

AMERICAN FORK CITY COUNCIL
JANUARY 26, 2016
NOTICE OF REGULAR SESSION AND AGENDA

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, January 26, 2016, 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 Derric Rykert; 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.)

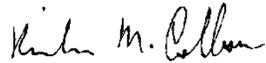
1. Approval of the January 7, 2016 work session minutes.
2. Approval of the January 12, 2016 City Council minutes.
3. Approval of the City bills for payment and purchase requests over \$25,000.

ACTION ITEMS

1. Review and action on appointments to the Planning Commission. (*Requested by Adam Olsen, Planning*)
 - a. Christine Anderson appointment to a six-year term ending in 2022
 - b. Eric Frandsen re-appointment to a six-year term ending in 2022
 - c. Geoff Dupaix appointment to a one-year term as an alternate
2. Review and action on the appointment of a City Treasurer and a City Recorder. (*Requested by Mayor Hadfield*)
3. Review and action on the Annexation Agreement for the Richards Annexation, consisting of 11.74 acres, located at 980 North 900 West. (*Requested by Adam Olsen, Planning*)
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 approving a commercial site plan for the Roberts Storage Units located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone. (*Requested by Adam Olsen, Planning*)
 - b. Review and action on an Ordinance approving an amendment to the Vintaro Overall Concept Plan located at 500 South 860 East (Graff property) in the PC Planned Community zone. (*Requested by Adam Olsen, Planning*)
5. Review and action on a Resolution establishing Continuity in Government in the City of American Fork. (*Requested by Richard Colborn, Recorder*)

6. Consideration and action on entering into an executive session to discuss pending litigation. (*Requested by Mayor Hadfield*)
7. Adjournment.

Dated this 20 day of January 2016



Richard M. Colborn
City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JANUARY 26, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on planning commission appointments for Christine Anderson, Eric Franson and Geoff Dupaix.

SUMMARY RECOMMENDATION Staff recommends (1) appointment of Christine Anderson to a six year term on the planning commission, (2) re-appointment of Eric Franson to a six year term on the planning commission and (3) appointment of Geoff Dupaix to a one year term as the alternate planning commission member.

BACKGROUND With the recent expiration of Planning Commissioner Marie Adams' term, Christine Anderson, the current alternate planning commission member, has accepted an invitation to be appointed as a full time member. The vacancy that is left in the alternate member position will be filled by Geoff Dupaix who has previous planning commission experience. Eric Franson seeks a re-appointment to serve on the planning commission as his term expires at the end of January 2016.

Both Christine Anderson's and Eric Franson's new terms will expire in 2022. Geoff Dupaix's term will expire in 2017. All individuals may serve additional terms if they so desire, with the concurrence of the mayor and city council.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to approve the appointments of Christine Anderson and Eric Franson to six year terms on the planning commission and Geoff Dupaix to a one year term as the alternate planning commission member.

SUPPORTING DOCUMENTS



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JANUARY 26, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the Annexation Agreement for the Richards Annexation, consisting of 11.74 acres, located at 980 North 900 West.

SUMMARY RECOMMENDATION The planning commission recommended approval of the agreement for the Richards Annexation as stated in the attached minutes of the December 16, 2015 planning commission meeting.

BACKGROUND The applicant proposes an annexation with the intent to advance a large lot subdivision in the R-1 12,000 Residential and the RA-1 Residential Agricultural zones that will have lot sizes ranging from approximately 15,000 square feet (0.34 acres) to 62,000 square feet (1.42 acres). A portion of the Mitchell Hollow trail will also be brought into the city as part of the annexation. 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 the Richards Annexation, consisting of 11.74 acres, located at 980 North 900 West.

SUPPORTING DOCUMENTS

**ANNEXATION AGREEMENT
(Richards Annexation)**

This Agreement, made and entered into this _____ day of _____, 2016, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as “City”) and Guy E. Richards, Susan Richards and Daniel L. Richards (hereafter referred to as “Applicants”), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of parcels of privately owned real property constituting the entirety of, the Richards Annexation, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A “Request to Initiate Annexation of Land Within an Island or Peninsula” relating to the Richards Annexation (Attachment 2), together with a map showing the area proposed for annexation (hereafter referred to as “Annexation Area”), has been submitted to the City (Attachment 1); and

WHEREAS, the area proposed for annexation 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. 2015-07-20R 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.

WHEREAS, the City Council has determined that annexation of the real property described on Attachment 1 is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, 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, 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 the 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 parcels 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 Applicants: Applicants and City acknowledge that the 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, Applicants hereby acknowledge and agree 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 the development as set forth under the terms of the City's Development Code 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: Applicants hereby affirm they are the sole owners of the Richards parcels and have complete authority to enter into this Agreement and bind the property hereto.

SECTION 4 – Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the entire annexation area classified as Low Density Residential. Applicants intend to develop the parcels for residential uses; a portion to allow animal rights. Therefore, the zone classifications attached to the parcels shall be the RA-1 and R-1-12,000 Residential zones. A map illustrating the zone classifications and their respective boundaries is made part of this agreement (Attachment 3).

SECTION 5 – Annexation Concept Plan: Applicants have submitted an Annexation Concept Plan (Attachment 4) showing the intended development within the Annexation Area as a single-family development consisting of detached homes with a density of approximately 1.1 du/ac. The proposed use, density of development, and other particulars of the proposed development are in general compliance with the terms of the General Plan for the area and the proposed zone classifications. This finding of general compliance is conditioned upon the understanding that all future submittals will fully conform to the general design of the Annexation Concept Plan and the requirements of the RA-1 and R-1-12,000 zones, respectively. However, Applicants hereby agree that the City may require adjustments to the Annexation Concept Plan to conform to City Ordinances or the specific terms of an approved final subdivision plat.

SECTION 7 – Mitchell Hollow Trail Easement to be Conveyed: The City's Trails Master Plan illustrates the placement of the Mitchell Hollow Trail through a portion of the Annexation Area. As a condition of annexation, Applicants hereby agree to convey to City an easement for the trail corridor necessary for the construction of the Mitchell Hollow Trail in the location shown on the Trail Corridor Map (Attachment 5). Further, a copy of the deeds conveying this easement for trail purposes are attached hereto (Attachment 6) and City hereby acknowledges receipt of executed originals. If forthcoming wetland determinations prohibit placement of facilities within the corridor dedicated herein, applicants shall provide City a substitute corridor at no cost to City. Applicants shall have no obligation to construct any trail improvements unless and until any improvement or development occurs within the Annexation Area adjacent to the trail right-of-way corridor.

SECTION 9 - Conveyance of Water Right: City agrees to allow a delay in the actual conveyance of water right until the time of development, based upon the proposed concept plan. A water dedication agreement shall be enacted by the Applicants, requiring water dedication at the time of development. This agreement is included as Attachment 7.

SECTION 8 – Sensitive Lands Overlay: Applicants acknowledge 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, Applicants agree to provide a geotechnical report and any other such studies as the City deems appropriate to determine the suitability of the Annexation Area for development as shown on the Annexation Concept Plan and may require adjustments to more adequately incorporate impacts relating to natural conditions or any provision of the Sensitive Lands Ordinance which may be applicable to the Annexation Area.

SECTION 9 – Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches) to the standards of the City and to the standards of the irrigation company or private ditch easement holders as part of any forthcoming development project.

SECTION 10 – Property Taxes and Rollback Taxes to be Paid: Applicants agree to pay any outstanding property taxes on the Annexation Area; including any and all rollback taxes if the subject Annexation Area is 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 11 – Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants 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 development of the Annexation Area or any portion thereof. Applicants acknowledge 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 12 – 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 fees, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 13 – Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicants, to Daniel L. Richards, 8966 North 6800 West, American Fork Utah, 84003

SECTION 14 – 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. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

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

Guy E. Richards

MAYOR

Susan Richards

Daniel L. Richards

ATTEST:

City Recorder

Attachment: 1. Agreement (1235 : Richards Annexation)

LIST OF ATTACHMENTS

- | | |
|---------------------|---|
| Attachment 1 | Copy of Annexation Plat |
| Attachment 2 | Copy of Request to Initiate Annexation |
| Attachment 3 | Map illustrating zone classifications |
| Attachment 4 | Annexation Concept Plan |
| Attachment 5 | Trail Corridor Map |
| Attachment 6 | Copy of deeds conveying Mitchell Hollow Trail Easement (TO BE PROVIDED BY APPLICANTS) |
| Attachment 7 | Water Dedication Agreement (TO BE PROVIDED BY APPLICANTS) |

Attachment 2

EXHIBIT A

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

DATE: 6-16-2014

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)
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<u>12-0056-0082</u>	GUY E. RICHARDS	<u>Susan Richards x</u>
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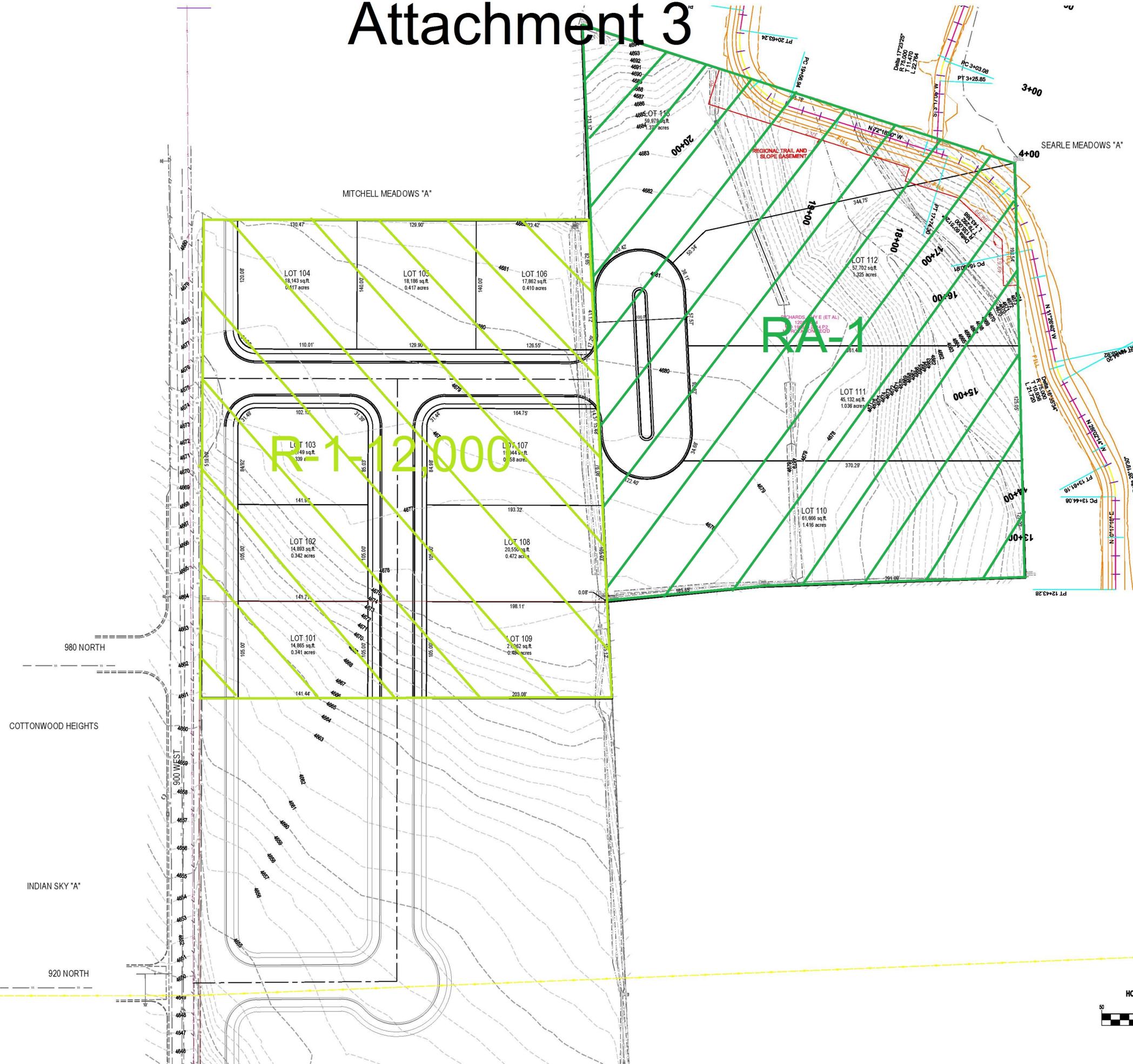
<u>12-0056-0094</u>	GUY E, RICHARDS	<u>Susan Richards x</u>
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<u>12-0056-0083</u>	DANIEL L RICHARDS	<u>Daniel Richards</u>
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<u>x</u>	<u>Susan Richards</u>	<u>Guy E Richards</u>
<u>x</u>	<u>Susan Richards</u>	<u>Guy E Richards</u>

Attachment: 1. Agreement (1235 : Richards Annexation)

Attachment 3



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.590.0187

WWW.ENSGNENG.COM

FOR:
GAR PROPERTIES
 6885 N 9800 W
 AMERICAN FORK, UTAH 84003

CONTACT:
DANIEL L. RICHARDS
 PHONE: (801) 358-5343
 FAX:

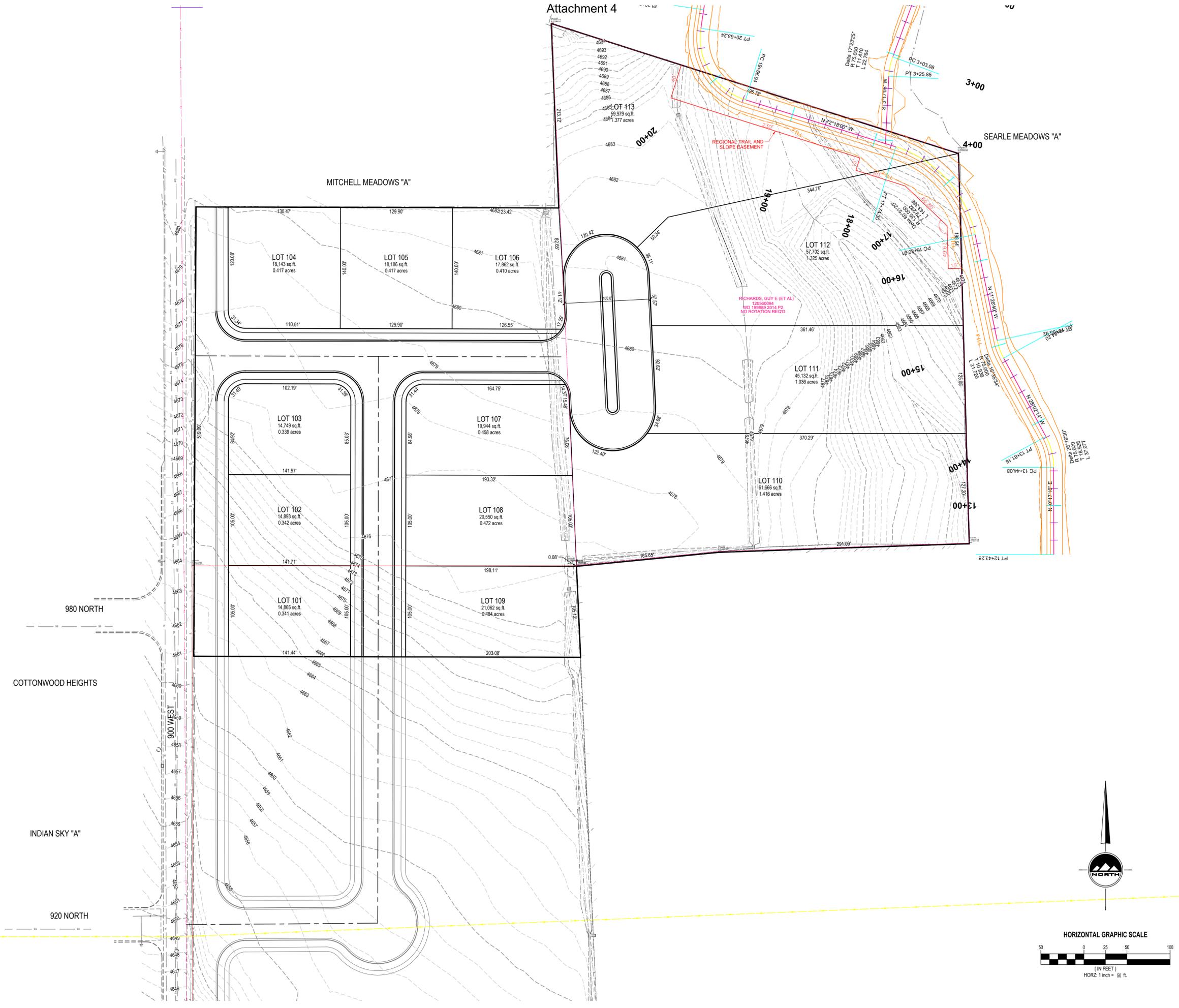
MITCHELL MEADOWS SUBDIVISION

**6800 WEST 980 NORTH
 AMERICAN FORK, UTAH**

CONCEPT

PROJECT NUMBER: 6205
 PRINT DATE: 9/28/14
 DRAWN BY: D. COWLEY
 CHECKED BY: B. PREECE
 PROJECT MANAGER: C. MCFARLANE

1 OF 1



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
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 Fax: 801.255.4449

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FOR:
 G.A.R. PROPERTIES
 8885 N 8300 W
 AMERICAN FORK, UTAH 84003

CONTACT:
 DANIEL L. RICHARDS
 PHONE: (801) 358-5343
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MITCHELL MEADOWS SUBDIVISION

