes of Utah LLC
460 West 50 North #200
Salt Lake City UT 84101

(Project)
Ashley Meadows, Plat A

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 January 13, 2016. 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 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 specific 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 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 at the recording of the final plat or as otherwise specified in the approval documents at that time.
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:

_____
James H. Hadfield, Mayor

Attest:

_____
Richard M. Colborn, City Recorder

City Seal:

Developer Authorization:

_____

_____
Title

State of Utah)
'
County of)

On the _____ day of _____, 2015, _____ did appear before me as a duly authorized representative of _____ and did indicate that he executed this document for and in behalf of _____ freely and of his own free will.

_____
Notary Public

Residing in: _____

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
February 10, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Agreement for the Brad Reynolds American Fork City Annexation consisting of 18.45 acres and located at 725 West 200 South.

SUMMARY RECOMMENDATION The planning commission recommended approval of the Brad Reynolds American Fork City Annexation as stated in the attached minutes of the January 21, 2015 planning commission meeting.

BACKGROUND The applicant proposes to annex an 18.45 acre parcel immediately southeast of the American Fork FrontRunner Station for future development of multifamily housing. The initial zone classification will be RA-5 Residential Agricultural which does not require submission of a concept plan because it serves as a holding zone. A potential future zone change could tie the parcel into the transit oriented development (TOD) that is anchored by the FrontRunner Station. For further analysis please refer to the attached annexation agreement, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as a result of this approval.

SUGGESTED MOTION I move to approve the agreement for the Brad Reynolds American Fork City Annexation consisting of 18.45 acres and located at 725 West 200 South.

SUPPORTING DOCUMENTS

1. Annexation agreement
2. Staff report
3. Planning commission meeting minutes, January 21, 2015

ANNEXATION AGREEMENT
(Brad Reynolds American Fork City Annexation)

This Agreement, made and entered into this __ day of _____2015, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Brad Reynolds, (hereafter referred to as "Applicant"), is based on the following:

RECITALS

WHEREAS, Applicant is the owner of a parcel of privately owned real property situated within the boundary of the Brad Reynolds American Fork City Annexation, identified on Attachment 1 as the "Reynolds Parcel", which parcel is located within the unincorporated territory of Utah County, but contiguous to the corporate boundary of City, and which constitute all of the lands requesting annexation to the City under the Brad Reynolds American Fork City Annexation. An application requesting the City to initiate proceedings for annexation of the territory within the Brad Reynolds American Fork City Annexation, together with a map showing the area included within the annexation (hereafter referred to as "Annexation Area") has been submitted to City. A copy of the *Request to Initiate Annexation of Land Within an Island or Peninsula* (Attachment 2) and the appurtenant annexation plat (Attachment 1) are attached hereto; and

WHEREAS, the Annexation Area constitutes a portion of an existing island as defined by Utah State Law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2014-12-47R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held. No protests to the annexation have been received; and

WHEREAS, The City Council has determined that annexation of the real property described on Attachment 1 is in the best interest of City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, following approval of this Agreement by the City Council and execution by all parties, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to those certain understandings as are more fully set forth in this Agreement and completion of all outstanding tasks identified herein or otherwise required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the territory described in Attachment 1 to City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement. The real property to which the terms of this Agreement apply shall be the parcel of private property within the Annexation Area, identified on Attachment 1. Attachment 1 is hereby made part of this Agreement.

SECTION 2 -Annexation a benefit to Applicant. Applicant and City acknowledge that City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant

hereby acknowledges and agrees that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of development as set forth under the terms of the City's Development Code, Sensitive Lands Ordinance and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants. Applicant hereby affirms that he is the current sole owner of the Reynolds parcel and has complete authority to enter into this Agreement and to bind the property hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification. The Land Use Element of the General Plan for the area shows the Reynolds parcel located in the future Transit Oriented Development classification. The primary purpose of this annexation is to allow the parcel to be located within the municipal boundary of the City of American Fork and that no further development of the property is proposed at the current time. Accordingly, the City has determined that the initial zone classification to be the RA-5, Residential Agriculture Zone.

SECTION 5 – Property Taxes and Rollback Taxes to be Paid. Applicant agrees to pay any outstanding property taxes on the parcels which are proposed for right-of-way dedication; including any and all rollback taxes if the subject parcels are classified as "Greenbelt" with the Utah County Tax Assessor. These taxes and receipt of payment shall be required prior to City recording this Agreement.

