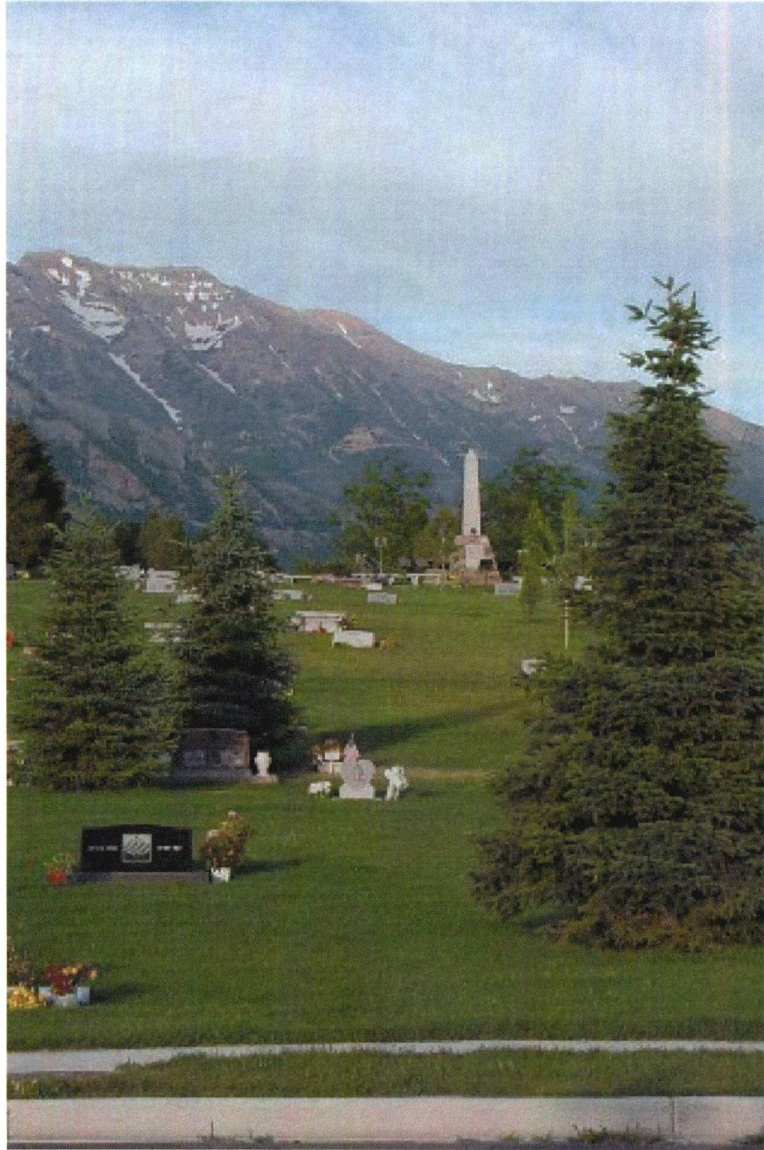
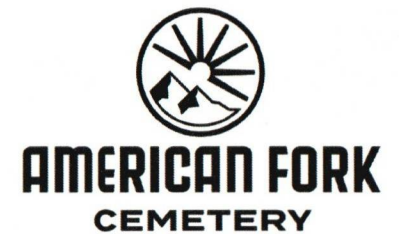




AMERICAN FORK CITY CEMETERY IMPROVEMENTS

City Council Work Session
August 4, 2026



Cemetery Metrics-Current

Burials	2019	2020	2021	2022	2023	2024	2025	2026	Current
Total Burials	12,360	12,530	12,692	12,910	13,098	13,255	13,432	13,615	13,725
Annual Burials	170	162	218	188	157	177	183	110	110
Avg Annual Burial Rate	179								
Remaining Burials	7,381								
Years until Filled	41.23	Year:	2066						

Lot Sales	2019	2020	2021	2022	2023	2024	2025	2026	Current
Total Lots Sold	18,849	18,940	19,159	19,373	19,580	19,745	19,891	19,953	19,953
Annual Lot Sales	111	91	219	214	207	165	146	62	62
Avg Annual Lot Sales	165								
Remaining Lots	1,153								
Years until all lots sold	6.99	Year:	2032						

Total Available Spaces	21,106	21,106	21,106	21,106	21,106	21,106	21,106	21,106	21,106
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Acres27.0527.05 including roads and facilities

Lots/Acre780.26

Source Data For Dashboard		
% of lots with burials in them		
Remaining Burials	Total Spaces	%
7,381	21,106	65%

% of lots lots sold		
Remaining Lots	Total Spaces	%
1,153	21,106	95%

Proposed Improvements:

- 800 New traditional burial spots
- 320 New cremation niche spaces in Memorial Garden area
- 400 New ossuary cremation spaces

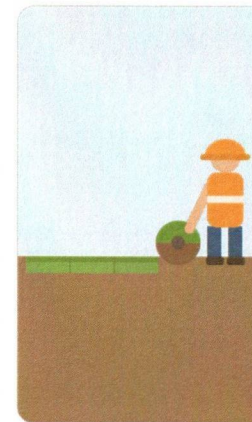
-Proposing all future cremations must be in niches or on top of existing burials- No new traditional burial lots will be utilized for cremations, thus preserving traditional burial space.