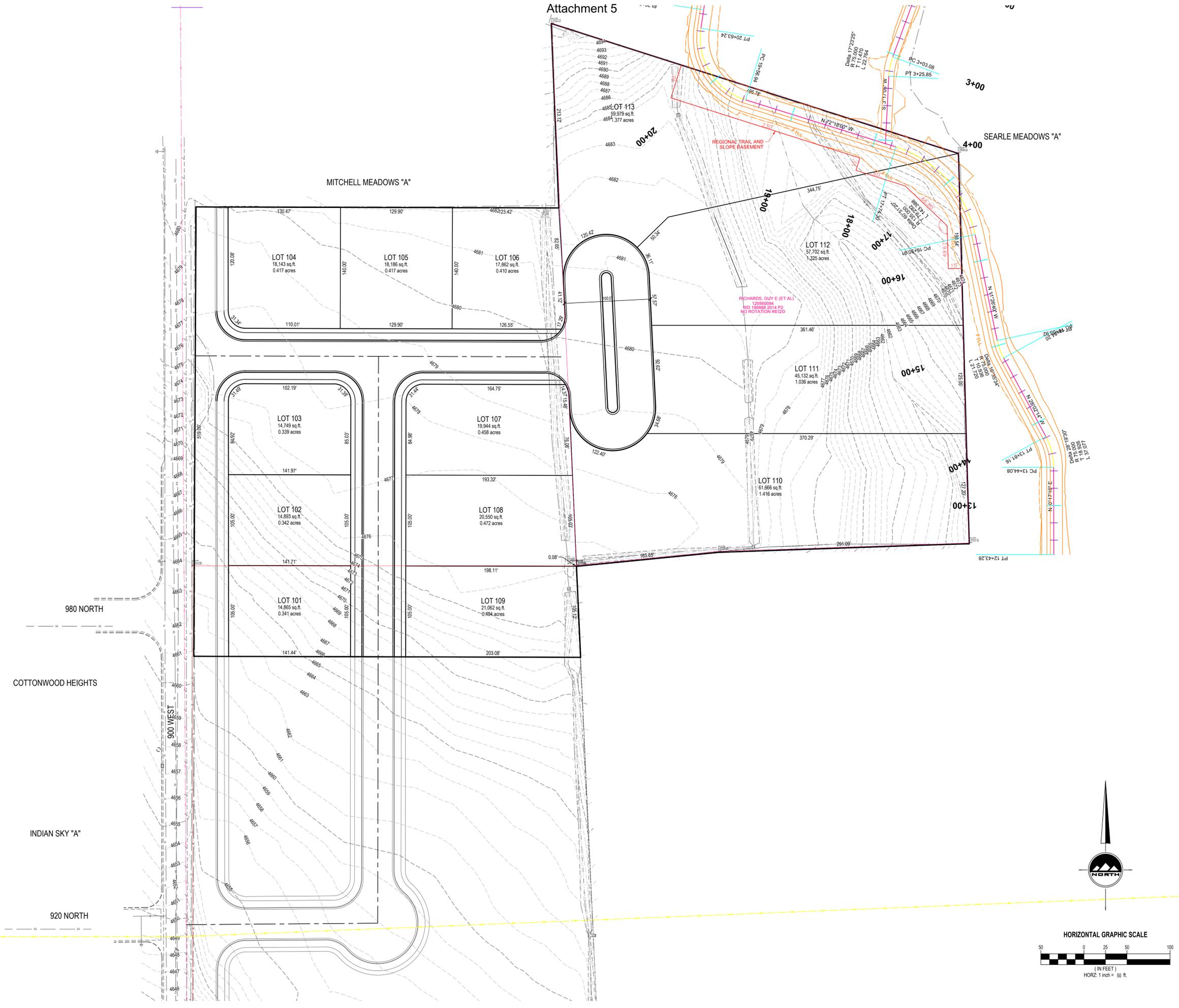
**6800 WEST 980 NORTH
 AMERICAN FORK, UTAH**

Attachment: 1 - Agreement (1235 : Richards Annexation)

CONCEPT

PROJECT NUMBER: 6205
 PRINT DATE: 9/28/14
 DRAWN BY: D. COWLEY
 CHECKED BY: B. PREECE
 PROJECT MANAGER: C. MCFARLANE

1 OF 1



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CONTACT:
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 PHONE: (801) 358-5343
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MITCHELL MEADOWS SUBDIVISION

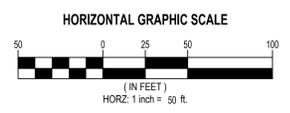
**6800 WEST 980 NORTH
 AMERICAN FORK, UTAH**

Attachment: 1 - Agreement (1235 : Richards Annexation)

CONCEPT

PROJECT NUMBER: 6205
 PRINT DATE: 9/28/14
 DRAWN BY: D. COWLEY
 CHECKED BY: B. PREECE
 PROJECT MANAGER: C. MCFARLANE

1 OF 1



Review and action on an annexation agreement for the Richards Annexation, consisting of 11.74 acres, located at 980 North 900 West.

The Richards Annexation consists of 11.74 acres. 900 West was recently reconstructed along the frontage of the Richards parcels, negating the need for additional right-of-way dedication as is typical with other annexation requests.

The Richards family intends to develop the property as a single-family residential subdivision, with the underlying zoning proposed at R1-12,000 and RA-1. Both of these zone designations align with the City's Land Use Plan classification of "low density residential" with a corresponding density of 3 du/ac. The northeastern portion of the annexation area lies adjacent to and within Mitchell Hollow. This area is proposed to be zoned RA-1 which allows animal rights and minimum lot sizes of one acre.

In addition, the City's trails master plan identifies the Mitchell Hollow Trail; a regional trail extending from Highland City to the north, to State Street and the future Southern Rail Trail to the south. A study was completed to identify a preferred route through this area for the Mitchell Hollow Trail. The preferred route for this trail lies at the eastern portion of the annexation area. The future trail corridor is identified within the annexation agreement and the applicants agree to dedicate an easement for trail placement within this corridor.

Potential Motion

Mr. Chairman, I move that we recommend approval of the Richards Annexation Agreement to the City Council.

93 Clark Roberts stated this is a difficult piece of ground because of the location. He feels this is the
94 best use of the property. They want a fortress style storage area where they can secure the
95 boundary. It is a nice transition with the surrounding properties. There are some other storage
96 units in area that are all full so there is a need for storage.

97
98 Commission Discussion:

99 John Woffinden stated that Lehi sewer and water as well as the Mitchell irrigation ditch need to
100 be fixed on page C-1.

101
102 **MOTION: Leonard Hight - recommend approval of the commercial site plan for the**
103 **Roberts Storage Units, located at 300 S. 100 W. with the finding and condition as outlined**
104 **in the staff report and subject to any findings, conditions and modifications found in the**
105 **engineering report.**

106 **Findings:**

- 107 • **The proposed site plan meets the criteria as found in Section 17.7.701.F of the**
- 108 **Development Code.**

109 **Conditions:**

- 110 • **Satisfaction of water rights shall be determined by the Engineering Division.**
- 111 • **All Standard Conditions of Approval and items denoted as “Plan**
- 112 **Modification(s) Required” in the 12/16/2015 Engineering Division Staff**
- 113 **Report for the City Land Use Authority shall be addressed on all final**
- 114 **project documents.**

115
116 Seconded by Rebecca Staten.

117			
118	Yes	-	Harold Dudley
119			Leonard Hight
120			Rebecca Staten
121			John Woffinden

122 Motion passes.

123 4. **Review and action on an agreement for the Richards Annexation consisting of 11.74**
124 **acres and located at 980 North 900 West (7:27 p.m.)**

125
126 Staff Presentation:
127 Adam Olsen stated this project consists of nearly 12 acres. Since 900 West was rebuilt, there is
128 no dedication of roads required. This is a single-family development in two zones, RA-1 and R1-
129 12,000. The City’s Land Use Plan designated this area as low density, and both zones fall in that
130 category. The RA-1 Zone allows animal rights. The northeast portion includes an extension of
131 the Mitchell Hollow Trail from Highland to 700 North. As part of the approval the City will
132 receive an easement for the construction of that trail.

133
134 Trent Andrus stated there are no major concerns. The trail alignment is still a work in progress
135 but very close to what is shown.

136
137 Applicant Presentation:

138 Dan Richards stated the RA-1 Zone is in the hollow area because it goes down through the
 139 Mitchell Hollow. Property owners will be able to ride horses to the equestrian park. In the R1-
 140 12,000 zone the lots are 18,000 to 20,000 square feet. They are working out the trail system.

141

142 **MOTION: Rebecca Staten - To recommend approval of the Richards Annexation**
 143 **Agreement to the City Council.** Seconded by Leonard Hight.

144

145 Yes - Harold Dudley
 146 Leonard Hight
 147 Rebecca Staten
 148 John Woffinden

Motion passes.

149

150 5. Discussion on future road modifications and improvements by UDOT on 100 East
 151 between State Street and 1120 North (7:35 p.m.)

152

153 Nestor Gallo presented information on the modifications to 100 East.

- 154 • 7 million dollars has been allocated by UDOT.
- 155 • The scope of work is from Main Street to 300 North (3 blocks) with a potential extension
 156 to 1120 North.
- 157 • Level of service. By 2040 under the existing conditions the level of service will be a C.
 158 With two northbound lanes. The level of service is predicted to be a B.
- 159 • The existing right-of-way is 82 feet with 64 feet of pavement. If the parkstrip is preferred,
 160 then an 89 foot right-of-way will be needed.
- 161 • Main Street will have a dual left turn, a shared right-through, an 8-foot shoulder with on-
 162 street parking, a 6-foot wide concrete sidewalk, two northbound lanes, and ADA ramps.
- 163 • 100 North will have a single left turn, a shared right-through, an 8-foot shoulder with on-
 164 street parking, a 6-foot wide concrete sidewalk, two northbound lanes, and ADA ramps.
- 165 • 300 North will have a single left turn, a dedicated right-turn lane, an 8-foot shoulder with
 166 on-street parking, a 6-foot wide concrete sidewalk, one lane northbound, and ADA
 167 ramps. The right-turn lane will need to be clearly identified to prevent congestion. A
 168 dedicated left-turn light will be needed off of 300 North.
- 169 • The water, sewer, and pressurized irrigation lines are in good condition.
- 170 • The bike lanes will be eliminated.
- 171 • The City will accumulate its own data for traffic counts and volumes.
- 172 • Conclusion
 - 173 ○ The second northbound lane is required to keep an acceptable level of service
 174 along 100 East.
 - 175 ○ Keeping a parkstrip will require the acquisition of extra rights-of-way.
 - 176 ○ Parkstrip verses on-street parking is a decision that will have to be made.
 - 177 ○ Trees will be planted behind the sidewalk.
 - 178 ○ New sidewalks and ADA ramps.

179

180 6. Other Business

181

182 7. Site Plan Committee Report (7:57 p.m.)

183



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JANUARY 26, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an Ordinance approving a commercial site plan for the Roberts Storage Units located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the commercial site plan for the Roberts Storage Units as stated in the attached minutes of the December 16, 2015 planning commission meeting.

BACKGROUND The applicant proposes a storage unit project located on the old Roberts Manufacturing site, with a portion of the land being reserved for future development. At the time of this writing the developer is also working on a twin-home subdivision that will extend the adjacent Loeffler Park Twin-Home Project onto the reserved parcel of land. For further analysis, please refer to the attached site plan, staff report and planning commission minutes.

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

SUGGESTED MOTION Motion to adopt the ordinance approving a commercial site plan for the Roberts Storage Units located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone with instructions to the city recorder to withhold publication of the ordinance subject to:

- All conditions identified in the public record associated with the December 16, 2015 planning commission meeting.

SUPPORTING DOCUMENTS

ORDINANCE NO.**AN ORDINANCE APPROVING A COMMERCIAL SITE PLAN FOR THE ROBERTS STORAGE UNITS LOCATED AT 100 WEST 300 SOUTH IN THE PI-1 PLANNED INDUSTRIAL OVERLAY ZONE.****BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,****PART I****DEVELOPMENT APPROVED - ZONE MAP AMENDED**

- A. The commercial site plan for the Roberts Storage Units located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone, 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 26 DAY OF JANUARY, 2016.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder

Attachment: 1. Ordinance (1236 : Roberts Storage)

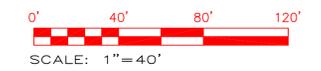
ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SITE PLAN



LEGEND

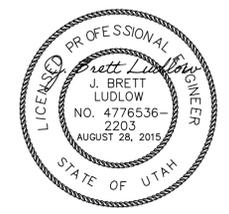
- 0.00 FINISH SPOT ELEVATION
- TA TOP OF ASPHALT
- TBC TOP BACK OF CURB
- EG EXISTING GRADE
- TG TOP OF GRATE
- SW SIDEWALK
- TC TOP OF CONCRETE
- DRAINAGE DIRECTION
- 12" EXISTING CULINARY LINE
- 24" EXISTING SEWER LINE
- EXISTING GAS LINE
- EDGE OF ASPHALT
- PROPERTY LINE
- 1" WATER METER
- * STREET LIGHTS

VICINITY MAP



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4583.63'	766.89'	765.99'	S 52°01'36" E	09°35'10"
C2	4583.63'	349.47'	349.38'	S 59°00'14" E	04°22'06"

Company	Contact	Phone	Address
AF City Culinary Water	Jay Bruns	(801)484-6129	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Bruns	(801)484-6129	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Aaron Bruns	(801)484-6162	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Aaron Bruns	(801)484-6162	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Doug Bennett	(801)713-3040	96 North Center Street American Fork, UT 84003
AF City Inspector	Jay Butcher	(801)484-7969	275 East 200 North American Fork, UT 84003
AF Fiber	Michal Husarick	(801)484-6658	275 East 200 North American Fork, UT 84003
AF Flood Irrigation Company	Lee Searle	(801)756-9626	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	(801)756-1310	70 North 200 East American Fork, UT 84003
COMCAST (Fiber)	Sade Christensen	(801)369-7360	9602 South 300 West Sandy, UT 84070
COMCAST	Kent Johnson	(801)833-7003	9602 South 300 West Sandy, UT 84070
Tempagap Special Service Division	Jon Adams	(801)756-9231	6400 North 5500 West Utah County, UT 84053
Lake City Sewer and Water	Lee Barnes	(801)836-0206	2328 North 200 West Lehi, UT 84043
Mitchell Hollow Irrigation	Jeff Mitchell	(801)367-9025	802 West 700 North American Fork, Utah 84003
Century Link	Cheryl Behler	(801)974-8332	1485 West 1320 South West Valley City, UT 84119
Century Link	Damen Keller	(801)255-6075	1485 West 1320 South West Valley City, UT 84119
Quantar Gas	Scott Proctor (Foreman)	(801)891-3037	1340 West 200 South Salt Lake City, UT 84119
Quantar Gas	Gaylan Sorenson (PH)	(801)324-3371	1340 West 200 South Salt Lake City, UT 84119



PLAN CONTENTS

SHEET C1	COVER
SHEET C2	SITEPLAN
SHEET C3	DETAIL SHEET
SHEET C4	DETAIL SHEET
SHEET C5	SWPPP PLAN
SHEET C6	BMPs
SHEET C7	ALTA SURVEY
SHEET C8	
SHEET C9	
SHEET C10	

DEVELOPER
ROBERTS MFG., INC.
CLARK ROBERTS
264 WEST 200 SOUTH
LINDON, UT 84042
1-801-616-8096

TABULATION TABLE

TOTAL ACREAGE OF SITE	3.03 AC
TOTAL AREA OF LANDSCAPING	8,927 SQ. FT. 6.77%
TOTAL AREA OF NEW BUILDING	54,754 SQ. FT. 41.48%
TOTAL IMPERVIOUS AREA	68,306 SQ. FT. 51.72%
# OF PARKING REQUIRED	5 + 1 HANDICAPPED
# OF PARKING PROVIDED	5 + 1 HANDICAPPED

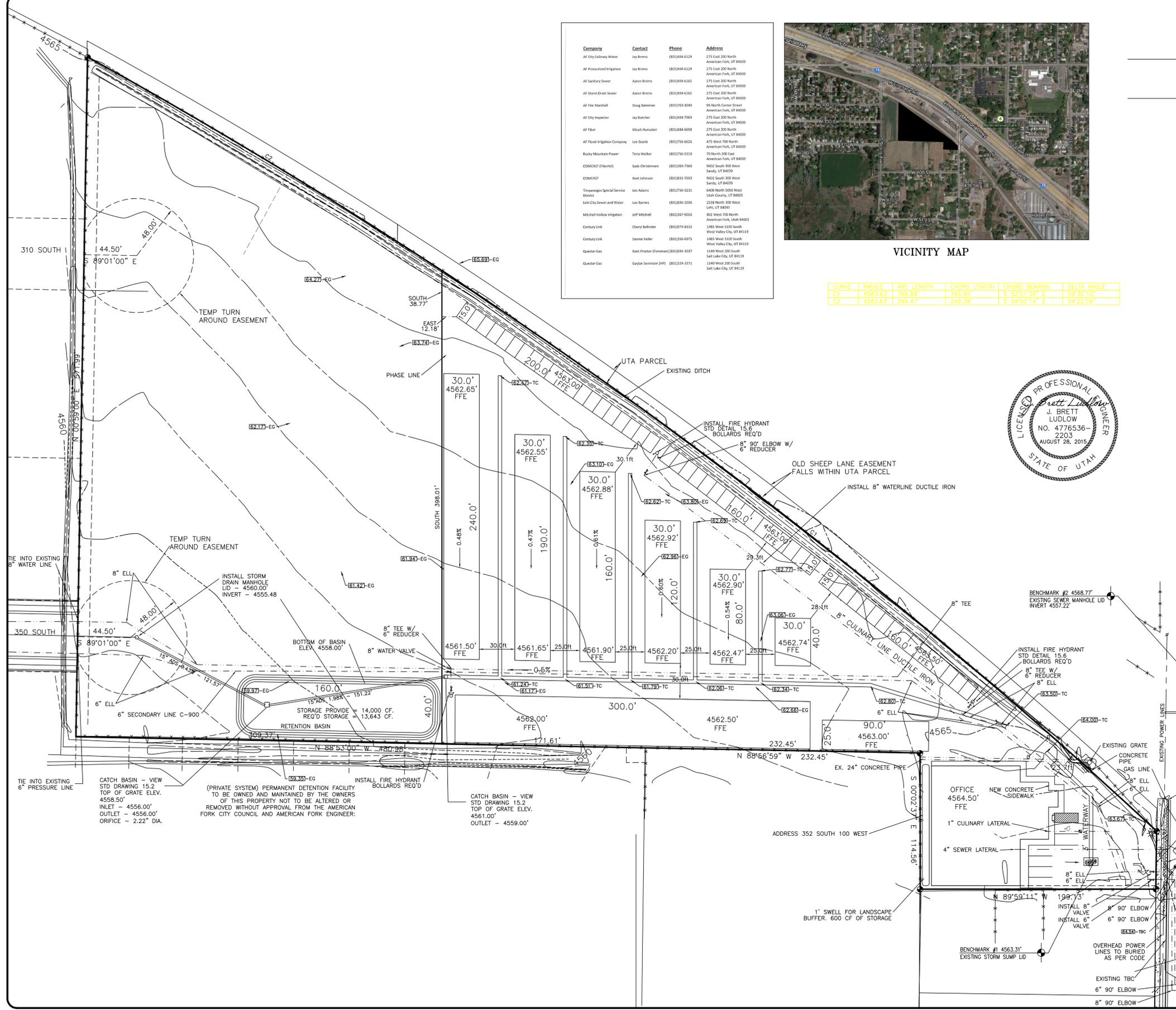
THIS BUILDING WILL NOT REQUIRE FIRE SPRINKLERS
ADA STATEMENT
THIS PROJECT SHALL ADHERE TO ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

ZONE - LIGHT INDUSTRIAL
FLOOD ZONE - ZONE C / Community-Panel #490152 0005 B November 25, 1980

LEGAL DESCRIPTION - Beginning at a point which is S 00°24'12" W 2397.50 feet along the west section line and East 2074.04 feet from the Northwest section corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South, 398.01 feet to a fence line; thence S 88°53'00" E, 171.61 feet along said fence line to a fence corner; thence S 88°56'59" E, 232.45 feet along said fence line to a fence corner; thence S 00°22'37" E, 114.56 feet along said fence line to a fence corner; thence S 89°59'11" E, 198.13 feet along said fence line to the West line of 100 West Street; thence N 00°44'20" E, 48.92 feet along said west line to the Southerly line of the UTA parcel; thence with a curve turning to the left with an arc length of 766.89 feet, with a radius of 4583.63 feet, with a chord bearing of N 52°01'36" W, with a chord length of 765.99 feet to the point of beginning, having an area of 3.03 acres

BASIS OF BEARING - US State Plane (1983) Utah Central Zone, taken from Utah County Resurvey plot current record.