SECTION 6 - Water Rights to be Conveyed at Time of Development. Current City annexation policies require that all signatories to the petition convey to City sufficient water right to meet the needs of the proposed development. At this time, no conveyance of water rights will be required at the time of annexation. Provided, however, any further development of the Annexation Area will require the conveyance of water right sufficient in amount to meet the demand for the future use. Applicant agrees to convey the water right to the City, without cost, in accordance with the City's water rights conveyance policy in effect at that time.

SECTION 7 - Impact Fees. No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or any successor may have for the payment of impact fees required as a condition of connection to the City water and/or sewer systems or future development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 8 – Sensitive Lands Overlay: Applicant acknowledges that all or portions of the Annexation Area may have significant physical limitations for development and lie within the Sensitive Lands Overlay. Prior to approval of any development plan, Applicant agrees to provide a geotechnical report and any other such studies as City deems appropriate to determine the suitability of the Annexation Area for development.

SECTION 9 - Street Rights-of-way to be Conveyed. The City's Major Street Plan provides for the development of 200 South Street as a Major Collector Road and 700 West Street as a Local Road. As a condition of annexation, Applicants hereby agrees to convey to City the rights-of-way and associated utility, transportation, and slope easements as necessary for the widening of 200 South Street and for the construction of 700 West Street in the locations shown on the street dedication map (Attachment 3). Applicants shall have no obligation to construct any street right-of-way improvements unless and until any improvement or development occurs on the parcel, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required). Further, a copy of the deeds conveying title to the parcels required for the public road expansion and the associated easements are attached hereto (Attachment 4) and City hereby acknowledges receipt of the executed originals.

SECTION 10 - Default. Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fee, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 11 - Notice. Any Notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to City, to the City of American Fork, 51 East Main Street, American Fork, Utah 84003.

b. If to Applicant, to Brad Reynolds, PO Box 17958, Salt Lake City, Utah 84117.

SECTION 12 - Entire Agreement. This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns and successors in interest of the respective parties.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

BRAD REYNOLDS

_____

AMERICAN FORK CITY

_____
Mayor

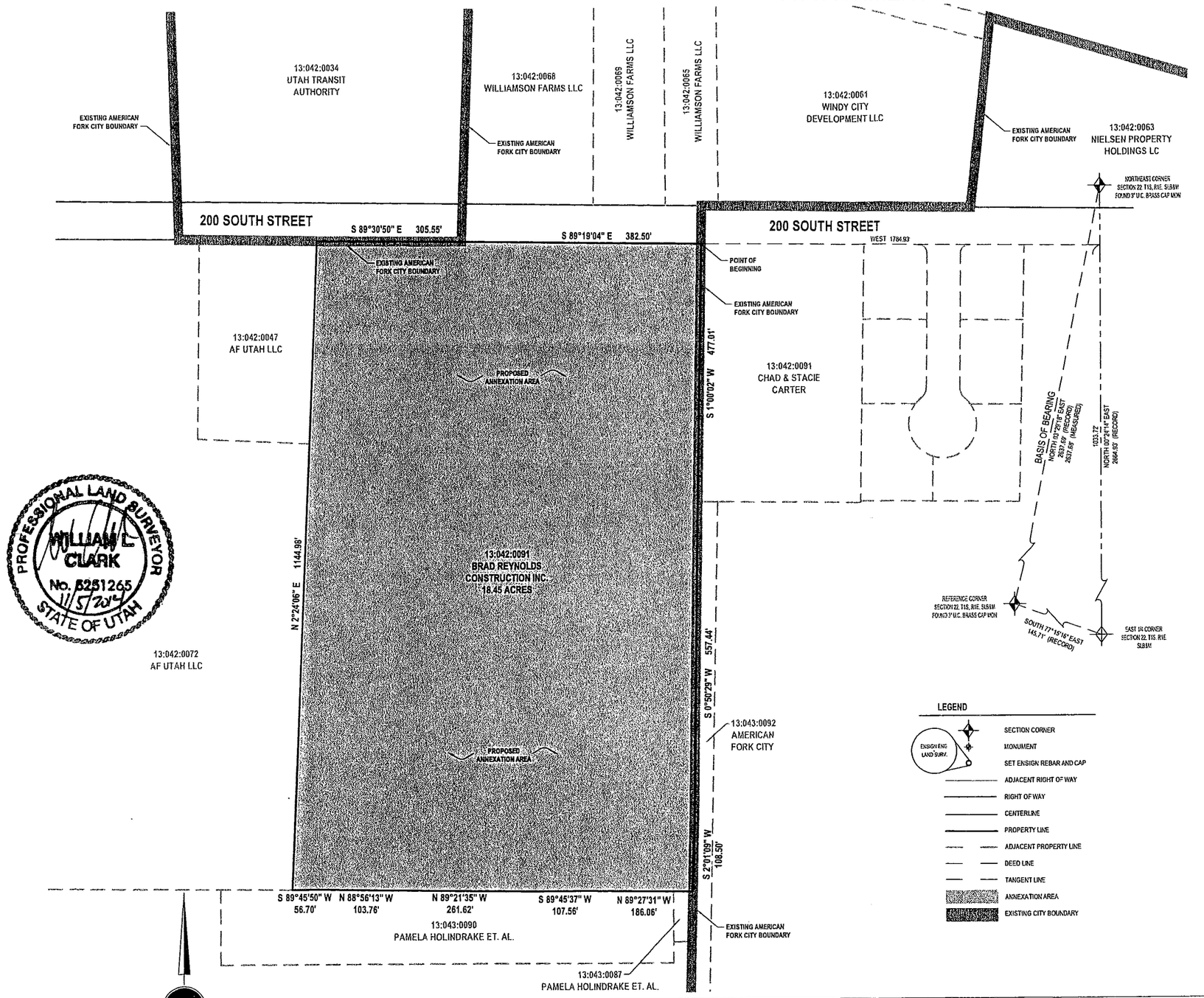
ATTEST:

_____
City Recorder

LIST OF ATTACHMENTS

Attachment 1	Copy of Annexation Plat.
Attachment 2	Copy of Request to Initiate Annexation.
Attachment 3	Street Dedication Map
Attachment 4	Right-of-Way Conveyance Deeds

ATTACHMENT 1



BRAD REYNOLDS AMERICAN FORK CITY ANNEXATION

AREA TO BE ANNEXED INTO
AMERICAN FORK CITY
LOCATED IN UTAH COUNTY

Surveyor's Narrative

The purpose of this final annexation plat is to add a parcel of land not currently within the boundary of American Fork City into the city boundary. The Basis of Bearing is the line between the Reference Corner to the East Quarter Corner and the Northeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian measuring North 03°29'18" East 2637.68 feet.

Annexation Area

PROPERTY BOUNDARY DESCRIPTION

PARCEL 1: Warranty Deed - Entry No. 71625:2014

Commencing at a point located North 00°24'14" East along the Section Line 1033.72 feet and West 1784.93 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a Boundary Line Agreement Entry No. 35559 a follows: South 01°00'02" West 477.01 feet, South 00°50'29" West 557.44 feet; thence South 02°01'09" West more or less along a fence line 108.50 feet; thence along an existing fence as follows: North 89°27'31" West 186.06 feet, South 89°45'37" West 107.56 feet, North 89°21'35" West 261.62 feet, North 88°56'13" West 103.76 feet, South 89°45'50" West 56.70 feet; thence North 02°24'06" East along a Boundary Line Agreement Entry No. 107823, 1144.98 feet; thence South 89°30'50" East 305.55 feet; thence South 89°19'04" East 382.50 feet to the Point of Beginning.

Parcel No. 13-042-0091

Reference Documents / Notes

1) Record of Survey Plat - {Ray Jensen land Surveying 8-9-94 (Ray Jensen)} Map- 94-250.
2) ALTA/ACSM Survey - {Psomas Engineers 5-30-13 (Brian Arnold)} Unrecorded.
3) Utah County Resurvey Plat and Section Tie Sheets Section 22, T5S, R1E.

Notes: Utah County Resurvey Plat and Section Tie Sheets were utilized to establish the relationship of the East Line of the Northeast Quarter of Section 22, T5S, R1E to the Reference Corner of the East Quarter Corner of said Section 22. Jensen Survey was referenced showing previous parcel configurations and providing a composite surveyed description of multiple parcels. Psomas Survey was referenced as an ALTA / ACSM of the subject parcel. Despite multiple errors depicting the Section Monuments and Township/Range designations and Basis of Bearing, this survey was referenced for location of subject parcel in the current configuration

LEGEND

- SECTION CORNER
- MONUMENT
- SET ENSIGN REBAR AND CAP
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- ANNEXATION AREA
- EXISTING CITY BOUNDARY

Surveyor's Certificate

I, William L. Clark, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 5251265 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract(s) of land described above, and that the same has been correctly depicted on this plat.