Assumptions in projections:

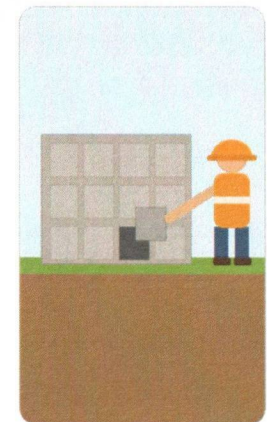
- Decreased annual lot sales by (30) to account for projected cremations
- Figures do not include those choosing to do double deep burials-not currently required
- Calculations are all resident rate utilization. Non-resident rate will increase revenues
- At current rate, this phase of niche expansion will last (10) years



Irrigation install

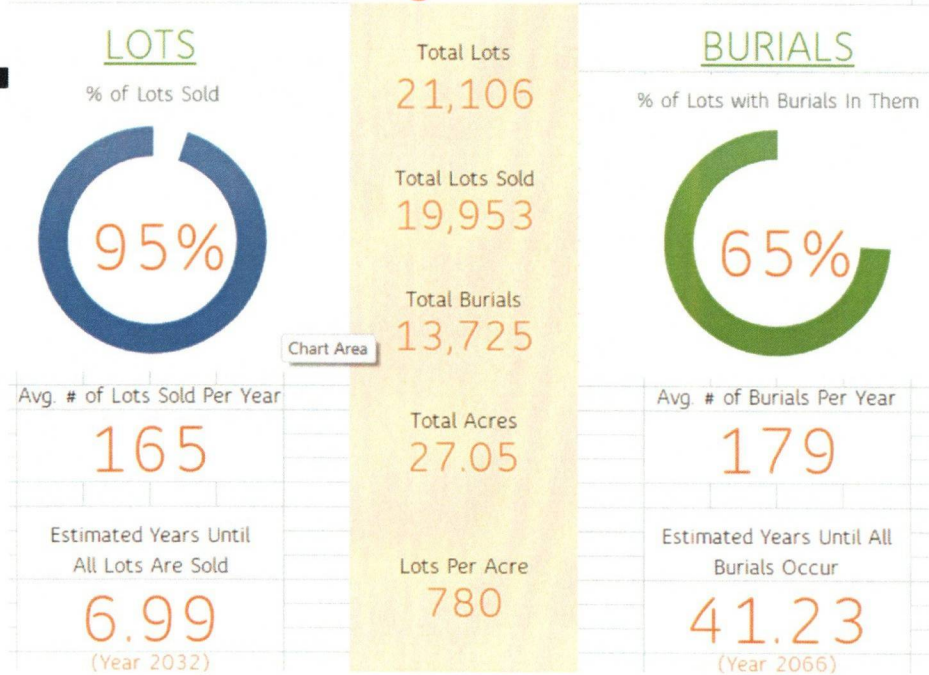


Sod placement

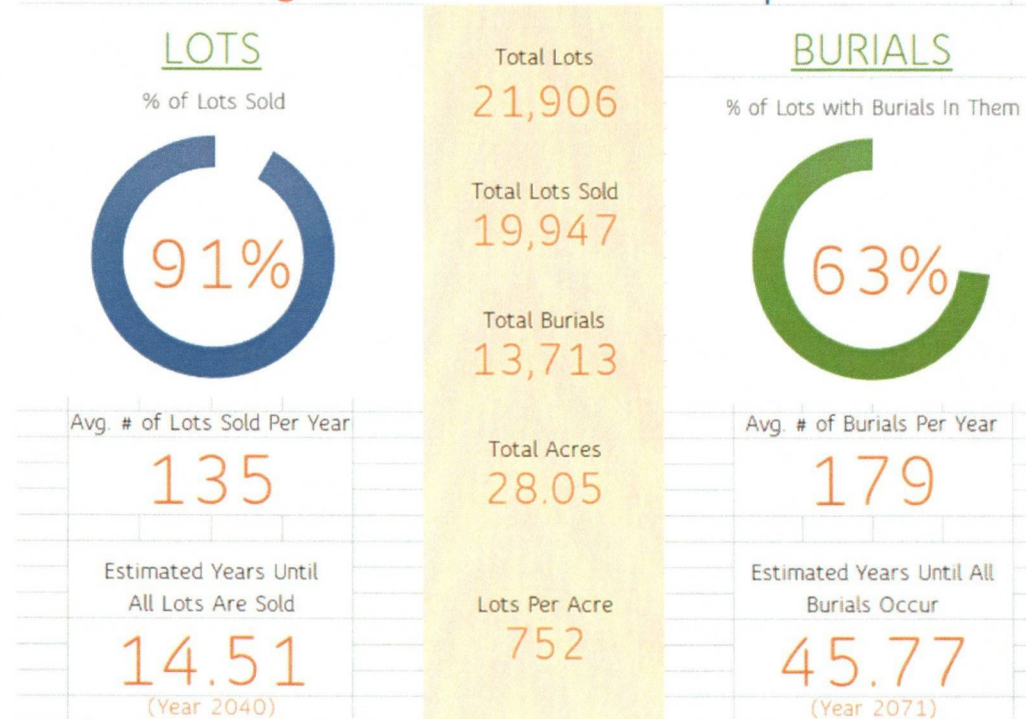


Niche installation

Cemetery Metrics



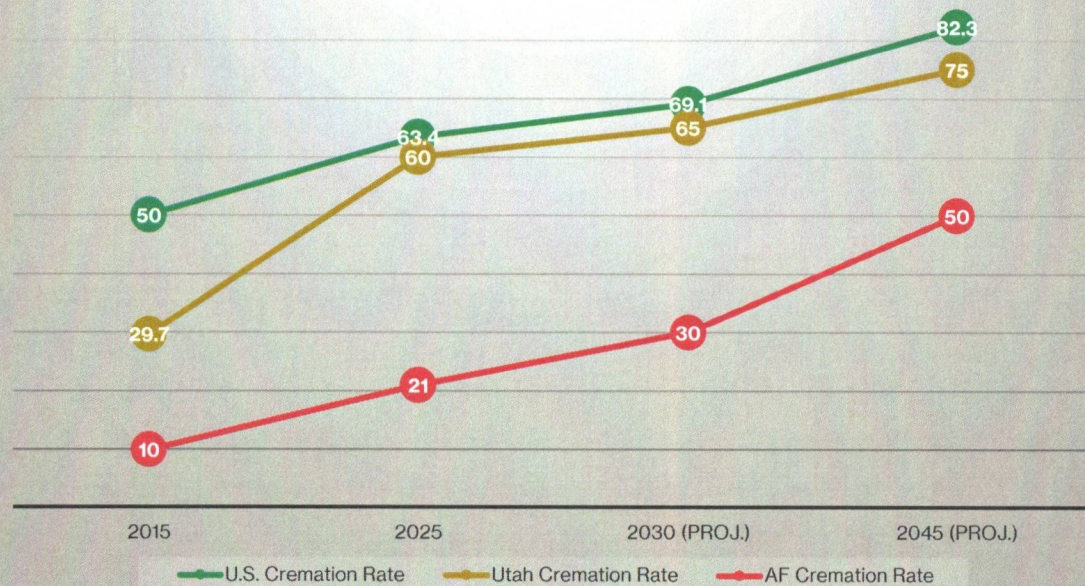
Cemetery Metrics-w. Expansion



Cremation Trends: National & Utah

Context for the American Fork Cemetery expansion proposal

Cremation Trends in %



AF Cremation Burials – Annual Summary

Burial counts by year (2021–2025)			
Year	Cremation Burials	# of Burials	% of Total
2021	26	218	12%
2022	28	188	15%
2023	20	157	13%
2024	27	177	16%
2025	38	183	21%
2026	13	104	13%
Total	152	1008	15%

Sources: NFDA 2025 Cremation & Burial Report; CANA 2025 Annual Statistics Report (U.S. and 2014/2015 Utah rate); Utah 2025 rate is an industry estimate. Utah 2030/2045 figures are planning assumptions, not published CANA/NFDA projections.

Why This Matters for American Fork Cemetery

320 cremation niches + expanded grass for 800+ traditional burials — a balanced response to a real, ongoing shift

1

Demand is real and rising

Utah's cremation rate is increasing and will follow national trends. This is a structural, decades-long shift — not a temporary trend.

2

Land efficiency

Niches use a fraction of the footprint of a full burial plot, letting the city serve far more families within the cemetery's existing acreage.