TYPE OF CONSTRUCTION - III
TYPE OF OCCUPANCY - OFFICE (B) / STORAGE UNITS (U)



REVISIONS

1. AUGUST 28, 2015	4.
2. NOVEMBER 3, 2015	5.
3. DECEMBER 7, 2015	6.

PROJECT NO.: LE3097 SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNE 18, 2015 FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 40' DRAWN: D. PENROD
REVISION: _____ CHECKED: T. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
645 North Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET
PRELIMINARY - NOT FOR CONSTRUCTION

ROBERTS MANUFACTURING
PART OF SECTION 23, T 5 S, R 1 E, SLB&M
UTAH COUNTY, UTAH
DECEMBER 7, 2015

SHEET	1
C	
SHEETS	

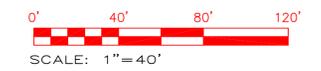
ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SITE PLAN



LEGEND

- 0.00 FINISH SPOT ELEVATION
- TA TOP OF ASPHALT
- TBC TOP BACK OF CURB
- EG EXISTING GRADE
- TG TOP OF GRATE
- SW SIDEWALK
- TC TOP OF CONCRETE
- DRAINAGE DIRECTION
- 12" EXISTING CULINARY LINE
- 24" EXISTING SEWER LINE
- EXISTING GAS LINE
- EDGE OF ASPHALT
- PROPERTY LINE
- 1" WATER METER
- * STREET LIGHTS

PARKING

REQUIRED PARKING 5

- PARKING PROVIDED 6
- PARKING STALLS 6
- HANDICAP STALLS 1
- TOTAL PARKING STALLS 7

DEVELOPER
CLARK ROBERTS
264 WEST 200 SOUTH
LINDON, UT 84042
1-801-616-8096

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTORS SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES AND AMERICAN FORK CITY PUBLIC UTILITIES STANDARDS.
4. SLOPE LANDINGS AT DOORWAYS 1/4" PER FOOT.
5. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAY, PAVING, UTILITIES, SIGNS, ETC. SHALL CONFORM TO THE AMERICAN FORK CITY STANDARDS.
6. PROVIDE 4" DIA. PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED.
7. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
8. PREVENT ALL STORM WATER FROM FLOWING ONTO ADJACENT PROPERTY.
9. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVING REPLACEMENT PATCH.
10. PLACE THE WATER METER AS SHOWN ON PLANS.
11. MAINTAIN A TEN FOOT MINIMUM SEPARATION BETWEEN THE WATER AND SEWER LATERALS.
12. CONSTRUCTION OF BUILDING AND SITE PREPARATIONS SHALL CONFORM TO (STANDARD SPECIFICATIONS AND STANDARD PLANS)
13. OWNER SHALL MAINTAIN UNDEVELOPED PROPERTY (WEED FREE OR MOWED CONDITION).
14. CONTRACTOR SHALL CAP ALL EXISTING IMPROVEMENTS AND GET THE REQUIRED PERMITS FOR REMOVAL OF EXISTING STRUCTURES.
15. PARKING LOT REQUIREMENTS MUST FOLLOW SOILS REPORT.
16. AMERICAN FORK CITY WILL NOT ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF PRIVATE STORM DRAIN SYSTEM.
17. CLEAN-OUTS TO BE INSTALLED AT EVERY 50' ON SS LATERAL
18. DETAILED FIRE PROTECTION PLANS SHALL BE IDENTIFIED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE REQUIRED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
19. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING.
20. WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS AMERICAN FORK CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR, ANY DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.
21. "WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THE SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH. EXCEPTION: NONE"
22. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
23. ALL LANDSCAPED AREAS SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND APPROVED LANDSCAPING PLANS.
24. INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY AS DIRECTLY BY THE CITY ENGINEER. (CULINARY / SEWER)
25. WATER METER IS TO BE LOCATED BEHIND BACK OF WALK OR BACK OR CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.

TABLE

1. TOTAL AREA OF SITE - 3.03 ACRES
2. TOTAL AREA OF LANDSCAPING - 8927 SQ. FT.
3. TOTAL AREA OF NEW BUILDING - 54,754 SQ. FT.
4. TOTAL IMPERVIOUS AREA - 68,306 SQ.FT.



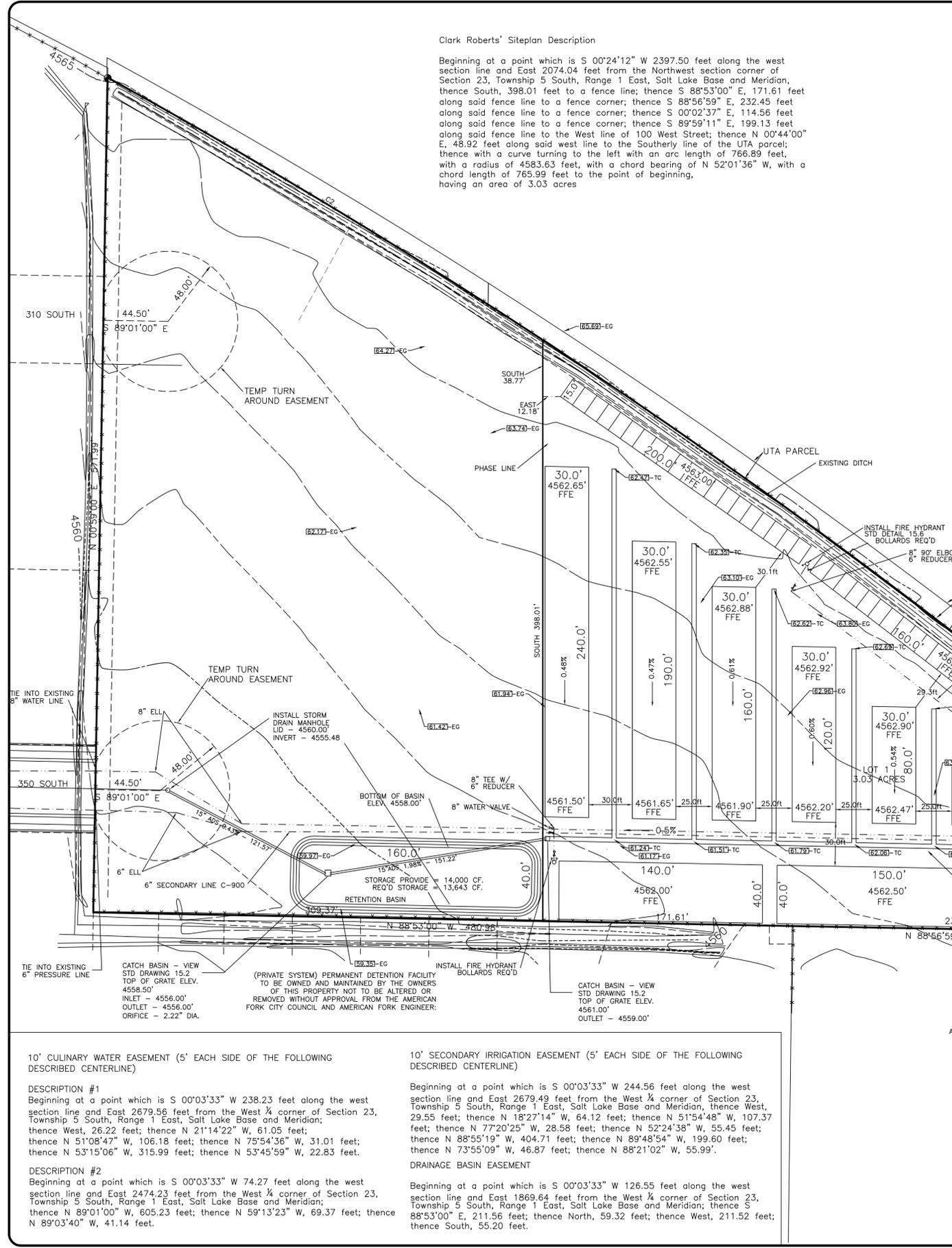
VICINITY MAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4583.63'	768.89'	765.99'	S 52°01'36" E	09°35'10"
C2	4583.63'	349.47'	349.38'	S 59°00'14" E	04°22'06"



Clark Roberts' Siteplan Description

Beginning at a point which is S 00°24'12" W 2397.50 feet along the west section line and East 2074.04 feet from the Northwest section corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South, 398.01 feet to a fence line; thence S 88°53'00" E, 171.61 feet along said fence line to a fence corner; thence S 88°56'59" E, 232.45 feet along said fence line to a fence corner; thence S 00°02'37" E, 114.56 feet along said fence line to a fence corner; thence S 89°59'11" E, 199.13 feet along said fence line to the West line of 100 West Street; thence N 00°44'00" E, 48.92 feet along said west line to the Southerly line of the UTA parcel; thence with a curve turning to the left with an arc length of 766.89 feet, with a radius of 4583.63 feet, with a chord bearing of N 52°01'36" W, with a chord length of 765.99 feet to the point of beginning, having an area of 3.03 acres



10' CULINARY WATER EASEMENT (5' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE)

DESCRIPTION #1
Beginning at a point which is S 00°03'33" W 238.23 feet along the west section line and East 2679.49 feet from the West 1/4 corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence West, 26.22 feet; thence N 18°27'14" W, 64.12 feet; thence N 51°54'48" W, 107.37 feet; thence N 77°20'25" W, 28.58 feet; thence N 52°24'38" W, 55.45 feet; thence N 88°55'19" W, 404.71 feet; thence N 89°48'54" W, 199.60 feet; thence N 73°55'09" W, 46.87 feet; thence N 88°21'02" W, 55.99'.

DESCRIPTION #2
Beginning at a point which is S 00°03'33" W 74.27 feet along the west section line and East 2474.23 feet from the West 1/4 corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 88°53'00" W, 605.23 feet; thence N 59°13'23" W, 69.37 feet; thence N 89°03'40" W, 41.14 feet.

10' SECONDARY IRRIGATION EASEMENT (5' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE)

Beginning at a point which is S 00°03'33" W 244.56 feet along the west section line and East 2679.49 feet from the West 1/4 corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence West, 29.55 feet; thence N 18°27'14" W, 64.12 feet; thence N 51°54'48" W, 107.37 feet; thence N 77°20'25" W, 28.58 feet; thence N 52°24'38" W, 55.45 feet; thence N 88°55'19" W, 404.71 feet; thence N 89°48'54" W, 199.60 feet; thence N 73°55'09" W, 46.87 feet; thence N 88°21'02" W, 55.99'.

DRAINAGE BASIN EASEMENT
Beginning at a point which is S 00°03'33" W 126.55 feet along the west section line and East 1869.64 feet from the West 1/4 corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 88°53'00" E, 211.56 feet; thence North, 59.32 feet; thence West, 211.52 feet; thence South, 55.20 feet.

REVISIONS

1. AUGUST 28, 2015	4.
2. NOVEMBER 3, 2015	5.
3. DECEMBER 7, 2015	6.

PROJECT NO.: LE3097 SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNE 18, 2015 FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 40' DRAWN: D. PENROD
REVISION: _____ CHECKED: T. LUDLOW

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645 North Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

SITE PLAN
PRELIMINARY - NOT FOR CONSTRUCTION

ROBERTS MANUFACTURING
PART OF SECTION 23, T 5 S, R 1 E, SLB&M
UTAH COUNTY, UTAH
DEC. 7, 2015

SHEET
C 2
SHEETS

ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Clark Robert's Siteplan Detention Pond Sizing

Time (min)	Intensity (in/hr)	Rainfall (in)	Volume (cf)	Release Volume (cf)	Required Storage (cf)
5	6.29	0.32	4616	90	4526
10	4.79	0.60	7102	180	6922
15	3.96	0.89	8708	270	8438
20	3.46	1.13	11807	360	11447
30	2.65	1.61	16447	540	15907
40	2.15	1.78	15803	720	15083
50	1.89	1.78	15803	900	14903
60	1.69	1.80	15979	1080	14899
70	1.52	1.82	17044	1260	15784
80	1.39	1.82	17044	1440	15604
90	1.29	1.82	17044	1620	15424
100	1.21	1.82	17044	1800	15244
120	1.09	1.82	17044	2160	14884
140	0.99	1.82	17044	2520	14564
160	0.91	1.82	17044	2880	14284
180	0.84	1.82	17044	3240	14044
200	0.79	1.82	17044	3600	13844
240	0.71	1.82	17044	4320	13324
280	0.65	1.82	17044	5040	12884
320	0.60	1.82	17044	5760	12504
360	0.56	1.82	17044	6480	12184
400	0.53	1.82	17044	7200	11924
450	0.50	1.82	17044	8100	11714
500	0.48	1.82	17044	9000	11564
550	0.46	1.82	17044	9900	11464
600	0.45	1.82	17044	10800	11404
650	0.44	1.82	17044	11700	11374
700	0.43	1.82	17044	12600	11364
750	0.43	1.82	17044	13500	11374
800	0.42	1.82	17044	14400	11394
850	0.42	1.82	17044	15300	11424
900	0.42	1.82	17044	16200	11464
950	0.42	1.82	17044	17100	11514
1000	0.42	1.82	17044	18000	11574

Q (max) = 11.7 cfs
Tc = 10 min
I (max) = 4.79 in/hr
Storage = 15643 cf

Orifice Sizing
 $Q = CA \sqrt{2gH}$

Maximum Outlet Design Requirements
3.88 square-inch cross-sectional orifice area
1.97 inches = length of square orifice
2.23 inches = diameter of a circular orifice

Precipitation Frequency Data Server

NOAA Atlas 14, Volume 1, Version 5
Location name: American Fork, Utah, US
Latitude: 40.9867 Longitude: -111.8337
Elevation: 4662 ft
Name: Clark Robert

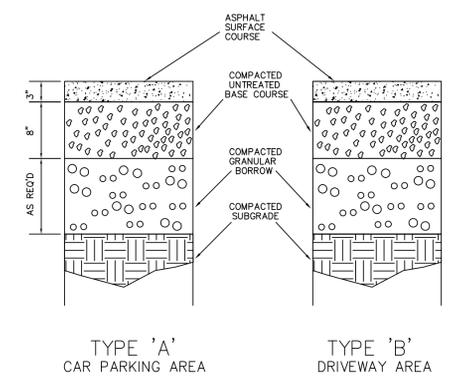
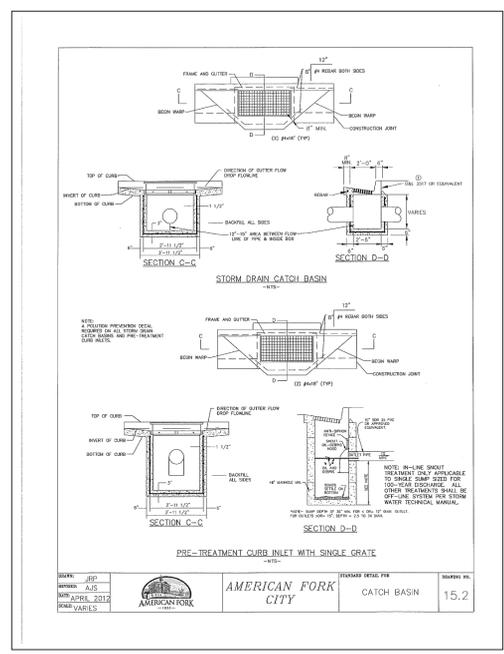
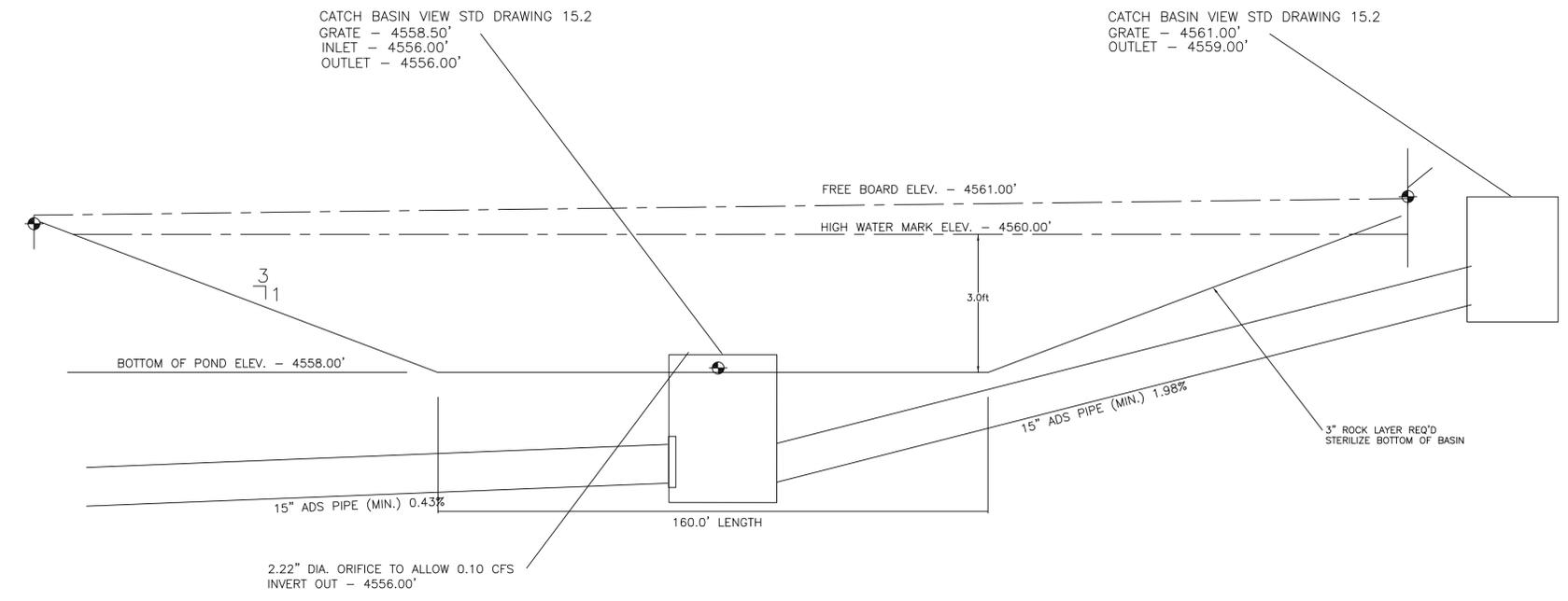
POINT PRECIPITATION FREQUENCY ESTIMATES
Method: NOAA Atlas 14, Volume 1, Version 5
Period: 1961-2010
Data Source: NOAA Atlas 14, Volume 1, Version 5
Data Type: Point Precipitation