11/5/2014
Date

William L. Clark
License No. 5251265

AMERICAN FORK CITY MAYOR

We, the duly elected Council of the City of American Fork, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the Council has adopted a resolution setting forth it's intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as part of American Fork City, to be known hereafter as the

_____Annexation.

Dated this _____ day of _____, 20___.

UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann 17-23-20 as amended.

SURVEYOR | DATE | SEAL

RECORDED #

STATE OF UTAH, COUNTY OF UTAH. RECORDED AND FILED AT THE REQUEST OF: LEHI CITY

DATE: ____ TIME: ____ BOOK: ____ PAGE: ____

ENTRY # ____ UTAH COUNTY RECORDER

P:\3171\Survey\annexation.dwg, 11/5/2014 12:58:56 PM, bclark

ATTACHMENT 2

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN IN AN ISLAND OR PENINSULA

DATE: 11/10/14

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

We hereby further acknowledge and affirm as follows:

A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
B. The municipality has provided one or more municipal type services to the area for at least one year.

Tax I.D. No.	Name(s) of Owner	Signature of Owner(s)
13-042-0091	Brad Reynolds	Brad Reynolds

Review and action on the Brad Reynolds American Fork City Annexation, consisting of 18.45 acres, located at 725 West 200 South.

The Brad Reynolds American Fork City Annexation consists of 18.45 acres and is located on the south side of 200 South at approximately 725 West (just south and east of the Front Runner Station). Ultimately, multi-family residential is proposed for the site; however, the applicant is proposing annexation under the RA-5 Zone as a holding zone until future development. At that time, a zone change will occur and will be accompanied by a site plan. The Land Use Plan calls for "Transit Oriented Development" in this area with a sub-category of "Medium Density Multi-Family Residential" with corresponding densities of anywhere from 10-30 units per acre. Because the annexation is proposing to come into the City under a holding zone, a concept plan is not required with the annexation agreement. That said, however, the applicant will be dedicating right of way along 200 South and 700 West with this initial annexation. Dedication of water rights is not required with this annexation; due to it coming into the City in a holding zone of RA-5, but dedication will be required at the time of development, when numbers of units and densities are known.

Potential Motion

Mr. Chairman, I move that we recommend approval of the Brad Reynolds American Fork City Annexation Agreement to the City Council.

Seconded by Rebecca Staten.

Yes	-	Marie Adams	
		Harold Dudley	
		Leonard Hight	
		Nathan Schellenberg	
		Rebecca Staten	
		John Woffinden	Motion passes.

4. Review and action on the Brad Reynolds American Fork City Annexation consisting of 18.45 acres and located at 725 West 200 South (7:46 p.m.)

Staff Presentation:
Adam Olsen reported this is south of the FrontRunner station. The annexation brings the property into the City under a holding zone. The ultimate plan is for multifamily. The City is working with Mountainland Association of Governments and updating utility plans in the area. The Transit-Oriented Development plan designates this as medium density residential with 10-30 units per acre. Their initial site plan puts it around 20 units per acre. They are requesting the RA-5 Zone, which is what is in the County. There is no transfer of water rights at this time. Right-of-way will be dedicated on 200 South and 700 West, which runs on the eastern side of the property. Planning recommends approval.

MOTION: Rebecca Staten - To recommend approval of the Brad Reynolds American Fork City Annexation Agreement to the City Council. Seconded by Leonard Hight.

Yes	-	Marie Adams	
		Harold Dudley	
		Leonard Hight	
		Nathan Schellenberg	
		Rebecca Staten	
		John Woffinden	Motion passes.

5. Review and action on the final plat of 90 North Medical Office Condominiums Plat A, consisting of six units, located at 1248 East 90 North, in the PO-1 Professional Office zone (7:50 p.m.)

Staff Presentation:
Adam Olsen reported this was addressed 6-8 months ago for a condominium conversion. The site plan was approved in 2013, and the first condo conversion happened last April dividing the building into six units. This request is for an additional unit on the second floor for a total of seven units. Planning has no issues.

Howard Denney stated this is an internal subdivision within the building and recommends approval.

Applicant Presentation:

DRAFT