3

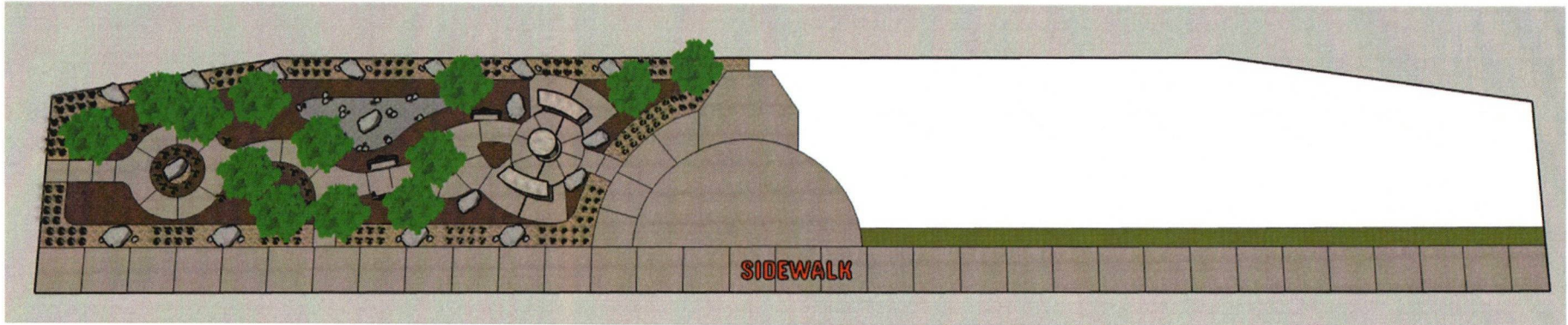
Cost & flexibility for families

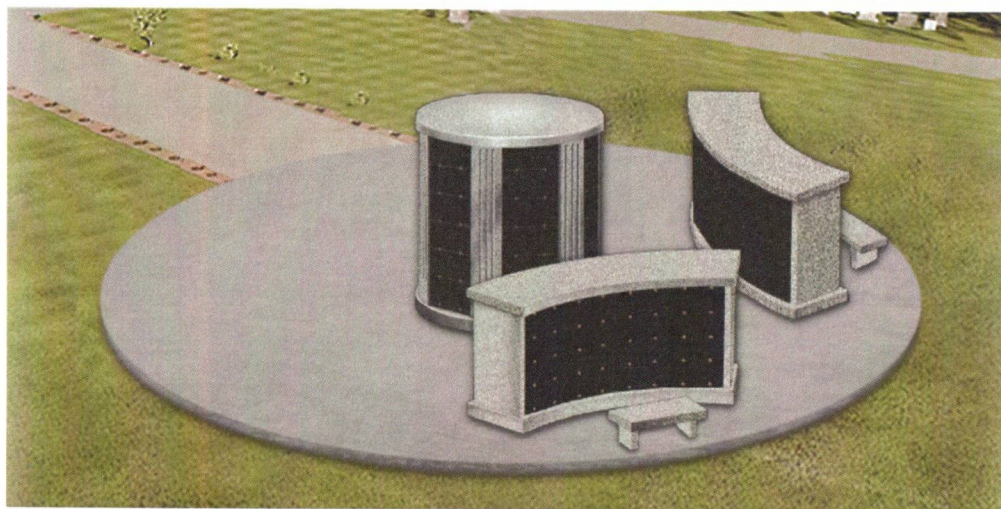
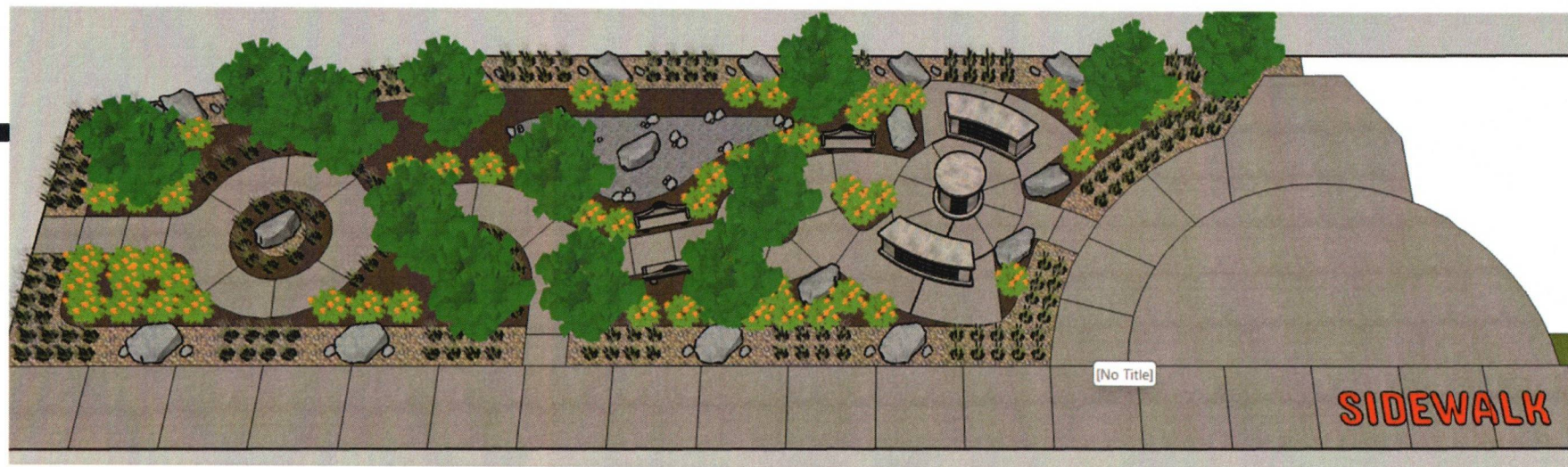
Cremation typically costs less than traditional burial and lets families schedule memorials on their own timeline. (Consider Caskets, Headstones, etc.)