PF tabular
Average recurrence interval (years)

Duration	1	2	5	10	25	50	100	200	500	1000
1-min	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
5-min	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
15-min	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
30-min	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
1-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
2-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
3-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
4-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
6-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
12-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
24-hr	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
3-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
4-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
7-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
10-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
20-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
30-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
45-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
60-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
90-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
180-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
360-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
720-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169
1440-day	0.122	0.146	0.216	0.287	0.434	0.581	0.728	0.875	1.022	1.169

PF graphical

http://hws.nws.noaa.gov/hws/pdfs/pdfs_printpage.html?lat=40.3685&lon=-111.8019&d... 10/28/2014



REVISIONS

1. AUGUST 28, 2015	4.	
2. DECEMBER 7, 2015	5.	
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STORM DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

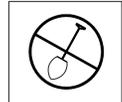
ROBERTS MANUFACTURING

PART OF SECTION 23, T 5 S, R 1 E, SLB&M
UTAH COUNTY, UTAH
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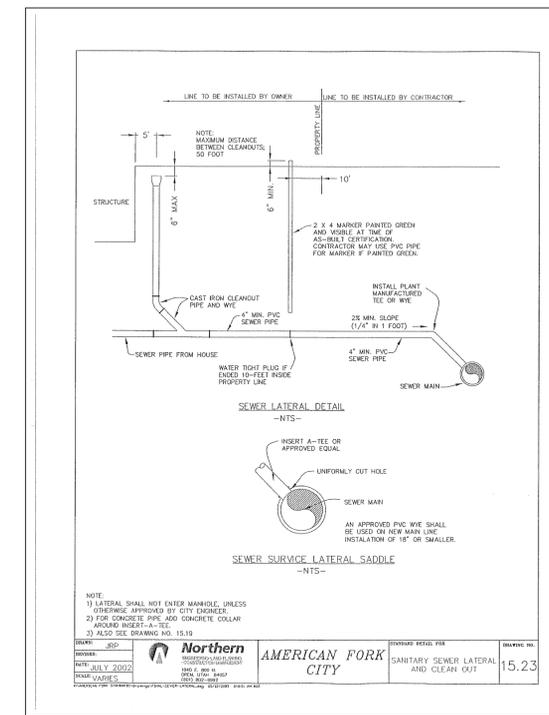
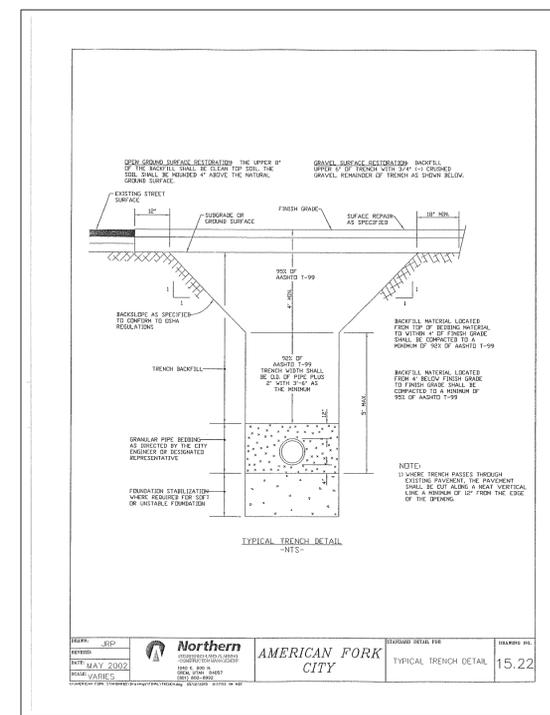
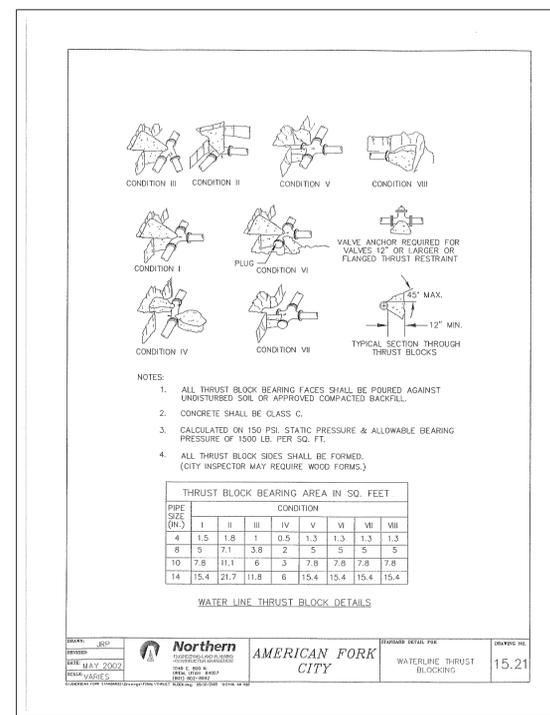
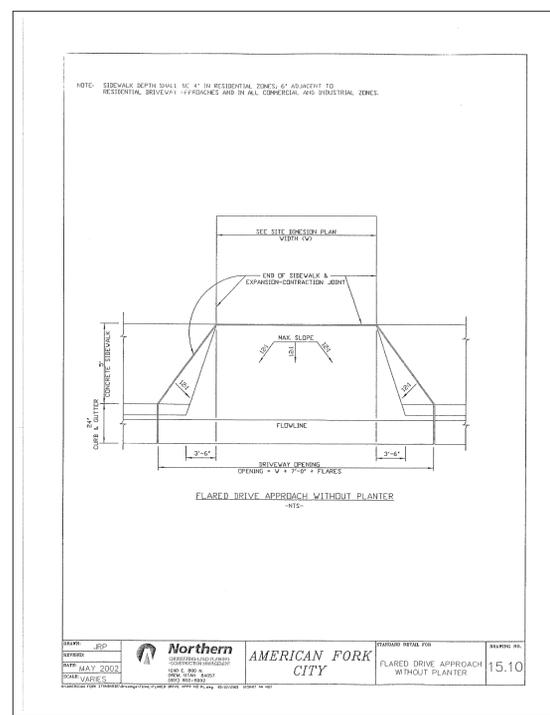
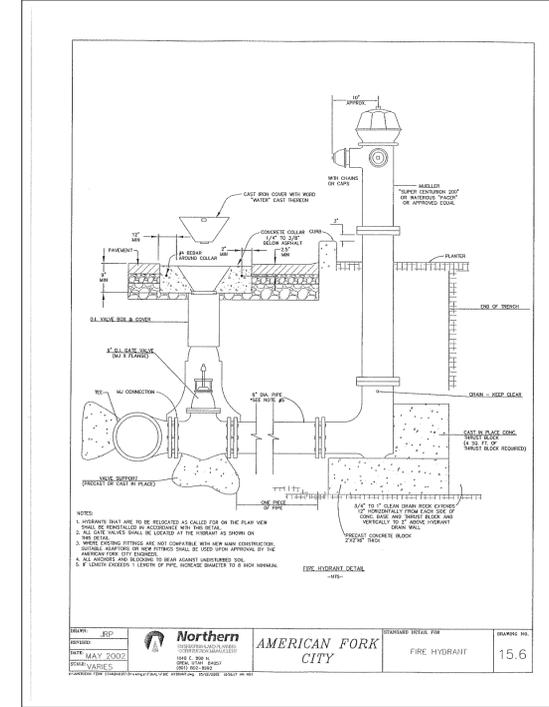
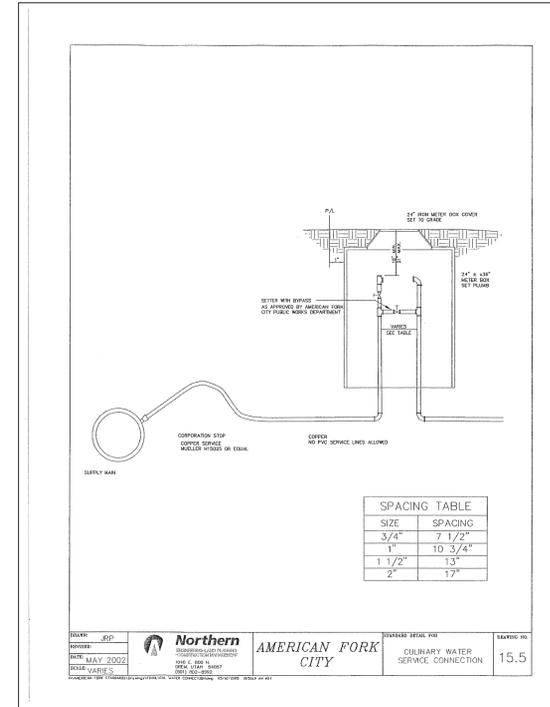
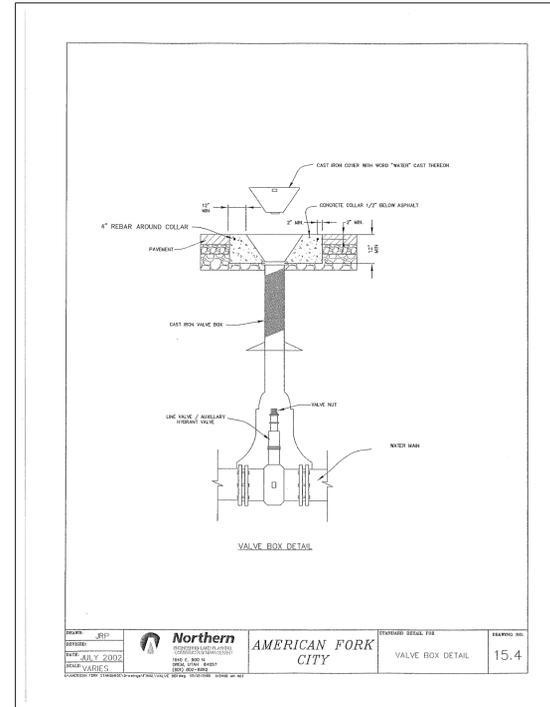
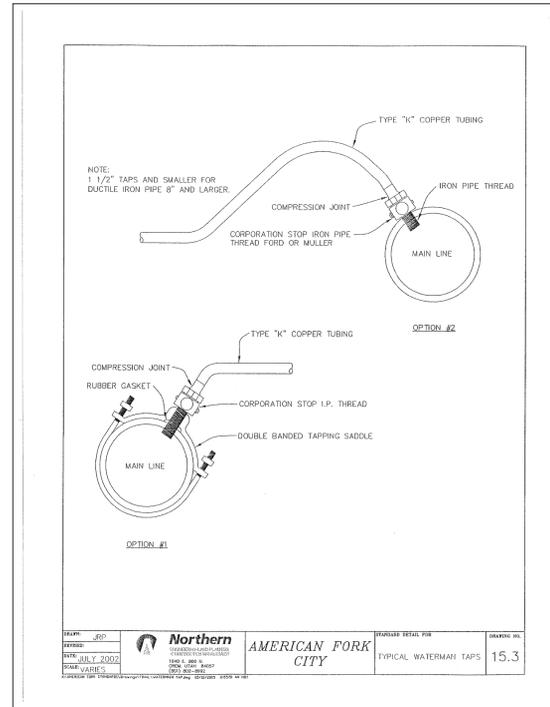
SHEET	3
C	
SHEETS	

ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



REVISIONS

1. AUGUST 28, 2015	4.
2. DECEMBER 7, 2015	5.
3.	6.

PROJECT NO.: LE3097 SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNE 2015 FIELD SURVEYOR: C. WILLIAMS
SCALE: DRAWN: D. PENROD
REVISION: CHECKED: T. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
645 North Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

DETAIL
PRELIMINARY - NOT FOR CONSTRUCTION

ROBERTS MANUFACTURING
PART OF SECTION 23, T 5 S, R 1 E, SLB&M
UTAH COUNTY, UTAH
DECEMBER 7, 2015

SHEET
C
4
SHEETS

ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377

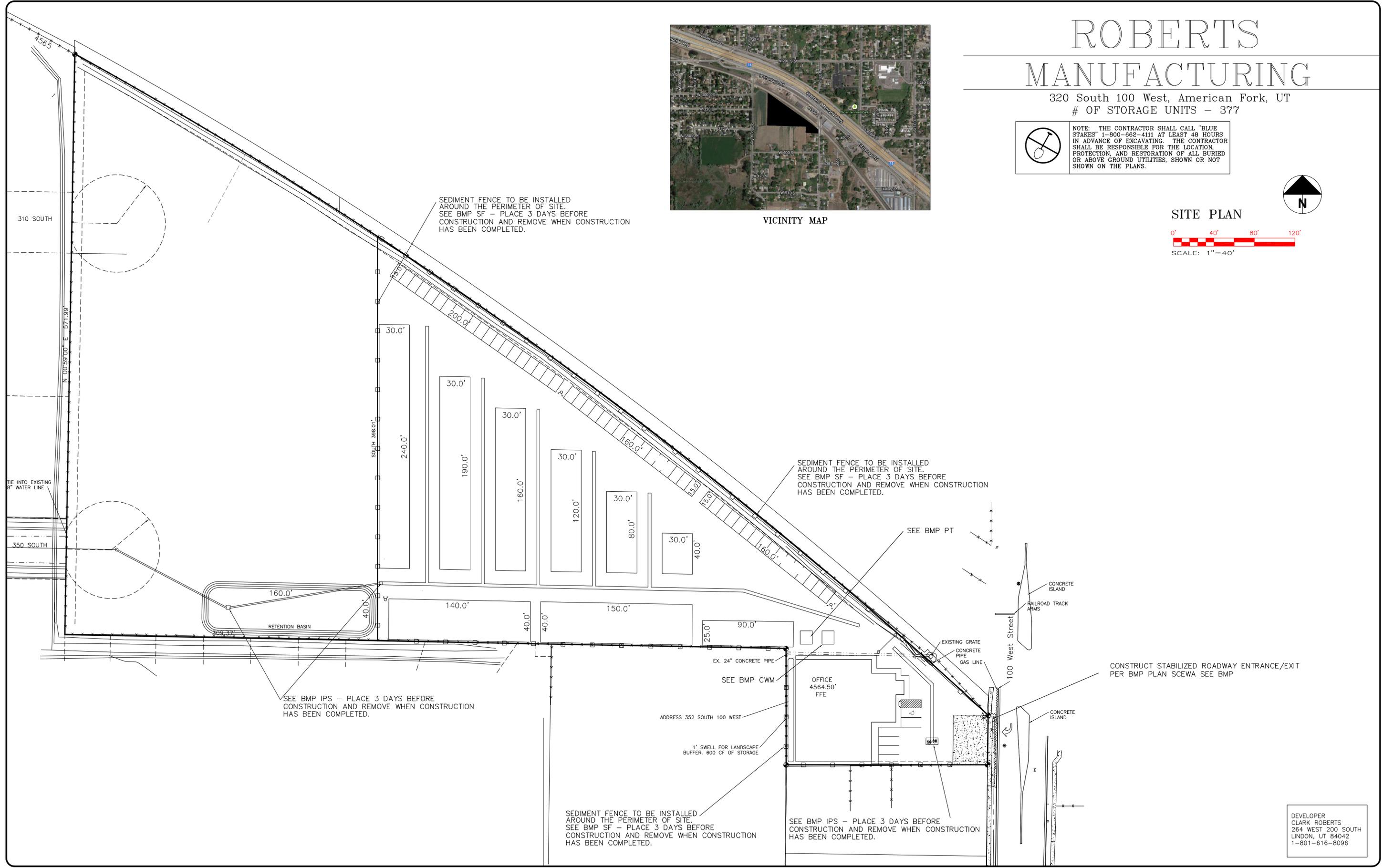
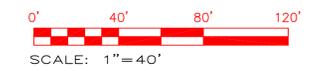
 NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



VICINITY MAP



SITE PLAN



DEVELOPER
CLARK ROBERTS
264 WEST 200 SOUTH
LINDON, UT 84042
1-801-616-8096

REVISIONS	
1. DECEMBER 7, 2015	4. _____
2. _____	5. _____
3. _____	6. _____

PROJECT NO.: LE3097 SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNE 18, 2015 FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 40' DRAWN: D. PENROD
REVISION: _____ CHECKED: T. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING
 Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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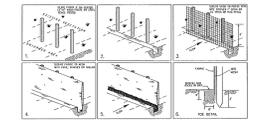
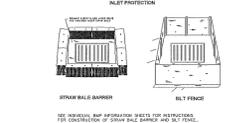
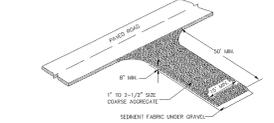
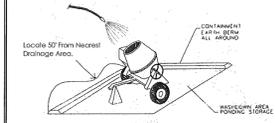
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PRELIMINARY - NOT FOR CONSTRUCTION

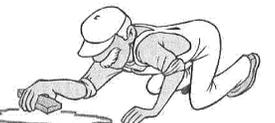
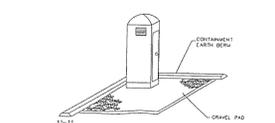
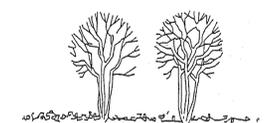
ROBERTS MANUFACTURING
PART OF SECTION 23, T 5 S, R 1 E, SLB&M
UTAH COUNTY, UTAH
DECEMBER 7, 2015