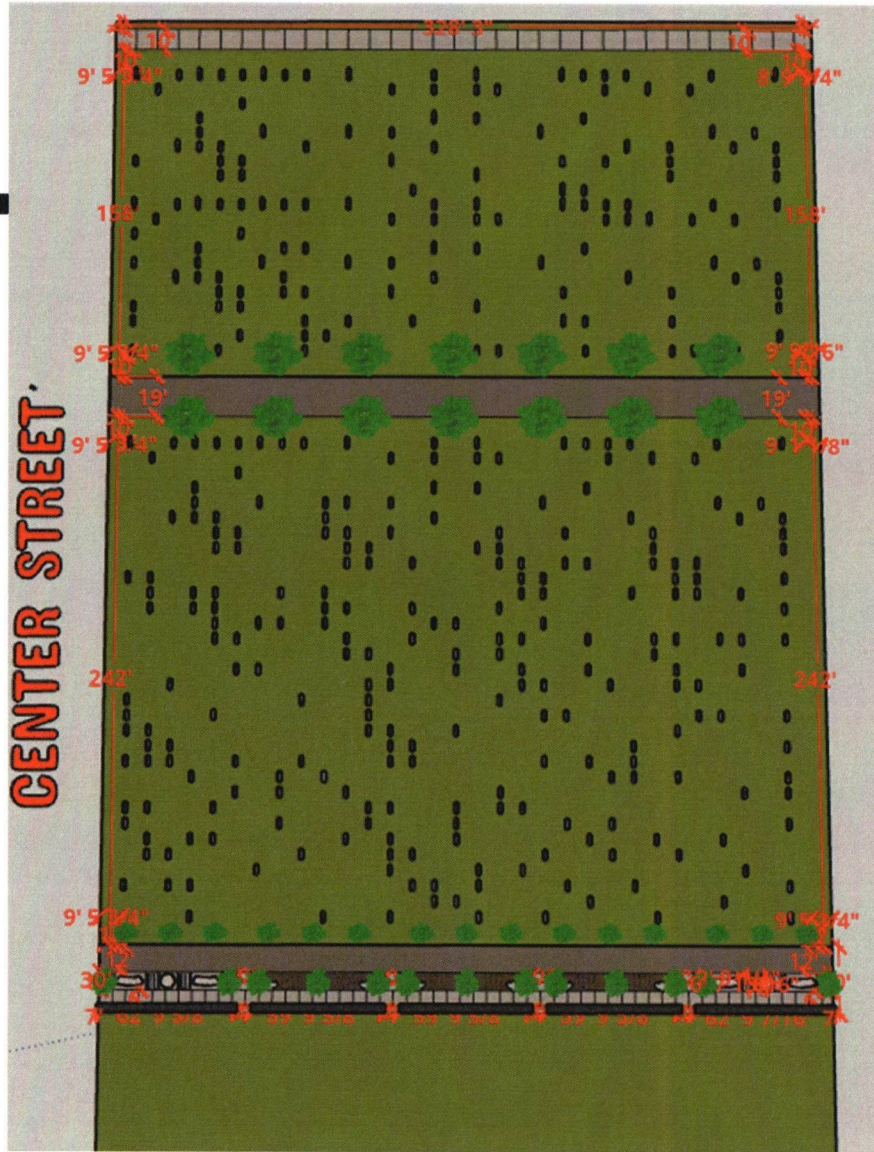
4

Both needs still exist

With roughly 7 in 10 Utah families still choosing traditional burial, pairing niches with new grass space serves the full community rather than picking one option over the other. Propose requiring utilization of cremation niche to preserve land for traditional burials.







This phase of expansion does not commit or prevent the city to/from making future changes for the cemetery and the fitness center.

Expansion Costs:

Projected Revenue: \$2,476,000

Item	Lump Sum
Irrigation	\$ 10,000
Sod	\$ 16,000
Dumpster	\$ 5,000
Electrical	\$ 50,000
Drive Approaches	\$ 4,800
Ribbon Curb	\$ 18,000
Sidewalk	\$ 10,000
Asphalt	\$ 6,300
Road Base	\$ 7,000
Rocks & Benches	\$ 12,000
Niche Wall w. installation-Contractor	\$ 205,000
Landscape Repair	\$ 5,000
Contingency	\$ 20,000
Total	\$ 360,100

Traditional Burial	
# of Spaces	800
Space Fee	\$ 1,500
Open / Close Fee	\$ 700
Total Revenue	\$ 1,760,000

Cremation Niche	
# of Spaces	320
Space Fee	\$ 1,500
Open / Close Fee	\$ 300
Oshuary	\$ 120,000
Total Revenue	\$ 696,000