SHEET	5
C	
SHEETS	

ROBERTS MANUFACTURING

320 South 100 West, American Fork, UT
OF STORAGE UNITS - 377

<p>BMP: Silt Fence SF</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter control: place barrier at downgradient limits of disturbance Sediment barrier: place barrier at toe of slope or soil stockpile Protection of existing waterways: place barrier at top of stream bank Inlet protection: place fence surrounding catchbasins <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate on anchor trench immediately upgradient of posts. Secure wire mesh (14 gauge min. with 4 inch opening) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. Cut fabric to required width, unroll along length of barrier and drop over barrier. Secure fabric to mesh with wire, staples, or similar, with trailing edge extending into anchor trench. Backfill trench over filter fabric to anchor. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum drainage area of 0.5 acre per 100 feet of fence Recommended maximum up-slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%) Recommended maximum flow rate of 0.5 cfs Fencing should not be allowed behind fence <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcutting. Remove accumulated sediment when it reaches 1/2 the height of the fence. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>	<p>BMP: Inlet Protection - Silt Fence or Straw Bale IP</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: Sediment barrier erected around storm drain inlet.</p> <p>APPLICATION: Construct all storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Provide upgradient sediment controls, such as silt fence during construction of inlet. When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum contributing drainage area of one acre. Limited to inlets located in open ungraded areas. Requires shallow slopes adjacent to inlet. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect inlet protection following storm event and at a minimum of once monthly. Remove accumulated sediment when it reaches 4 inches in depth. Repair or redesign barrier/fence as needed. Look for bypassing or undercutting and recompact soil around barrier/fence as required. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>	<p>BMP: Stabilized Construction Entrance SCE</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.</p> <p>APPLICATION: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Clear and grub area and grade to provide maximum slope of 2%. Compact subgrade and place filter fabric if desired. (Recommended for entrances to remain for more than 3 months.) Place coarse aggregate, 1 to 2 1/2 inches in size, to a minimum depth of 8 inches. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Requires periodic top dressing with additional stones. Should be used in conjunction with street sweeping on adjacent public right-of-way. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect daily for loss of gravel or sediment buildup. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling. Repair entrance and replace gravel as required to maintain control in good working condition. Expand stabilized area as required to accommodate traffic and prevent erosion of driveways. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>	<p>BMP: Concrete Waste Management CWM</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by containing washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</p> <p>APPLICATION: This technique is applicable to all types of sites.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on-site. Perform washout of concrete trucks off-site or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped on-site, except in designated areas. When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by directing the water within a bermed or level area. (See Earth Berm Barrier information sheet.) Train employees and subcontractors in proper concrete waste management. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Off-site washout of concrete wastes may not always be possible. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect subcontractors to ensure that concrete wastes are being properly managed. If using a temporary pit, dispose hardened concrete on a regular basis. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>
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<p>BMP: Spill Clean-Up SCU</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <p>APPLICATION: All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none"> Store controlled materials within a storage area. Educate personnel on prevention and clean-up techniques. Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response. Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none"> Clean-up spills/leaks immediately and remediate cause. Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL. Use rags or absorbent material for clean-up. Excavate contaminated soil. Dispose of clean-up material and soil as hazardous waste. Document all spills with date, location, substance, volume, actions taken and other pertinent data. Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #534-4100) for any spill of reportable quantity. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>	<p>BMP: Portable Toilets PT</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: Temporary on-site sanitary facilities for construction personnel.</p> <p>APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Locate portable toilets in convenient locations throughout the site. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. Place toilet behind the sidewalk or at least 8' away from any impervious area. <p>LIMITATIONS: No limitations.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. Regular waste collection should be arranged with licensed service. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>	<p>BMP: Preservation of Existing Vegetation PEV</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>GENERAL DESCRIPTION: Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.</p> <p>APPLICATION: This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install or maintain.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Clearly mark, flag or fence vegetation or areas where vegetation should be preserved. Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction. Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved. Propose landscaping plans which do not include plant species that compete with the existing vegetation. Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Requires forward planning by the owner/developer, contractor and design staff. For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development. May not be cost effective with high land costs. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspection and maintenance requirements for protection of vegetation are low. Maintenance of native trees or vegetation should conform to landscape plan specifications. <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training <p>High Medium Low</p>
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REVISIONS	
1. DECEMBER 7, 2015	4.
2.	5.
3.	6.

PROJECT NO.: LE3097	SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNE 18, 2015	FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 40'	DRAWN: D. PENROD
REVISION:	CHECKED: T. LUDLOW

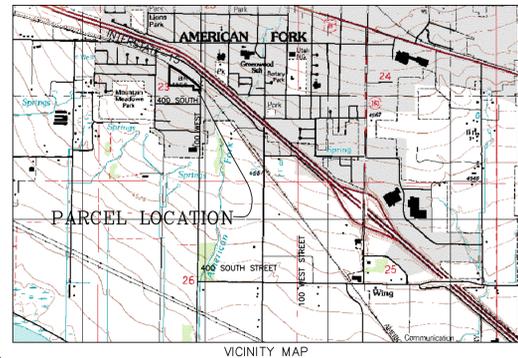
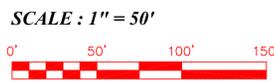
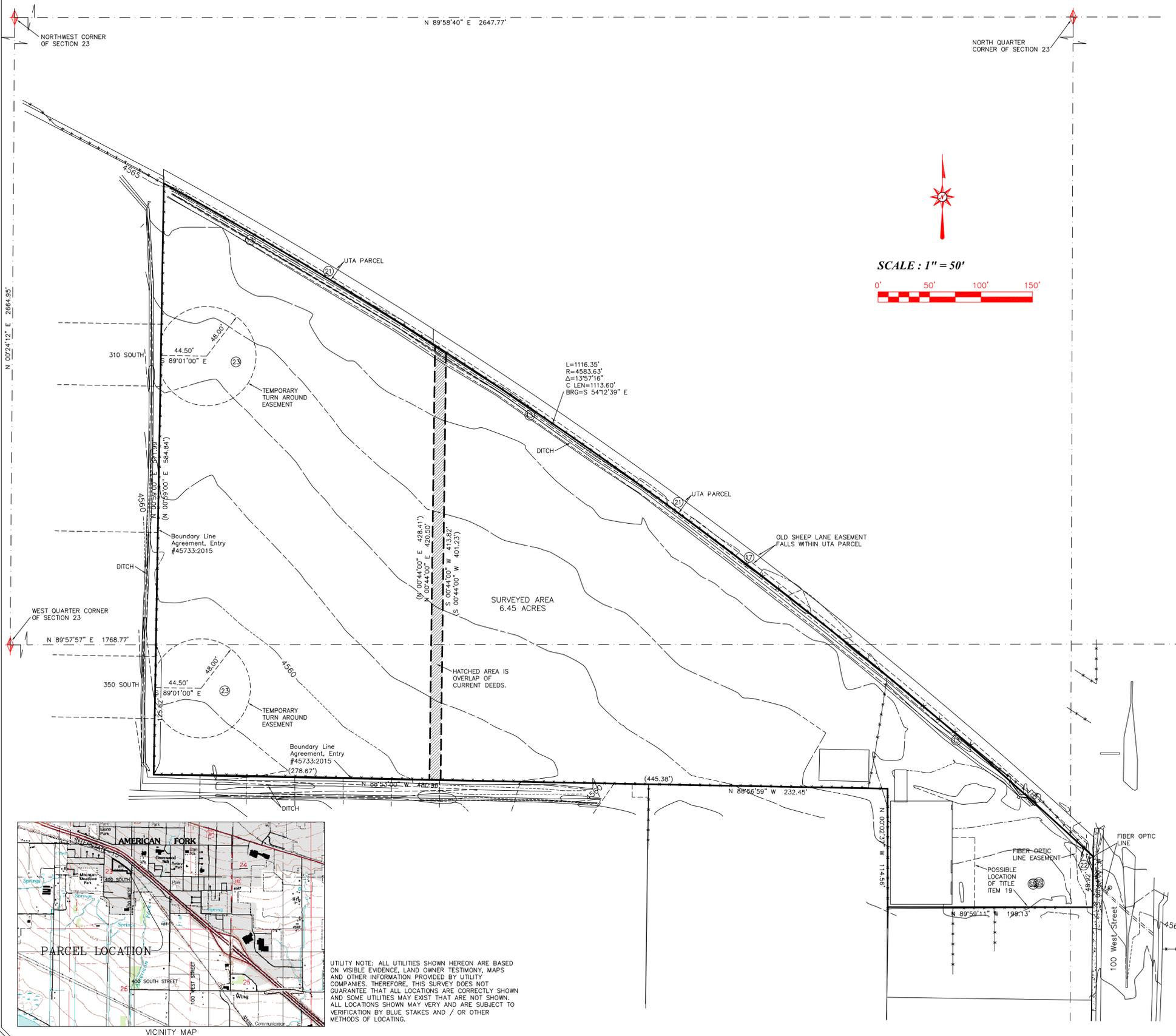
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SWPPP BMP SHEETS
 PRELIMINARY - NOT FOR CONSTRUCTION

ROBERTS MANUFACTURING
 PART OF SECTION 23, T 5 S., R 1 E, SLB&M
 UTAH COUNTY, UTAH
 DECEMBER 7, 2015

SHEET	6
C	
SHEETS	

ALTA/ACSM LAND TITLE SURVEY



UTILITY NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE, LAND OWNER TESTIMONY, MAPS AND OTHER INFORMATION PROVIDED BY UTILITY COMPANIES. THEREFORE, THIS SURVEY DOES NOT GUARANTEE THAT ALL LOCATIONS ARE CORRECTLY SHOWN AND SOME UTILITIES MAY EXIST THAT ARE NOT SHOWN. ALL LOCATIONS SHOWN MAY VARY AND ARE SUBJECT TO VERIFICATION BY BLUE STAKES AND / OR OTHER METHODS OF LOCATING.

- ### SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B S-2:
- Schedule B section 2 items as shown on Commitment for Title Insurance issued by First American Title, No. 7-037025, dated August 7, 2015 at 7:45 am.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
 - Rights of Way and Easements for any roads, ditches, canals, pipelines, transmission lines, power, telephone, sewer, gas, fiber optic, cable, water, cable or other utility lines now existing over, under or across said property.
 - Easement, and the terms and conditions thereof: Grantee: Utah Sugar Company
Entry No.: 1971
Book/Page: 47236 (Not platable. Pipe abandoned)
 - Easement, and the terms and conditions thereof: Grantee: Telluride Power Company
Recorded: September 2, 1904
Entry No.: 2703
Book/Page: 69/565 (Blanket typ easement. Not platable)
 - Easement, and the terms and conditions thereof: Grantee: Telluride Power Company
Recorded: September 2, 1904
Entry No.: 2717
Book/Page: 69/584 (Blanket typ easement. Not platable)
 - Right of Way Easement, and the terms and conditions thereof: Grantee: Utah County
Recorded: May 4, 1942
Entry No.: 386
Book/Page: 368/148 (Sheep trail. Falls within UTA parcel as shown)
 - Right of Way Easement, and the terms and conditions thereof: Grantee: Mountain States Telephone and Telegraph Company. Purpose: A right of way and the right to construct, operate, maintain and remove such communication line facilities.
Recorded: November 5, 1942
Entry No.: 9023
Book/Page: 370/409 (Not platable)
 - Right of Way Easement, and the terms and conditions thereof: Grantee: Mountain States Telephone and Telegraph Company. Purpose: A right of way and the right to construct, operate, maintain and remove such communication line facilities.
Recorded: April 11, 1977
Entry No.: 10683
Book/Page: 1544/92 (Not platable)
 - Easement, and the terms and conditions thereof: Grantee: Utah Transit Authority
Recorded: January 28, 2011
Entry No.: 8766-2011
Purpose: Public Transport District (Temporary Easement. Easement has expired)
 - The right, title and interest of existing Railroad Companies, its successors or assigns, to maintain and operate its railroad in its present form of construction and to make any changes in the form of construction or method or operation of said railroad as disclosed by these instruments of records. (RR parcel As shown)
 - Easement Deed, and the terms and conditions thereof:
Issued out of: United States District Court, Utah District, Central Division - Salt Lake City
Plaintiff: Moyie, LLC, the Michael C. North Family Trust, and Delle Auto Truck Stop, Inc. for themselves and all others similarly situated. Defendants: Level 3 Communications, LLC, Sprint Communications Company, L.P. and Qwest Communications Corporation. Purpose: Permanent telecommunications easement
Recorded: September 16, 2013
Entry No.: 88396-2013 (As shown Hereon)
 - Temporary Easement, and the terms and conditions thereof: Grantee: American Fork City
Recorded: July 30, 2015
Entry No.: 68454-2015
Purpose: Two temporary non-exclusive public turnaround easements. (As shown Hereon)

SITE INFORMATION:

FLOOD NOTE:
THE SUBJECT PARCEL LIES IN NON HAZARD FLOOD ZONE C, ACCORDING TO FEMA. MAP NUMBER: 4901520005B MAP REVISED: November 25, 1980

BASIS OF BEARINGS:
US State Plane (1983) Utah Central Zone, taken from Utah County Resurvey plat current record.

STATEMENT OF ENCROACHMENTS:
No Encroachments exist.

NOTE:
Boundary on Southwest and West side are subject to Boundary Line Agreement recorded as Entry #45733:2015 in the office of the Utah County Recorder.
Title item #19 shows a location of an easement for Mountain States telephone and telegraph company on an exhibit. Parts of the exhibit thereof are illegible and location can not be accurately plotted. It appears that it is along the Southeast line of the surveyed parcel and also in front of the existing building as shown hereon.

LAND AREA:
Acres: 13.40
Square Feet: 583837

- ### LEGEND
- ⊙ = SET IRON PIN & CAP
 - ⑩ = CORRENDS TO SCHEDULE B
 - Ⓜ = DENOTES PARKING SPACES
 - = ADJOINING PARCEL
 - - - = EASEMENT LINES
 - +— = DESCRIBED BOUNDARY
 - +— = FENCE
 - ⬆ = SECTION CORNER
 - +— = OVERHEAD POWER LINE
 - +— = NATURAL GAS LINE
 - +— = CULINARY WATER
 - +— = SANITARY SEWER LINE
 - +— = PHONE LINE
 - ⊕ = WATER METER
 - Ⓢ = SANITARY SEWER MANHOLE
 - ⊙ = UTILITY POLE
 - () = RECORD BEARINGS AND/OR DISTANCES
 - = IRRIGATION RISER
 - I = GAS LINE WARNING SIGN
 - ⊕ = FIRE HYDRANT

LEGAL DESCRIPTION

Commencing East 2016.58 feet and South 126.28 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°44'00" East 428.41 feet; thence along a curve to the right (chord bears South 57°16'57" East 54.22 feet, radius = 4583.63 feet; thence South 52°17'38" East 670.96 feet; thence South 42°54'40" East 93.27 feet; thence South 0°44'00" West 45 feet; thence West 201.04 feet; thence North 0°44'00" East 115.95 feet, more or less to a point on a fence line referred to in Boundary Line Agreement No. 45733:2015; thence North 88°53'00" West 445.38 feet along said fence to beginning.

ALSO:
Commencing North 462.27 feet and East 1747.97 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 55°22'37" East 332.62 feet; thence South 0°44'00" West 401.23 feet, more or less to a point on a fence line referred to in Boundary Line Agreement No. 45733:2015; thence North 88°53'00" West 278.67 feet along said fence; thence continuing along said fence line North 0°59'00" East 584.84 feet to the point of beginning.

LESS AND EXCEPTING:
A portion of land in fee for the "FrontRunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property recorded as Entry No. 834 of year 1975 on file and of record in the Utah County Recorder's Office, lying and situate in Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Western right of way of the Union Pacific Railroad and the Northwest corner of the Grantor's property, said point being North 89°44'13" East 2018.76 feet along the section line and South 00°15'47" East 2159.27 feet from the Northwest corner of said Section 23; thence Southeast 409.48 feet along the arc of a 4,595.69 foot radius curve to the right, chord bears South 52°47'54" East 808.64 feet, through a central angle of 0°05'40" along said West Line of the Union Pacific Railroad to the West line of 100 West Street; thence South 00°16'11" West 19.14 feet along said West line of 100 West Street; thence Northwesterly 812.42 feet along the arc of a non-tangent 4,583.63 foot radius curve to the left, chord bears North 52°32'55" West 811.36 feet, through a central angle of 10°09'07" to a point on the West line of the Grantor's property; thence North 00°16'11" East 14.62 feet along said West line to the point of beginning.

ALSO LESS:
A portion of land in fee for the "FrontRunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property recorded as Entry No. 834 of year 1975 on file and of record in the Utah County Recorder's Office, lying and situate in Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Westerly right of way of the Union Pacific Railroad and the Northeast corner of the Grantor's property, said point being North 89°44'13" East 2018.76 feet along the Section line and South 00°15'47" East 2159.27 feet from the Northwest corner of said Section 23; thence South 00°16'11" West 14.62 feet along the East line of the Grantor's property; thence 305.27 feet along the arc of a 4,583.63 foot radius curve to the left, chord bears North 59°31'44" West 305.21 feet, through a central angle of 03°48'57" to the West line of the Grantor's property; thence North 00°59'00" East 132.1 feet along said West line to said railroad right of way; thence 304.42 feet along the arc of a 4,595.69 foot radius curve to the right, chord bears South 59 deg. 44'35" East 304.36 feet, through a central angle of 03°47'43" along said railroad right of way to the point of beginning.

AS SURVEYED AREA DESCRIPTION:
Beginning at a point which is N 89°57'57" E 1768.77 feet along the quarter section line and S 00°59'00" W 125.62 feet to a fence corner from the West Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, the same being the Northwest corner of Lot 12A, Loeffler Park Twin Homes Subdivision, Plat A; thence N 00°59'00" E 571.99 feet along a fence line to the Southwesterly line of the UTA parcel; thence Southwesterly along said UTA parcel along a 4583.63 foot radius curve to the right for 1116.35 feet, with a chord of S 54°12'39" E 1113.60 feet to the East line of 100 West Street; thence S 00°44'00" W 48.92 feet to a fence line; thence N 89°59'11" W 199.13 feet along a fence line; thence N 00°27'37" W 114.56 feet along a fence line to a fence corner; thence N 88°56'59" W 232.45 feet along a fence line to a fence corner; thence N 88°53'00" W 480.98 feet to the point of beginning.

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

To: Roberts Manufacturing, Backman Title Services LTD., First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11(a), 13, 16, 18, of Table A thereof. The field work was completed on

Date: _____
Daryl N. Penrod
Registered Surveyor,
State of Utah
Registered No. 5331527

DATE	REVISION DESCRIPTION	BY:

CLARK ROBERTS
American Fork, Utah site

Project Number:
SURVEYOR'S JOB # LE003097 SHT 1 OF 1



LUDLOW ENGINEERING
645 NORTH MAIN NPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS (OR PER OWNERS DIRECTION): 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. IN AREAS SPARSLEY PLANTED, IT IS NOT NECESSARY TO EXCAVATE EXCAVATE THE ENTIRE PLANTER. EXCAVATE 3 TIMES THE WIDTH OF THE MATURE PLANT FOR SHRUBS/PERENNIALS/GROUNDCOVERS AND MIN. 10" DIAMETER FOR TREE PITS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" TO 1-1/2" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS EXCEPT IN DETENTION POND.
7. INSTALL PRE-EMERGENT HERBICIDE TO SOIL PRIOR TO INSTALLING PLANTS AND MULCH. AFTER INSTALLATION OF ALL PLANTS AND MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
8. INSTALL COPPER CANYON CRUSHED ROCK MULCH (OR OWNER APPROVED EQUAL) SIZED 3/4" TO 1-1/2" (NO FINES) IN ALL PLANTER AREAS. AVAILABLE FROM STAKER PARSONS OR AN OWNER APPROVED EQUAL. CONTACT LANE STEPHENSON 801.819.9089. INSTALL 6" DEPTH OF 2-4" COPPER CANYON CRUSHED ROCK FOR DETENTION AREA.
9. ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
10. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
11. PROVIDE WEEPS OR PERFORATED PIPE DRAINAGE BEHIND ALL WALLS AND FOOTING STRUCTURES AS NEEDED PER PLANS PROVIDED BY OTHERS.
12. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	280,338 SF (6.44 ACRES)	PHASE 2	150,180 SF (3.45 ACRES)
PHASE 1 BUILDING	130,488 SF (2.99 ACRES)	LANDSCAPE AREA	18,550 SF (GRAVEL & RETENTION) 12.4%
IMPERVIOUS AREA	56,007 SF 42.9%		
LANDSCAPE AREA	65,962 SF 50.6%		
	8,519 SF 6.5%		

TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	% OF TREES	SIZE
	JUNIPERUS SCOPULORUM 'COLOGREEN' COLOGREEN JUNIPER	15	31.2%	6" TALL
	MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE	4	8.3%	1-1/2" CAL.
	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	2	4.2%	1-1/2" CAL.
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKE CHERRY	7	14.6%	1-1/2" CAL.
	PYRUS CALLERYANA 'CLEVELAND SELECT' CHANTICLEER FLOWERING PEAR	12	25%	1-1/2" CAL.
	SORBUS AMERICANA 'RED CASCADE' RED CASCADE MOUNTAIN ASH	6	12.5%	1-1/2" CAL.
	GLEDITSIA 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2	4.2%	2-1/2" CAL.
		48	25% MAX. PER TOTAL TREES	TYP. (SEEKING AN EXCEPTION FOR JUNIPERS)

SHRUB/PERENNIAL/GROUND COVER

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	% OF SHRUBS	SIZE
	BUXUS X 'WINTER GEM' WINTER GEM BOXWOOD	17	13.6%	5 GAL.
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	15	12.0%	5 GAL.
	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	17	13.6%	5 GAL.
	HEMEROCALLIS 'STELLA D'ORO' STELLA DE ORO DAYLILY	17	13.6%	1 GAL.
	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR JUNIPER	5	4.0%	5 GAL.
	MAHONIA REPENS CREEPING MAHONIA	18	14.4%	1 GAL.
	PRUNUS L. 'OTTO LUYKEN' OTTO LUYKEN LAUREL	2	1.6%	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3	2.4%	5 GAL.
	SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	9	7.2%	5 GAL.
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	4	3.2%	5 GAL.
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	13	10.4%	5 GAL.
	YUCCA FILAMENTOSA 'IVORY TOWER' IVORY TOWER YUCCA	5	4.0%	5 GAL.
		125 TOTAL PLANTS	15% MAX. PER PLANT	5 GAL.

MULCH LEGEND

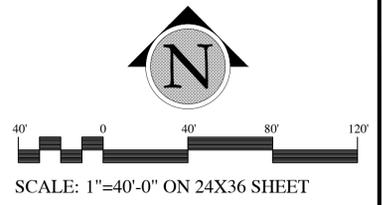
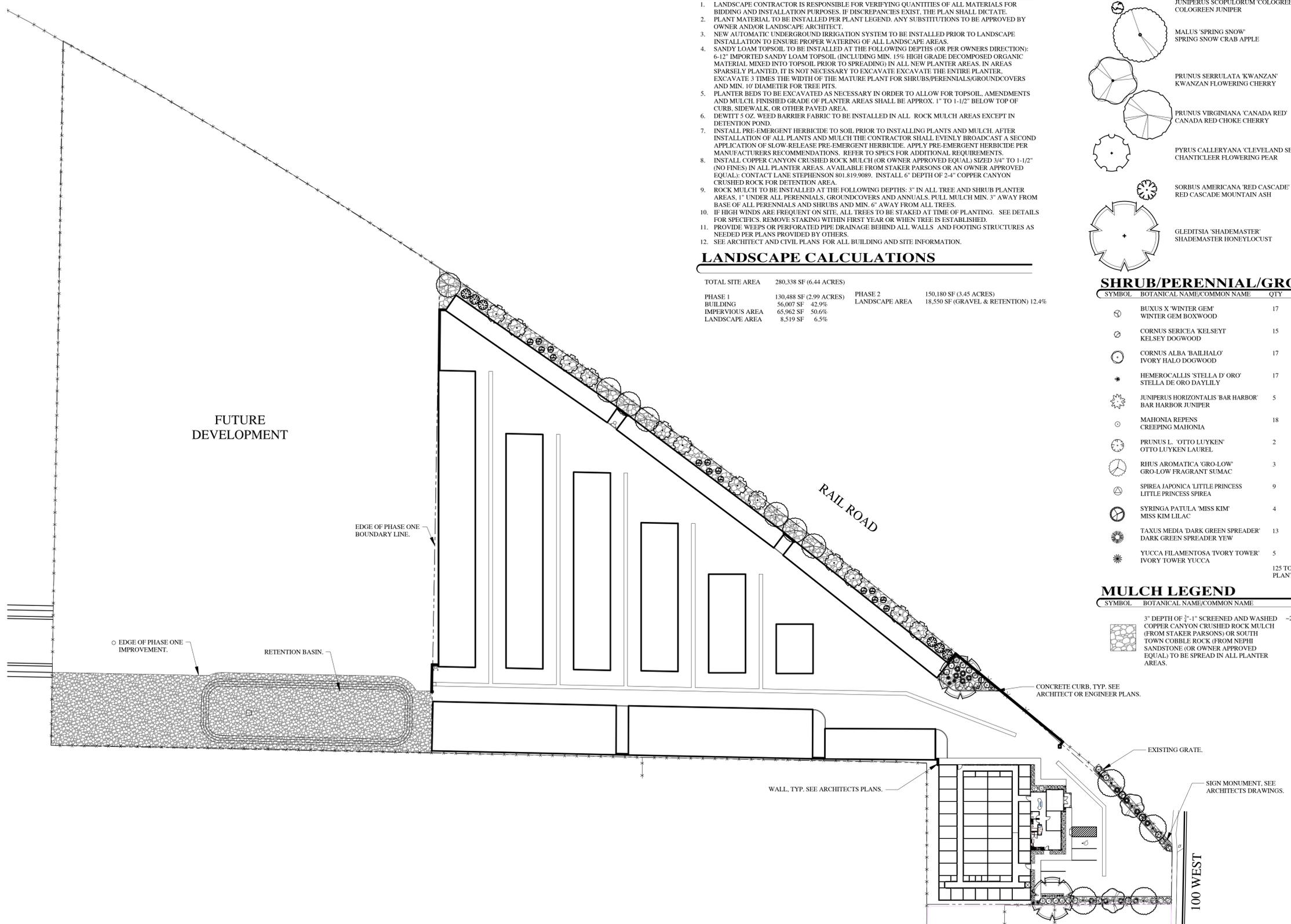
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	3" DEPTH OF 3/4"-1" SCREENED AND WASHED COPPER CANYON CRUSHED ROCK MULCH (FROM STAKER PARSONS) OR SOUTH TOWN COBBLE ROCK (FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) TO BE SPREAD IN ALL PLANTER AREAS.	~27,069 SF	SIZED 3/4" TO 1-1/2" (NO FINES)



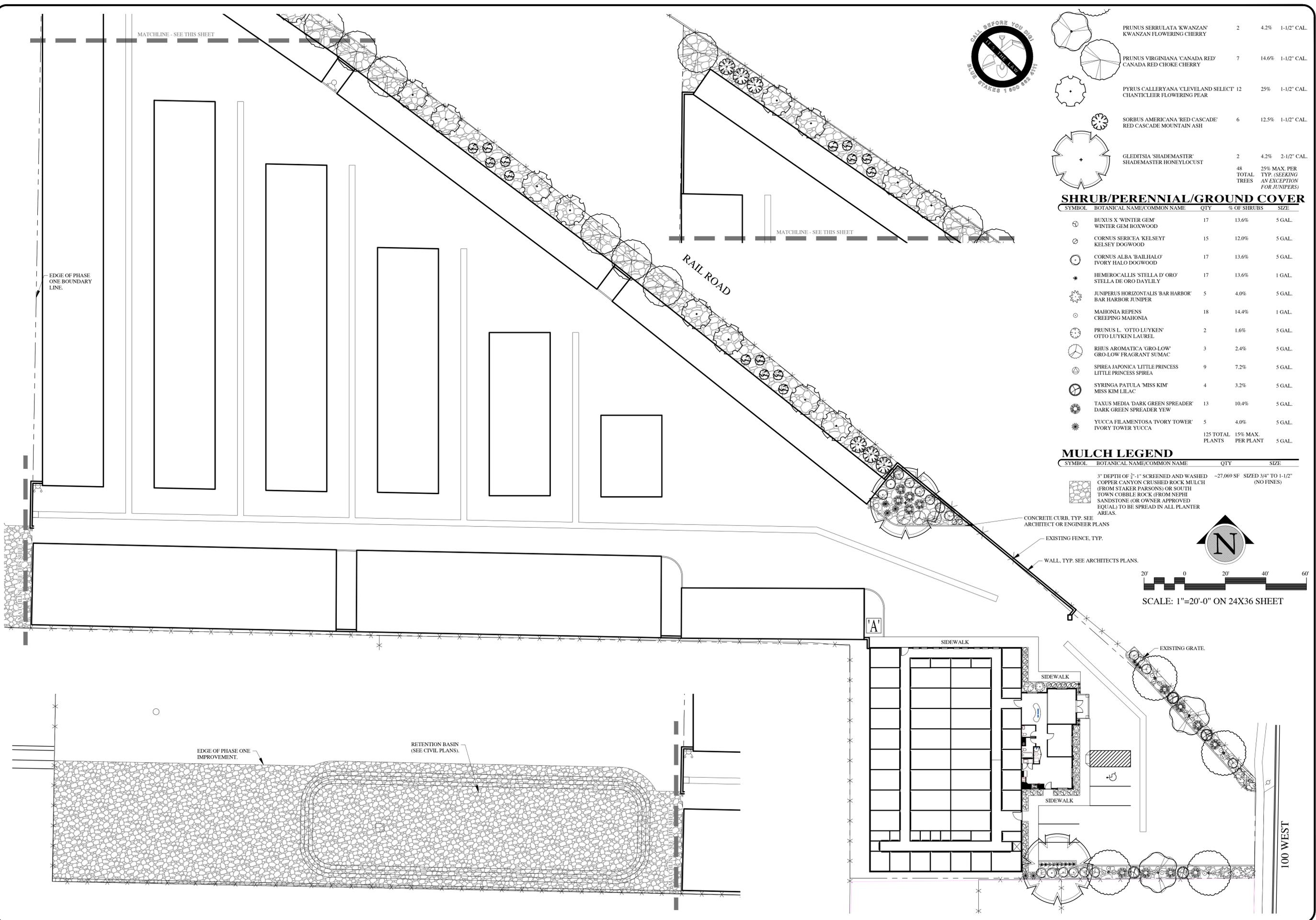
ROBERTS MANUFACTURING
320 SOUTH 100 WEST
AMERICAN FORK, UT 84003

OVERALL LANDSCAPE PLAN & NOTES
PRELIMINARY PLAN NOT FOR CONSTRUCTION

DRAWN BY: LBS/CBW
CHECKED: CBW
DATE: 8/19/2015
JOB NO.: 15-173
SHEET: LS1.0



SCALE: 1"=40'-0" ON 24X36 SHEET



	PRUNUS SERRULATA 'KWANZAN'	2	4.2%	1-1/2" CAL.
	KWANZAN FLOWERING CHERRY			
	PRUNUS VIRGINIANA 'CANADA RED'	7	14.6%	1-1/2" CAL.
	CANADA RED CHOKE CHERRY			
	PYRUS CALLERYANA 'CLEVELAND SELECT'	12	25%	1-1/2" CAL.
	CHANTICLEER FLOWERING PEAR			
	SORBUS AMERICANA 'RED CASCADE'	6	12.5%	1-1/2" CAL.
	RED CASCADE MOUNTAIN ASH			
	GLEDTISIA 'SHADEMASTER'	2	4.2%	2-1/2" CAL.
	SHADEMASTER HONEYLOCUST			
	48 TOTAL TREES	25% MAX. PER TYP. (SEEKING AN EXCEPTION FOR JUNIPERS)		

SHRUB/PERENNIAL/GROUND COVER

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	% OF SHRUBS	SIZE
	BUXUS X 'WINTER GEM'	17	13.6%	5 GAL.
	WINTER GEM BOXWOOD			
	CORNUS SERICEA 'KELSEY'	15	12.0%	5 GAL.
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	CORNUS ALBA 'BAILHALO'	17	13.6%	5 GAL.
	IVORY HALO DOGWOOD			
	HEMEROCALLIS 'STELLA D' ORO'	17	13.6%	1 GAL.
	STELLA DE ORO DAYLILY			
	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	5	4.0%	5 GAL.
	BAR HARBOR JUNIPER			
	MAHONIA REPENS	18	14.4%	1 GAL.
	CREEPING MAHONIA			
	PRUNUS L. 'OTTO LUYKEN'	2	1.6%	5 GAL.
	OTTO LUYKEN LAUREL			
	RHUS AROMATICA 'GRO-LOW'	3	2.4%	5 GAL.
	GRO-LOW FRAGRANT SUMAC			
	SPIREA JAPONICA 'LITTLE PRINCESS'	9	7.2%	5 GAL.
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	DARK GREEN SPREADER YEW			
	YUCCA FILAMENTOSA 'IVORY TOWER'	5	4.0%	5 GAL.
	IVORY TOWER YUCCA			
	125 TOTAL PLANTS	15% MAX. PER PLANT		5 GAL.

MULCH LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	3" DEPTH OF 1/2"-1" SCREENED AND WASHED COPPER CANYON CRUSHED ROCK MULCH (FROM STAKER PARSONS) OR SOUTH TOWN COBBLE ROCK (FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) TO BE SPREAD IN ALL PLANTER AREAS.	~27,069 SF	SIZED 3/4" TO 1-1/2" (NO FINES)

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043
www.insitedesigngroup.com

CONSULTANTS:

ARCHITECT: #4884514 Cory B. Whiting LICENSED LANDSCAPE ARCHITECT

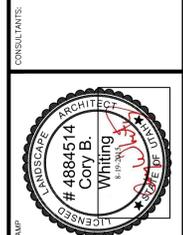
ROBERTS MANUFACTURING
320 SOUTH 100 WEST
AMERICAN FORK, UT 84003

PROJECT:

20 SCALE LANDSCAPE PLAN
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DRAWN BY: LBS/CBW
CHECKED: CBW
DATE: 8/19/2015
REVISIONS:
JOB NO. 15-173
SHEET: LS1.1

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ROBERTS MANUFACTURING
 320 SOUTH 100 WEST
 AMERICAN FORK, UT 84003

OVERALL LANDSCAPE
 PLAN & NOTES
 PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

DRAWN BY: LBS/CBW
 CHECKED BY: CBW
 DATE: 8/19/2015
 REVISIONS:
 JOB NO. 15-173
 SHEET: LS1.0

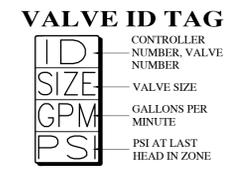
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	Q	T	H	TT	TQ	F	DRIP GPH	REMARKS
NOT SHOWN	RAINBIRD XB-20 PC DRIP EMITTER	FULL	--	30	--	--	--	--	--	--	2.0	SEE DRIP EMITTER LEGEND
NOT SHOWN	RAINBIRD PC-05 DRIP EMITTER	FULL	--	30	--	--	--	--	--	--	5.0	SEE DRIP EM. LEGEND; INSTALL DIFFUSER CAP
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	FULL	--	30	--	--	--	--	--	--	26/18"	SEE DRIP DETAILS
A	CONTROLLER: RAINBIRD ESP-RZX WITH RAIN SENSOR.											
	3/4" WILKINS RPZ W/BLOWOUT KIT, COORD. W/ OWNER FOR EXACT LOCATION & ORIENTATION											
	DRIP CONTROL ZONE KIT: RAINBIRD KCZ-100-COM											
	FLUSH VALVE: 1/2" PVC BALL VALVE, INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											
	1/2" OR 1" WATER METER PER CIVIL DRAWINGS, UPSIZE TO 1" PIPE RIGHT AFTER STOP AND WASTE VALVE.											
	MAINLINE: 1" SCH 40 PVC											
	LATERAL LINE: SCHEDULE 40 PVC											
	DRIP LATERAL LINE - RAINBIRD XBS TUBING (1/2" OR 3/4" - SIZE AS PER IRRIGATION NOTES).											
	CLASS 200 SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											
NOT SHOWN	14 GAUGE SINGLE STRAND OR 18 GAUGE MULTI-STRAND IRRIGATION CONTROL WIRE PER OWNERS DIRECTIVE.											

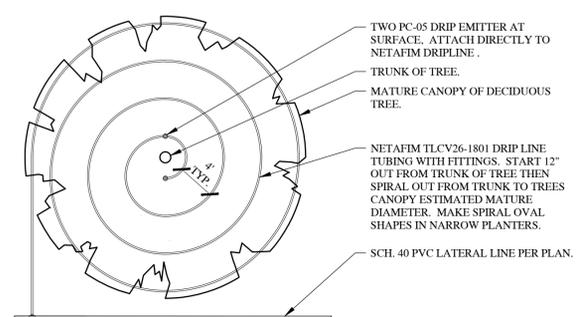
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/MAHONIA	1	XB-20 PC (2GPH)
ALL OTHER SHRUBS	2	XB-20 PC (2GPH)
TREES	2	PC-05 (5GPH) & NETAFIM PER DETAILS

NOTE:
 1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.