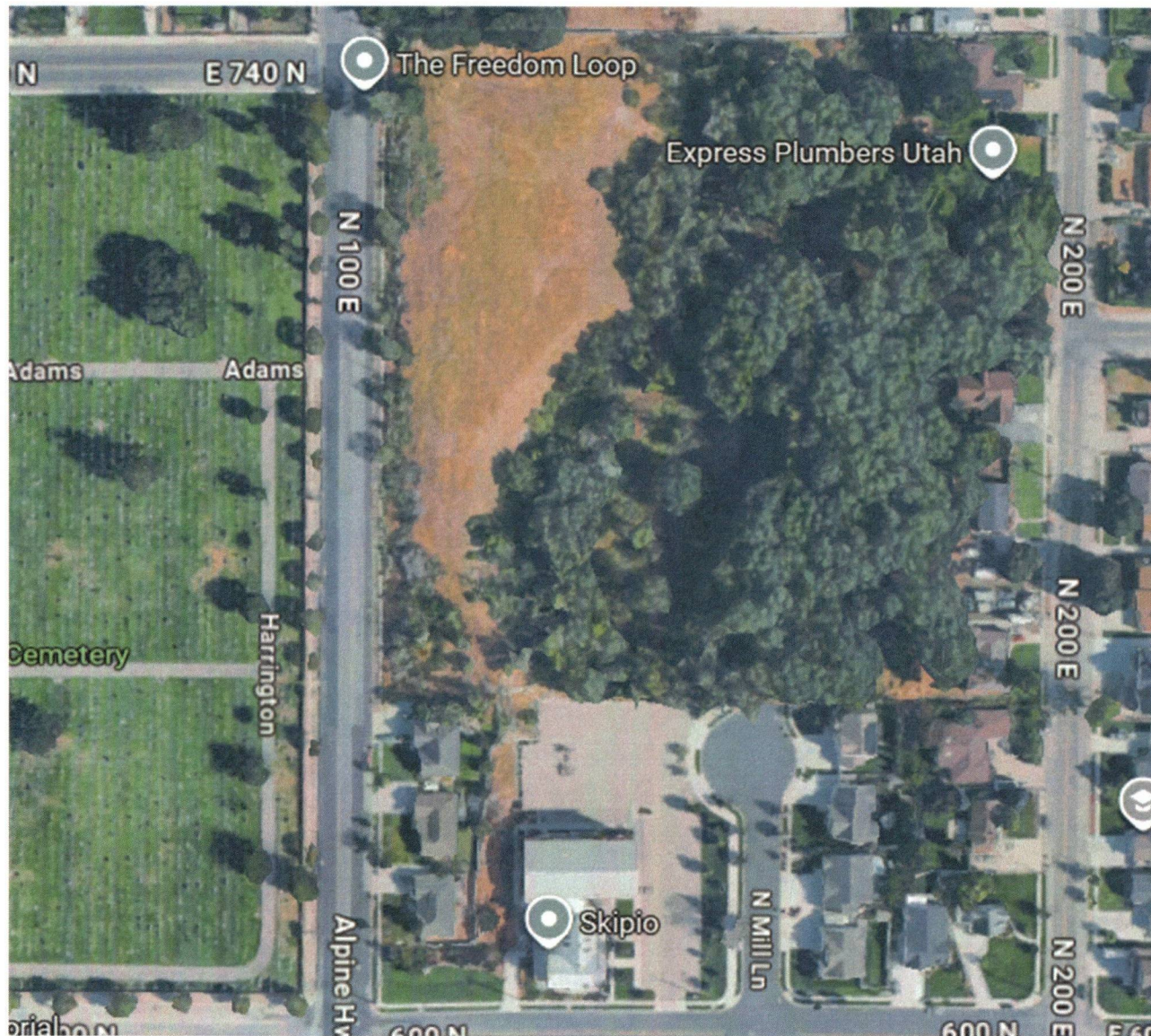
Benches, Rocks	\$20,000
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FEES	Traditional Lot	
	Resident	Non-Resident
American Fork	\$ 1,500	\$ 1,800
Lehi	\$ 1,300	\$ 1,600
Pleasant Grove	\$ 1,200	\$ 2,400
Orem	\$ 1,506	\$ 1,930
Highland	\$ 1,520	\$ 2,130
Saratoga Springs	\$ 2,000	\$ 3,000

Opening/Closing	
Resident	Non-Resident
\$ 700	\$ 1,000
\$ 500	\$ 850
\$ 750	\$ 1,400
\$ 755	\$ 966
\$ 630	\$ 990
\$ 700	\$ 1,200

Wall Cremation Niche	
Resident	Non-Resident
\$ 1,500	\$ 1,800
\$ 1,300	\$ 1,600
\$ 1,200	\$ 2,400
\$ 525	\$ 800

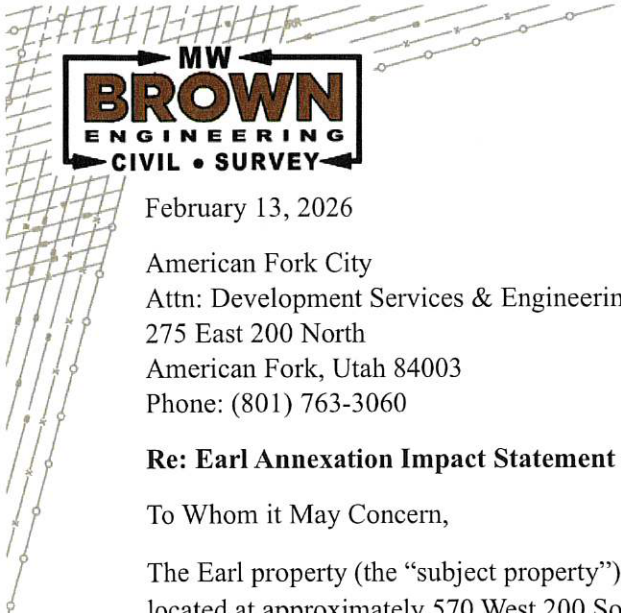
Cremation Opening / Closing	
Resident	Non-Resident
\$ 300	\$ 400
\$ 300	\$ 400
\$ 300	\$ 450
\$ 475	\$ 715



FUTURE EXPANSION OPTIONS: NICHE OR STORAGE / OPERATIONS



AMERICAN FORK CEMETERY



February 13, 2026

American Fork City
Attn: Development Services & Engineering Departments
275 East 200 North
American Fork, Utah 84003
Phone: (801) 763-3060

Re: Earl Annexation Impact Statement

To Whom it May Concern,

The Earl property (the “subject property”) consists of approximately 9.89 acres (the “gross project acreage”) located at approximately 570 West 200 South in unincorporated Utah County (Utah County Parcel No. 13:042:0003). The proposed Earl Annexation includes the subject property along with surrounding unannexed roadway areas into American Fork City. The total area proposed for annexation is approximately 10.91 acres (the “gross annexation acreage”).

The subject property has historically been utilized for agricultural purposes and currently consists of open pasture land. The site generally slopes to the southwest and is lightly vegetated with grasses and other herbage. There are no existing residential structures on the property; therefore, the existing population is estimated to be zero. Surrounding properties have previously been annexed into American Fork City and include zoning designations of R1-15000 and RA-1 to the west, R1-7500 to the east, and Transit-Oriented Development (TOD) zoning to the north and south.