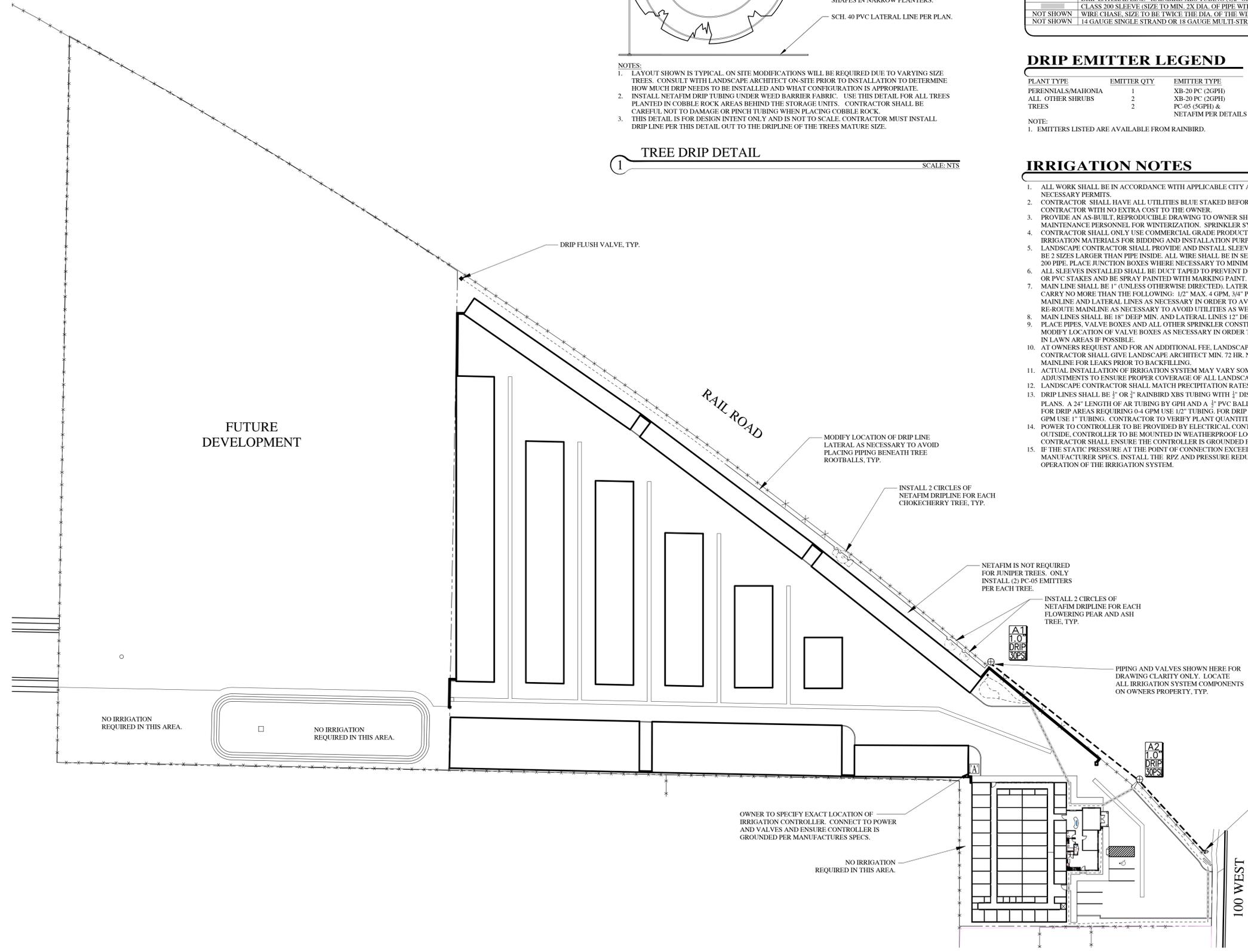


- ### IRRIGATION NOTES
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
 - CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
 - PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
 - CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
 - ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
 - MAIN LINE SHALL BE 1" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM. 3/4" PIPE MAX. 8GPM. 1" PIPE MAX. 13GPM. 1-1/4" PIPE MAX. 23GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES. RE-ROUTE MAINLINE AS NECESSARY TO AVOID UTILITIES AS WELL.
 - MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
 - PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
 - AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
 - ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS SO THAT OVER OR UNDER WATERING DOES NOT OCCUR.
 - LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
 - DRIP LINES SHALL BE 1/2" OR 3/4" RAINBIRD XBS TUBING WITH 1/2" DISTRIBUTION TUBING TO THE EMITTERS. SCH. 40 DRIP HEADERS TO BE INSTALLED PER PLANS. A 2" LENGTH OF AIR TUBING WITH GRI AND A 1" PVC BALL VALVE SHALL BE INSTALLED AT FLUSH VALVE LOCATIONS IN A ROUND VALVE BOX. FOR DRIP AREAS REQUIRING 0.4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8 GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-15 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE HEADERS AND DRIP LATERALS ACCORDINGLY.
 - POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
 - IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ. PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

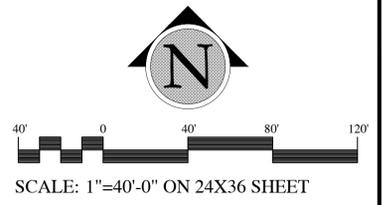


- NOTES:
 1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE TREES. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS BEHIND THE STORAGE UNITS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK.
 3. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.

1 TREE DRIP DETAIL
 SCALE: NTS



1" P.O.C. (FIELD VERIFY EXACT LOCATION). THE CONTRACTOR SHALL INSTALL A 1" COMPRESSION TEE, 1" STOP AND WASTE VALVE AND A 1/2" OR 1" RPZ WITH BLOWOUT KIT. SEE CIVIL DRAWINGS FOR WATER METER LOCATION AND ADJUST IRRIGATION INSTALLATION ACCORDINGLY.









Attachment: 2. Site plan (1236 : Roberts Storage)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 16, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a commercial site plan for the Roberts Storage Units located at 100 West 300 South, in the PI-1, Planned Industrial Zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION					
Location:		100 West 300 South			
Applicants:		Mark Stevenson			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Residential			
	East	Commercial			
	West	Agriculture			
Existing Zoning:		PI-1 (Planned Industrial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PI-1 (Planned Industrial)			
	South	R2-7500			
	East	GC-2 (Planned Commercial) & R2-7500			
	West	PI-1 (Planned Industrial)			
Growth Plan Designation:		Design Industrial			
Zoning within density range?		x	Yes		No

Background

This is a proposal for storage units to be constructed on the Roberts property, at approximately 300 South 100 West. An existing structure on site will be remodeled and utilized for office and storage space. The PI-1 Zone allows storage where properties have limited access. This property has one access point off of 100 West. This access is located directly south of the railroad tracks; and, because of its adjacency to the tracks, access is a right-in/right-out. Because the property abuts the railroad tracks, enhanced landscaping is provided between the outer wall of the storage units and the railroad right-of-way, as required by the Development Code. Sheet LS1.0 illustrates the proposed landscape treatment. Renderings of the proposed storage units are also included in the submittal materials.

An area on the site plan, west of the storage units, is labeled “future development”. This area may either be developed into housing units, as an extension of Loeffler Park, or as additional storage units. The retention basin called out within the area labeled “future development” will ultimately serve both developments.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Industrial”. The site plan is consistent with the Land Use Plan Designation.

FINDING OF FACT/CONDITION OF APPROVAL

After reviewing the application for site plan approval, the following finding of fact and condition of approval are offered for consideration:

1. The proposed site plan meets the criteria as found in Section 17.7.701.F of the Development Code.
2. Satisfaction of water rights shall be determined by the Engineering Division.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of the commercial site plan for the Roberts Storage Units, located at 300 S. 100 W. with the finding and condition as outlined in the staff report and subject to any findings, conditions and modifications found in the engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/16/2015

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:

Project Name: Roberts Storage Units (Roberts Manufacturing)

Project Address: 100 West 300 South

Developer / Applicant's Name: Clark Roberts

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

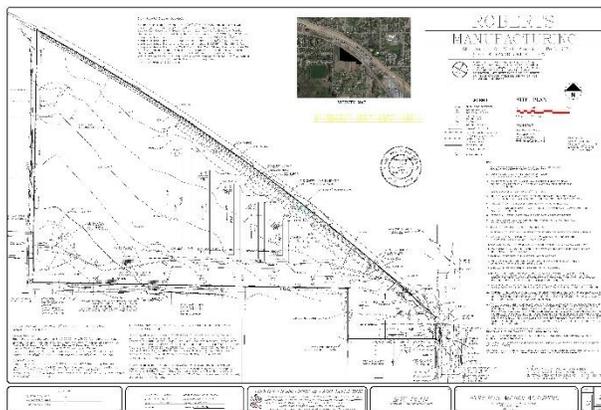
Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

- All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 12/16/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Applicant is requesting that the Planning Commission waive the following requirement(s):

- Requested waivers **ARE** necessary for the proposed development to move forward.
 Requested waivers **ARE NOT** necessary for the proposed development to move forward.

Plan Submittal:



Attachment: 3. Staff report (1236 : Roberts Storage)

STANDARD CONDITIONS OF APPROVAL

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.

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

Plan Modifications Required:

1. City Engineer to approve final construction plans
2. Show, label, and dimension (width) all existing and new easements on the site plan consistent with the easement descriptions on Sheet 2.
3. Submit final subdivision plat
4. Include a sheet with AF City Standard General Notes
5. Additional landscape elements (besides only plan rip rap) are required around the detention pond. This could be achieved by xeriscape, boulders, trees, shrubs, etc.
6. Loop fire line from the last hydrant on the north side back to the new 6 inch culinary water line.
7. Show inlet protection around the open irrigation box near the driveway on Sheet 5.
8. Show new contours as solid lines, and label the contours and cut/fill catch lines.
9. Use true elevations based on benchmark, not assumed reference elevations.
10. City GIS redlines and comments.

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

48

49 Applicant Presentation:

50 James Doolin stated the overall goal of this project is to provide neighborhood commercial and a
51 large park for the planned community. This is a 27.5 acre parcel that includes 12,000 to 15,000
52 square feet of neighborhood retail, a centrally located five-plus acre park, and 336 residential
53 units. The goal is to create a walkable, safe neighborhood with connectivity with the other
54 developments. The site plan shows the park and units surrounding the park. The layout may
55 change depending on the park. The roads surrounding the park are private. Around the perimeter
56 are four-plex buildings. The roundabout may go away as the entrance on the east. Parking will be
57 designated for public and private.

58

59 Commission Discussion:

60 John Woffinden likes how the parking is distributed throughout the project. He would like to see
61 a couple pavilions on the east side.

62

63 Rebecca Staten likes how the retail is distributed.

64

65 **MOTION: Rebecca Staten - To recommend approval of an amended overall concept plan**
66 **for Phases 1-J and 1-L of the Vintaro Planned Community Development.** Seconded by
67 Leonard Hight.

68

69 Yes - Harold Dudley
70 Leonard Hight
71 Rebecca Staten
72 John Woffinden

Motion passes.

73

74 3. Hearing, review and action on a commercial site plan for the Roberts Storage Units
75 located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone (7:20 p.m.)

76

77 Staff Presentation:

78 Adam Olsen stated this project was approved previously and is now back with a new developer.
79 There is an access point to the site. Renderings have been provided. Because the storage units are
80 adjacent to the tracks, landscaping has been required on the north side. The future development
81 to the west will become an extension of Loeffler Park. The project meets planning requirements.
82 He recommended approval.

83

84 Trent Andrus stated there are a number of comments in the engineering report, which come from
85 technical review a few weeks ago. Most of these comments are minor in nature dealing with
86 drafting. Since the time of the report, many of these items have been addressed. There are no
87 major issues. He recommended approval.

88

89 PUBLIC HEARING

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

91

92 Applicant Presentation:

93 Clark Roberts stated this is a difficult piece of ground because of the location. He feels this is the
94 best use of the property. They want a fortress style storage area where they can secure the
95 boundary. It is a nice transition with the surrounding properties. There are some other storage
96 units in area that are all full so there is a need for storage.

97
98 Commission Discussion:

99 John Woffinden stated that Lehi sewer and water as well as the Mitchell irrigation ditch need to
100 be fixed on page C-1.

101
102 **MOTION: Leonard Hight - recommend approval of the commercial site plan for the**
103 **Roberts Storage Units, located at 300 S. 100 W. with the finding and condition as outlined**
104 **in the staff report and subject to any findings, conditions and modifications found in the**
105 **engineering report.**

106 **Findings:**

- 107 • **The proposed site plan meets the criteria as found in Section 17.7.701.F of the**
- 108 **Development Code.**

109 **Conditions:**

- 110 • **Satisfaction of water rights shall be determined by the Engineering Division.**
- 111 • **All Standard Conditions of Approval and items denoted as “Plan**
- 112 **Modification(s) Required” in the 12/16/2015 Engineering Division Staff**
- 113 **Report for the City Land Use Authority shall be addressed on all final**
- 114 **project documents.**

115
116 Secoded by Rebecca Staten.

117	Yes	-	Harold Dudley	
118			Leonard Hight	
119			Rebecca Staten	
120			John Woffinden	Motion passes.

121
122
123 4. **Review and action on an agreement for the Richards Annexation consisting of 11.74**
124 **acres and located at 980 North 900 West (7:27 p.m.)**

125
126 Staff Presentation:

127 Adam Olsen stated this project consists of nearly 12 acres. Since 900 West was rebuilt, there is
128 no dedication of roads required. This is a single-family development in two zones, RA-1 and R1-
129 12,000. The City’s Land Use Plan designated this area as low density, and both zones fall in that
130 category. The RA-1 Zone allows animal rights. The northeast portion includes an extension of
131 the Mitchell Hollow Trail from Highland to 700 North. As part of the approval the City will
132 receive an easement for the construction of that trail.

133
134 Trent Andrus stated there are no major concerns. The trail alignment is still a work in progress
135 but very close to what is shown.

136
137 Applicant Presentation:



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JANUARY 26, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an Ordinance approving an amendment to the Vintaro Overall Concept Plan located at 500 South 860 East (Graff property) in the PC Planned Community zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the amendment to the Vintaro Overall Concept Plan located at 500 South 860 East (Graff property) as stated in the attached minutes of the December 16, 2015 planning commission meeting.

BACKGROUND The applicant proposes a new overall concept plan for phases 1-M and 1-C of the Vintaro Project. The new design features a large centrally located park that is flanked by retail space and multi-family dwellings. For further analysis, please refer to the attached application, 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 adopt the ordinance approving an amendment to the Vintaro Overall Concept Plan located at 500 South 860 East (Graff property) in the PC Planned Community zone.

SUPPORTING DOCUMENTS

ORDINANCE NO.

AN ORDINANCE APPROVING AN AMENDMENT TO THE VINTARO OVERALL CONCEPT PLAN LOCATED AT 500 SOUTH 860 EAST (GRAFF PROPERTY) IN THE PC PLANNED COMMUNITY ZONE.

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

PART I**AMENDED OVERALL CONCEPT PLAN APPROVED**

- A. The amendment to the Vintaro Overall Concept Plan located at 500 South 860 East (Graff property) in the PC Planned Community zone, as set forth in Attachment A, is hereby approved.
- B. Said Plan shall hereafter constitute the approved Amended Overall Concept Plan for phases 1-M and 1-C of the Vintaro Overall Concept Plan.

PART II**ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE**

- A. Hereafter, the Amended Overall Concept Plan, approved hereby shall constitute the approved Amended Overall Concept Plan for the territory so defined and all further submittals for development approval within said territory shall conform to the terms of the Amended Overall Concept Plan as may from time to time be amended.
- 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 following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 26 DAY OF JANUARY, 2016.

James H. Hadfield, Mayor

ATTEST:

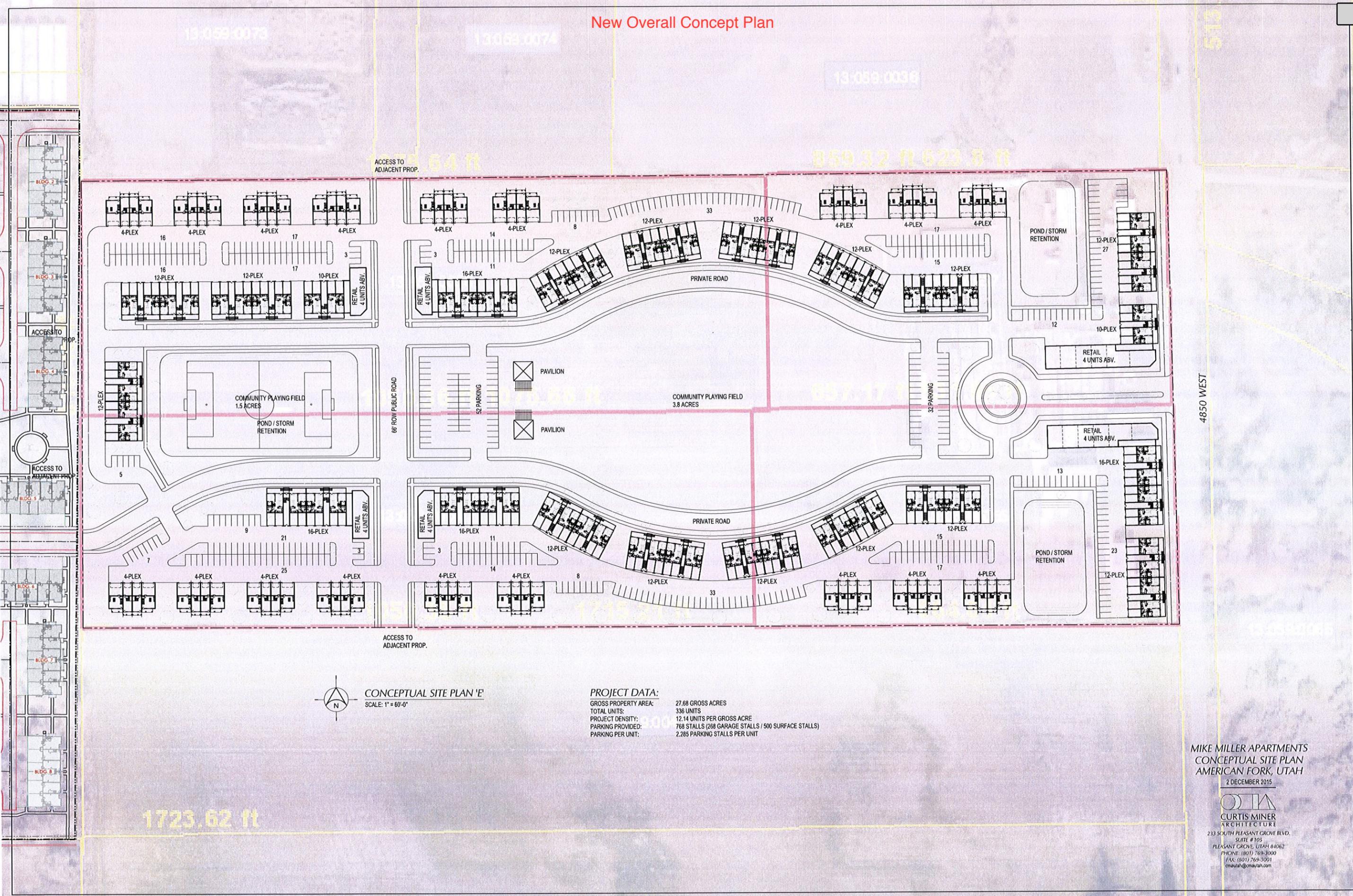
Richard M. Colborn, City Recorder

Attachment: 1. Ordinance (1234 : Vintaro Concept Plan-Graff-Easton)