The annexation petition includes a conceptual 90-unit townhome development on the subject property, which will be governed by a development agreement with American Fork City. Using an estimated household size of 3.8 persons per unit, the anticipated population at full buildout is approximately three hundred forty-two (342) residents. The existing residential density is zero dwelling units per acre, and the proposed development would result in an overall gross density of approximately 8.25 dwelling units per acre of the gross annexation acreage.

The American Fork General Plan identifies the subject property as within the TOD land use classification. The proposed townhome development is consistent with the TOD designation and associated zoning standards, and is anticipated to include planned trails, bicycle and pedestrian facilities, and parks or open space amenities consistent with City requirements. The conceptual layout for the subject property provides approximately 16.9% open space, exceeding the City’s TOD requirement of 10%. The development proposes to incorporate several amenities within the open space to active and enhance community engagement.

The proposed annexation and corresponding development will increase demand on city-provided public facilities and services. These impacts are anticipated to be consistent with those typically associated with residential developments of similar size and density. Estimated utility demands are summarized below.

Table 1 – Estimated Culinary Water Demand

CULINARY WATER DEMAND				
ERU	UTAH ADMIN. CODE R309-510			
	P.D.D. ¹		A.Y.D. ²	
	GPD	GPM	GAL	GPM
90	72,000	50	13,140,000	25

¹ - PEAK DAY DEMAND

² - AVERAGE YEARLY DEMAND

developments within the city. No unusual or disproportionate impacts to police services are anticipated as a result of the annexation.

Solid waste and recycling services will be provided by American Fork City or its designated service provider. The proposed residential development will generate typical residential solid waste volumes, which are anticipated to be accommodated within existing service capacities.

The project is anticipated to comply with the American Fork City Bike and Pedestrian Facilities Plan by providing connectivity to existing and/or planned trail systems surrounding the subject property. In addition, the development will provide private amenities for its residents, that will be managed and maintained by a homeowner's association. As such, there is not any anticipated impact to the city's parks and recreation department as a result of the annexation.

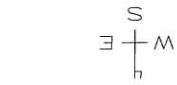
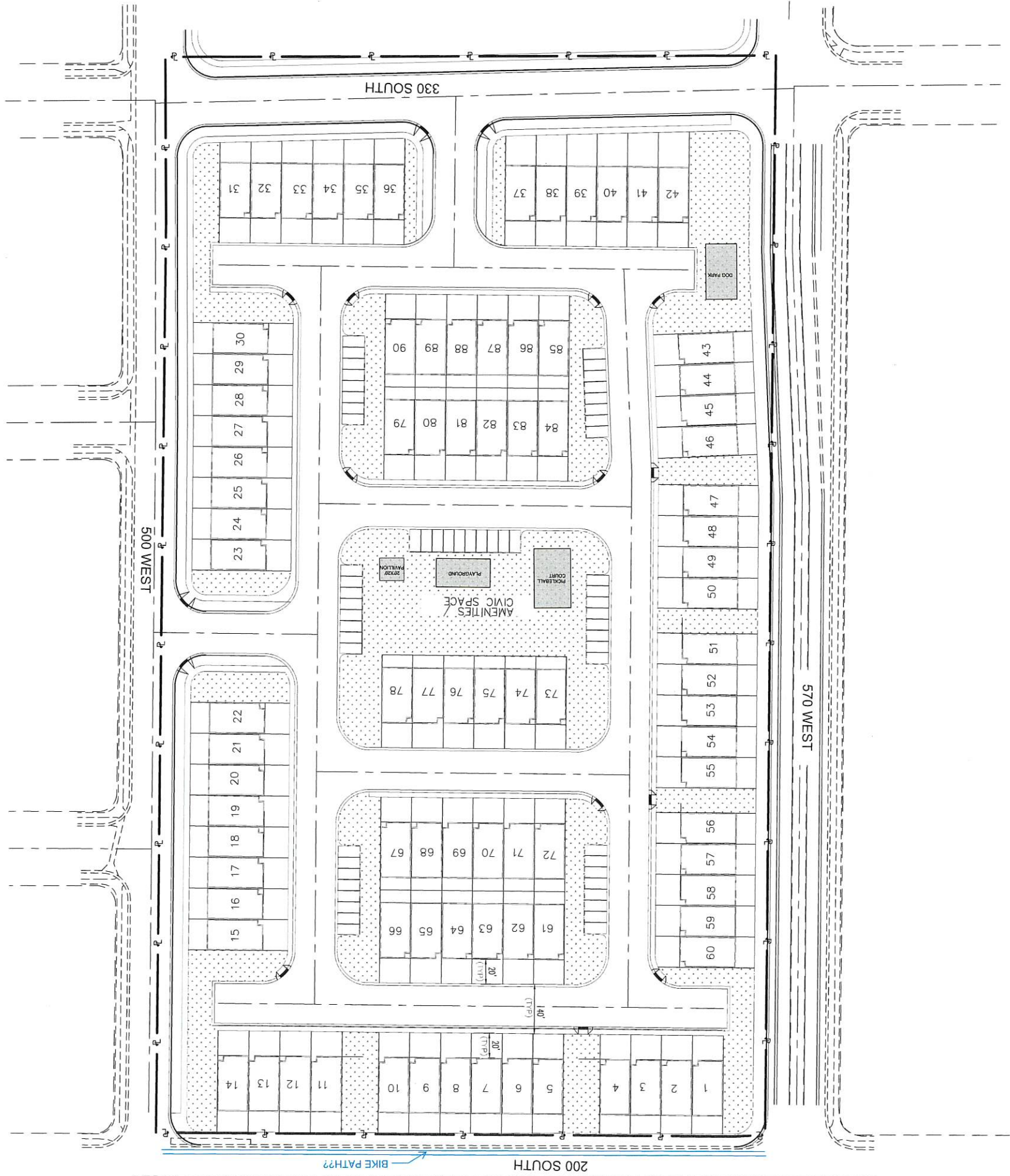
In summary, the proposed annexation and conceptual development are consistent with the American Fork General Plan and surrounding land uses. The anticipated impacts to public facilities and services are typical of residential development and are expected to be adequately addressed through standard City development review, infrastructure improvements, and service provision.

Furthermore, the proposed annexation and associated development will facilitate the extension of 330 South, creating a connection between 500 West and 570 West. Completion of this roadway segment is critical to improving emergency response access and enhancing overall traffic circulation within the area. In addition, the Church's planned development of the parcel to the south is contingent upon the extension of 330 South, as it provides necessary connectivity and access to support future improvements.

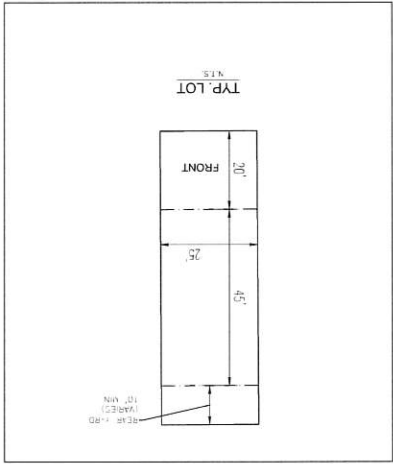
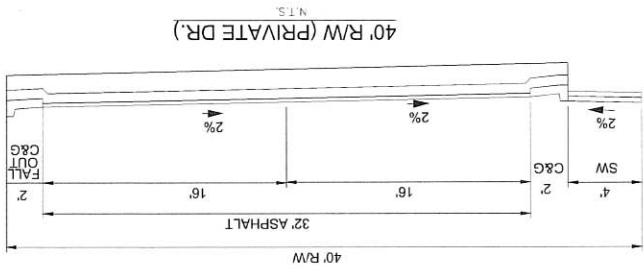
Sincerely,

A handwritten signature in blue ink that reads "Mitchell M. Brown, P.E.".

Mitchell M. Brown, PE
MW Brown Engineering, Inc.



TOWNHOMES : 25' x 45'
TOTAL LOTS: 90
GROSS PROJECT AREA: 430,997 SQ. FT. (9.89 AC)
PUBLIC ROW DEDICATION: 62,337 SQ. FT. (1.43 AC)
NET PROJECT AREA: 368,518 SQ. FT. (8.46 AC)
CIVIC (OPEN) SPACE REQ'D (10%): 36,852 SQ. FT. (0.85 AC)
CIVIC (OPEN) SPACE PROVIDED: 72,775 SQ. FT. (1.67 AC) (16.9%)
GUEST PARKING: 58 STALLS
GARAGE : 180 STALLS
DRIVEWAY STALLS: 180 STALLS



HB 457 S5 County Governance Modifications | Rep. Dunnigan

Topic: Land Use/Planning

Impact: Affects cities in 2nd class counties

Issue: Automatic annexations of inner islands in cities in Davis, Weber, & Utah Counties on July 1, 2027.

August 4th, 2026

Overview

House Bill 457 (2026) significantly changes annexation policy in Utah County by introducing automatic or mandatory annexation mechanisms for certain unincorporated areas, particularly “islands” surrounded by municipalities.

Effective Impact: Implementation begins around 2027, with long-term effects on municipal growth, infrastructure, and governance.

ONLY inner islands that:

- 55 acres or less
 - Completely surrounded by 1 city
 - Has one of the following characteristics:
 - Currently provides sewer and water to island
 - The infrastructure (roads, water, etc.) up to city standards
 - No infrastructure AND
 - Not exempted by County (Davis and Weber County) or City (Utah County) by May 1, 2027
 - Notice by Counties to affected properties after May 1, 2027
 - All islands can be recorded in one plat
-

What the Bill Does

- Enables automatic annexation of qualifying unincorporated areas
- Targets:
 - Municipal “islands”
 - Urbanizing county land adjacent to cities
- Reduces municipal discretion to deny annexation when criteria are met
- Encourages cities to become the primary providers of urban services
- Aligns annexation with broader housing and growth policy goals

- Infrastructure Deficiencies
Cities may inherit underbuilt areas
- Less Negotiation Leverage
Fewer opportunities to require developer concessions

Strategic Considerations

City leadership should proactively:

- Identify likely annexation areas (especially islands)
- Update General Plan and growth policies
- Conduct fiscal impact analyses
- Plan infrastructure investments and timing
- Coordinate with county and service districts

Outlook

HB457 shifts annexation from a locally driven decision to a more state-directed process in Utah County.

Cities that plan ahead can:

- Capture long-term growth benefits
- Maintain service quality
- Avoid fiscal strain

Cities that do not may face:

- Reactive growth
- Budget pressures
- Infrastructure challenges