Attachment A

Vintaro Planned Community Zone	
Site Tabulation	
Current Density	
<u># of Units</u>	1,379
<u># of Acres</u>	117
<u>Units/Acre</u>	11.79
Proposed Density	
<u># of Units</u>	1,503
<u># of Acres</u>	117
<u>Units/Acre</u>	12.85

New Overall Concept Plan




CONCEPTUAL SITE PLAN 'E'
 SCALE: 1" = 60'-0"

PROJECT DATA:

GROSS PROPERTY AREA:	27.68 GROSS ACRES
TOTAL UNITS:	336 UNITS
PROJECT DENSITY:	12.14 UNITS PER GROSS ACRE
PARKING PROVIDED:	768 STALLS (268 GARAGE STALLS / 500 SURFACE STALLS)
PARKING PER UNIT:	2.285 PARKING STALLS PER UNIT

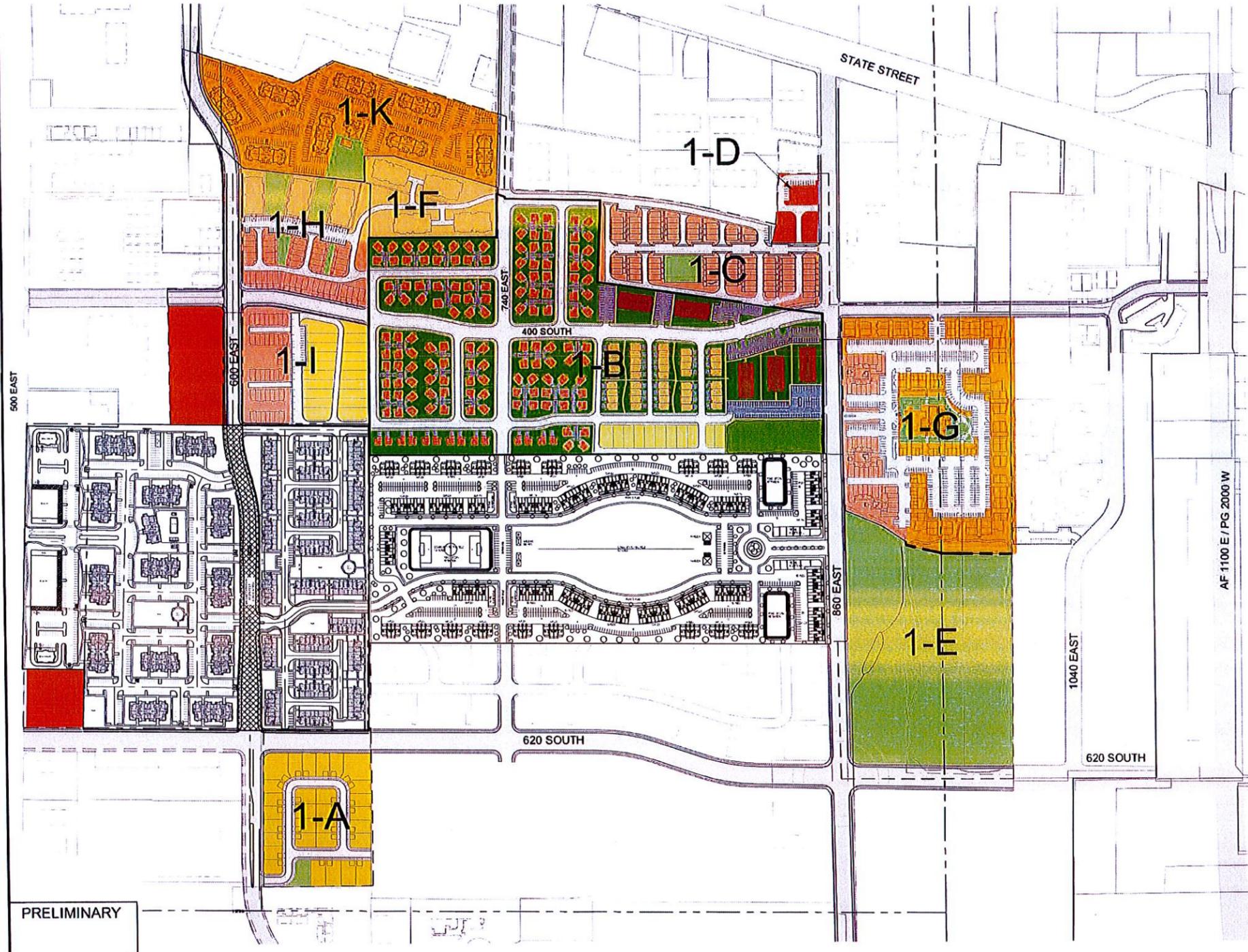
MIKE MILLER APARTMENTS
 CONCEPTUAL SITE PLAN
 AMERICAN FORK, UTAH
 2 DECEMBER 2015

 CURTIS MINER
 ARCHITECTURE
 233 SOUTH PLEASANT GROVE BLVD.
 SUITE # 103
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 769-3000
 FAX: (801) 769-3001
 cmautah@cmautah.com

Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)

New Vintaro Overall Concept Plan

Vintaro Planned Community Zone	
Site Tabulation	
Density	
# of Units	1,379
# of Acres	117
Units/Acre	11.79
Proposed Density	
# of Units	1,503
# of Acres	117
Units/Acre	12.85



Michael Baker
 INTERNATIONAL
 MICHAEL BAKER JR. INC.
 8955 UNION PARK CENTER SUITE 370
 MIDVALE UT, 84047
 (801)255-4400



NO.	DATE	DESCRIPTION

VINTARO LAND USE PLAN CONCEPT
 585 S 500 EAST
 AMERICAN FORK, UTAH
 CONCEPTUAL SITE PLAN - LAND USE PLAN

Project Number: Promotional
 Date: 11-05-2015
 Scale: 0 200 300
 1" = 200'
 Sheet # EXHIBIT

Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)

**EASTON PARK
(FKA GRAFF PARCEL)
APPLICATION FOR AMENDED CONCEPT PLAN
12/3/15**

Vertical Development, LLC, would like to submit the following application for Amended Concept Plan Approval for the 27.5 acre parcel owned by the Graff family. The property lies within American Fork's Planned Community Zone.

The attached application includes our Conceptual Site Plan for the property. A few highlights of the Conceptual Site Plan include:

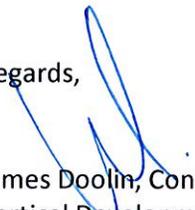
- 336 Multi-Family Units
- Approximately 12,000 - 15,000 Square feet of commercial/retail space
- 3.8 acre community park centrally located in the development
- 1.5 acre of community playing fields
- Multiple pavilions, barbeques and fire pits
- On-site storm drain retention
- 768 Parking spaces (268 Garage spaces / 500 surface spaces)

In addition to the Conceptual Site Plan, included with our application please find the following:

- Vintaro Master Conceptual Plan – original
- Vintaro Master Conceptual Plan – revised
- Architectural exterior renderings:
 - 4-Plex building
 - 10, 12 & 16-Plex Buildings

I appreciate your consideration of our application for Amended Concept Plan approval, and look forward to discussing this project in further detail with the City's Staff, Planning Commission and City Council.

Regards,


James Doolin, Consultant
Vertical Development LLC



Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)



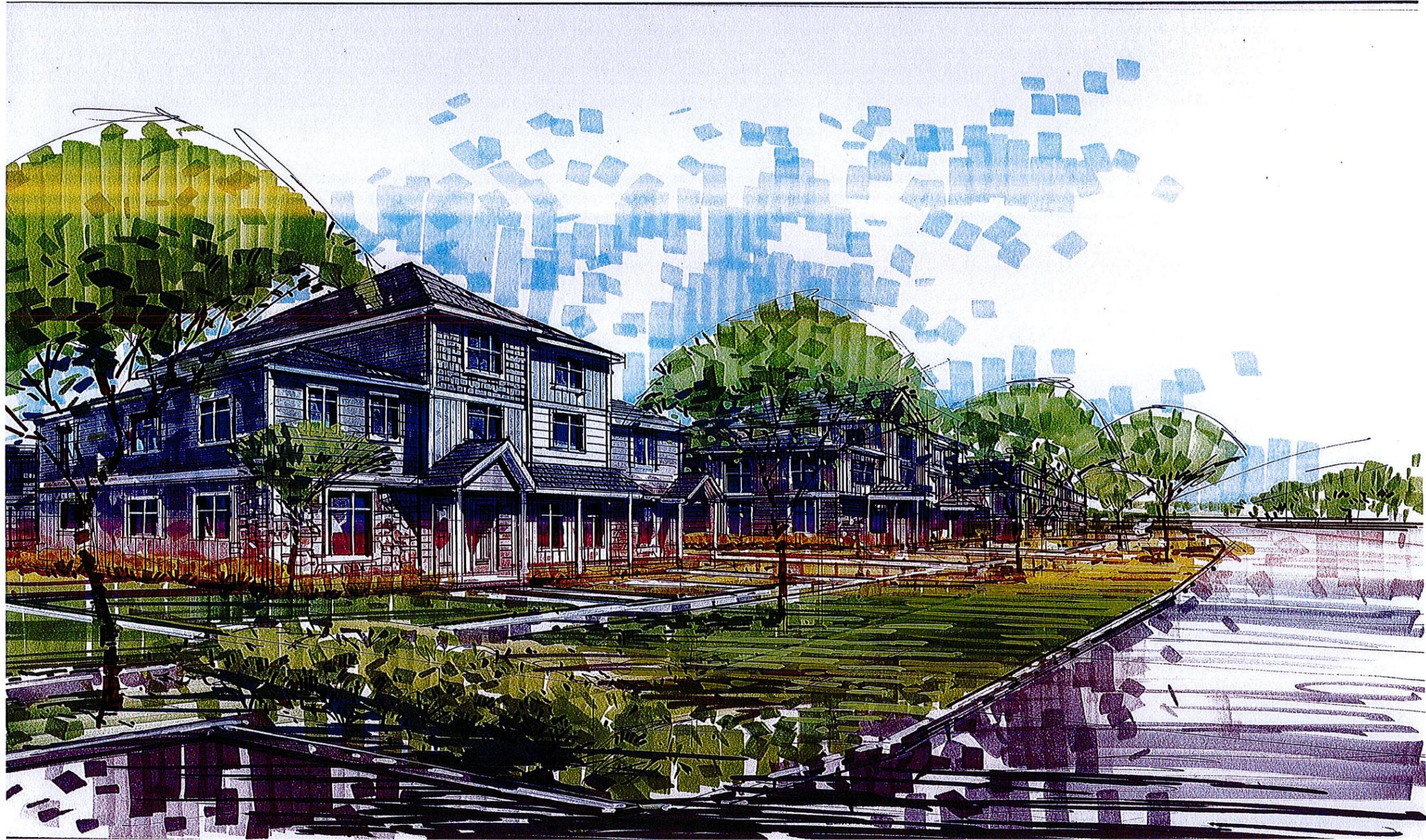
Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)



Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)



Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)



Attachment: 2. Application (1234 : Vintaro Concept Plan-Graff-Easton)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 16, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on amendment to the Vintaro Overall Concept Plan located at 860 East 500 South in the PC (Planned Community) Zone.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		Approximately 860 East 500 South			
Applicants:		Curtis Graff, James Doolin			
Existing Land Use:		Agriculture			
Proposed Land Use:		Commercial/Residential			
Surrounding Land Use:	North	Vacant			
	South	Agriculture			
	East	Agriculture			
	West	Commercial/Industrial			
Existing Zoning:		PC (Planned Community)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PC (Planned Community)			
	South	Industrial (Utah County Zoning)			
	East	PF (Public Facilities)			
	West	PC (Planned Community)			
Land Use Plan Designation:		Planned Community			
Zoning within Growth Plan?		x	Yes		No

PROJECT DESCRIPTION:

A request for a recommendation of approval of an amended concept plan for Phases 1-M and 1-C of the Vintaro Planned Community project.

Background

Vertical Development LLC is requesting approval of an amended concept plan for a portion of the Vintaro development; namely, Phases 1-M and 1-C (Graff property). The revised concept plan envisions a mix of multi-family units, retail commercial space and a large central park area; as opposed to a mix of townhome units and small lot single-family, illustrated on the current concept plan.

The original concept plan envisioned a circular private park within this area. The concept plan amendment looks to enlarge this park space to stretch nearly all the way from west to east across the property; thereby providing public park space that is centrally located for the entire Vintaro development to utilize and enjoy. Over five acres of public park space is proposed with this amendment. Two on-site storm drain retention areas act to provide additional private open space. The overall density of the proposed amendment equates to 11.79 du/ac; within the range of densities allowed in the Planned Community Zone (17.7.507.F.4.a).

A component of this concept plan that is absent from the current plan is the location of two commercial nodes; one at 860 East and another at 740 East. These commercial nodes are proposed as small-scale neighborhood retail that will cater to the residents of the overall development, as well as to those who visit the park areas for events. Above these retail spaces will be residential units. The proposed retail brings a true sense of mixed-use development into the overall concept that the PC Zone has long envisioned.

Section 17.7.507.A of the Development Code discusses the intent of the PC (Planned Community) Zone. "A mixture of land uses" is among the core components of the PC Zone. The amended concept plan envisions this "mixture of land uses" through the elements of vertical mixed use (residential over retail), moderate densities and ample open space areas.

POTENTIAL MOTIONS

Mr. Chairman, I move that we recommend approval of an amended overall concept plan for Phases 1-J and 1-L of the Vintaro Planned Community Development.

Mr. Chairman, I move that we recommend denial of an amended overall concept plan for Phases 1-J and 1-L of the Vintaro Planned Community Development.

AMERICAN FORK CITY
PLANNING COMMISSION MEETING MINUTES
DECEMBER 16, 2015

The American Fork Planning Commission met in a regular session on December 16, 2015, in the American Fork City Hall, located at 31 North Church Street, commencing at 7:07 p.m.

Present: John Woffinden, Chairman
 Commission Members: Harold Dudley, Rebecca Staten, Leonard Hight
 Absent Commission: Eric Franson, Marie Adams, Nathan Schellenberg, Christine Anderson (Alternate)
 Adam Olsen, Senior Planner
 Wendelin Knobloch, Associate Planner
 Nestor Gallo, City Engineer
 Trent Andrus, Engineer 1
 Kim E. Holindrake, Public Works Administrative Assistant
 Others: James Doolin – Vollcommen Construction, Clark Roberts – Roberts Manufacturing, Carol Graff, Brian Watson

1. Pledge of Allegiance

Those in attendance stood and stated the Pledge of Allegiance.

2. Hearing, review and action on an amendment to the Vintaro Overall Concept Plan located at 500 South 860 East in the PC Planned Community zone

Staff Presentation:

Adam Olsen reported this property is the Graff property, which is the south/central portion of the overall development. The project includes retail/commercial space, a large park, and mixed residential. It is different from current concept plan, which show a mix of multi and single family with a smaller park. The park is stretched east to west and adds an element of commercial. The proposed could be over five acres of public park space. The applicant is in discussions with the city park and recreation director. There are two on-site storm drain retention areas that will also provide additional private open space. The overall density is 11.79 units per acre, which is in the range of densities allowed in the overall Vintaro development. An addition in the new concept plan is the inclusion of small neighborhood retail commercial. He envisions these retail areas to serve the residents of Vintaro as well as those who attend the large park areas for sport events. The retail also brings a true mixed use development. The project complies with the development code with the intent of the Planned Community Zone with mixed land uses. There are renderings of the residential and commercial. They are addressing plenty of parking to meet the parking ordinance in this concept plan.

Trent Andrus stated staff has met with the applicant and discussed the utilities and transportation element. The overall concept can work with a few alternations.

PUBLIC HEARING

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

48

49 Applicant Presentation:

50 James Doolin stated the overall goal of this project is to provide neighborhood commercial and a
51 large park for the planned community. This is a 27.5 acre parcel that includes 12,000 to 15,000
52 square feet of neighborhood retail, a centrally located five-plus acre park, and 336 residential
53 units. The goal is to create a walkable, safe neighborhood with connectivity with the other
54 developments. The site plan shows the park and units surrounding the park. The layout may
55 change depending on the park. The roads surrounding the park are private. Around the perimeter
56 are four-plex buildings. The roundabout may go away as the entrance on the east. Parking will be
57 designated for public and private.

58

59 Commission Discussion:

60 John Woffinden likes how the parking is distributed throughout the project. He would like to see
61 a couple pavilions on the east side.

62

63 Rebecca Staten likes how the retail is distributed.

64

65 **MOTION: Rebecca Staten - To recommend approval of an amended overall concept plan**
66 **for Phases 1-J and 1-L of the Vintaro Planned Community Development.** Seconded by
67 Leonard Hight.

68

69 Yes - Harold Dudley
70 Leonard Hight
71 Rebecca Staten
72 John Woffinden

Motion passes.

73

74 3. Hearing, review and action on a commercial site plan for the Roberts Storage Units
75 located at 100 West 300 South in the PI-1 Planned Industrial Overlay zone (7:20 p.m.)

76

77 Staff Presentation:

78 Adam Olsen stated this project was approved previously and is now back with a new developer.
79 There is an access point to the site. Renderings have been provided. Because the storage units are
80 adjacent to the tracks, landscaping has been required on the north side. The future development
81 to the west will become an extension of Loeffler Park. The project meets planning requirements.
82 He recommended approval.

83

84 Trent Andrus stated there are a number of comments in the engineering report, which come from
85 technical review a few weeks ago. Most of these comments are minor in nature dealing with
86 drafting. Since the time of the report, many of these items have been addressed. There are no
87 major issues. He recommended approval.

88

89 PUBLIC HEARING

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

91

92 Applicant Presentation:



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JANUARY 26, 2016**

Department Recorder **Director Approval** Richard Colborn

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

SUMMARY RECOMMENDATION To comply with State Law, UCA 53-21-807, and to provide for required leadership in the event of a State of Emergency where the Mayor is unavailable.

BACKGROUND This action required by July 1 of each year

BUDGET IMPACT None

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

SUPPORTING DOCUMENTS

RESOLUTION NO. _____

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

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

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

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

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

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

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

Passed by the City Council of the City of American Fork, Utah, this 26 day of January, 2016.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder

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

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

Renumbered and Amended by Chapter 295, 2013 General Session