

AMERICAN FORK CITY COUNCIL
JULY 12, 2016
REGULAR SESSION AGENDA

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, July 12, 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 Fire Chief Kriss Garcia; 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 June 23, 2016 work session minutes
2. Approval of the June 28, 2016 City Council minutes
3. Approval of city bills for payments, manually prepared checks, and purchase requests over \$25,000
4. Approval of a progress release for the performance guarantee bond in the amount of \$215,924.08 for The Roberts Roost Twin Homes Subdivision located at 190 West 350 South *(Requested by Dale Goodman, Public Works)*
5. Approval of a progress release for the performance guarantee bond in the amount of \$31,054.02 For The Anderson Cove Subdivision located at 825 East 300 North *(Requested by Dale Goodman, Public Works)*

AGENDA ITEMS

1. Review and action on the award of a contract for the Utah Valley Drive Project to Kilgore Construction Company *(Requested by Dale Goodman, Public Works)*
2. Review and action on Marcy's Orchard Subdivision HOA dedication of the groundwater drainage system and assignment of maintenance obligation to the City *(Requested by Dale Goodman, Public Works)*
3. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded
 - a. Review and action on the final plat of the Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South, in the R-3-7,500 Residential zone. *(Requested by Adam Olsen, Planning)*
 - b. Review and action on the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 East Elm Street, in the GC-1 General Commercial zone. *(Requested by Adam Olsen, Planning)*

6. Review and action on an Ordinance amending Title 15 of the American Fork City Code entitled "Building and Construction." (*Requested by Terilyn Lurker, Recorder*)
7. Review and action on a resolution authorizing and ratifying all or part of employee required contributions within the contributory retirement plan with the Utah Retirement System (URS). (*Requested by Terilyn Lurker, Recorder*)
8. Adjournment

Dated this 6 day of July, 2016.



Terilyn Lurker
City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Public Works **Director Approval** Dale Goodman

AGENDA ITEM Approval of a progress release for the performance guarantee bond in the amount of \$215,924.08 for The Roberts Roost Twin Homes Subdivision located at 190 West 350 South

SUMMARY RECOMMENDATION Staff recommends approval of the performance guarantee bond release.

BACKGROUND A progress release has been requested by the developer of the Roberts Roost Twin Homes Subdivision for the construction of the road improvements, dry utilities, culinary water, sanitary sewer, storm drainage and pressurized irrigation system. The partial performance guarantee bond release adds up to \$215,924.08. The original performance guarantee calculations are included showing the breakdown of the release.

BUDGET IMPACT N/A

SUGGESTED MOTION

SUPPORTING DOCUMENTS

Roberts Roost Twin Homes first partial bond release (PDF)

PERFORMANCE GUARANTEE BOND RELEASE INSPECTION

This is an application for Escrow Bond Release/ Performance Guarantee or Maintenance Bond partial or final release.

Project Information

Project Name: Robert Roost Twin Homes

Project Address: 190 West 350 South

Type of Project Subdivision Site Plan Road Project Underground Utility

Performance Guarantee Bond Information

Performance Guarantee Bond posted for site improvements in the amount of \$ 321,968.70

Date of the Request: June 16 2016

Amount of the Request: \$ 215,924.08 Land Disturbance Permit No: 1010

Type of Release: Partial Release Final Release Warranty Period

Type of Bond: Cash Deposit Letter of Credit Performance in Lieu

Field Inspection and Performance Guarantee Bond Release Information

A field inspection was performed on the above referenced application on 6-22-16

Recommended Performance Guarantee Bond Release: 215,924.08

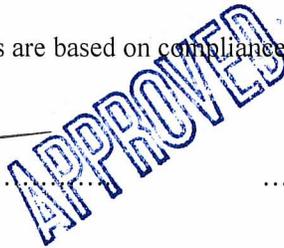
DO NOT Recommend Release or Reduction at this time for the following reasons:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

I certify that the following recommendations are based on compliance with the American Fork City standards and technical specifications.

Jay Butcher
City Inspector's signature

6-22-16
Date



M. Fuller
City Engineer's signature

6-22-2016
Date

Attachment: Roberts Roost Twin Homes first partial bond release (1374 : Roberts Roost Twin Homes Subdivision Performance Guarantee

American Fork City

Public Works Department

Engineering Division

BOND RELEASE REQUEST

Please complete and return this form to the Engineering Division:

City Engineer's Office
 American Fork City
 275 East 200 North
 American Fork, UT 84004

It is the City of American Fork policy to release performance guarantee bond funds upon the request of and to the person who paid the performance guarantee bond once the bond release inspection is satisfied.

Project Information

Subdivision/ Site Plan Name: Roberts Roost Twin Homes
 Subdivision/ Site Plan Address: 190 West 350 South, American Fork, UT 84003

I/ we Roberts Mfg., Inc., am/ are requesting the release of the following bond (s):

Nro.	Description of Item	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$3700.09	\$3,700.09
2	Clear vegetation, fences, etc from right of way	38000	SF	\$0.06	\$2,280.00
3	Additional fill to subgrade	50	CY	\$20.91	\$1,045.50
4	Strip 6" of topsoil and spread on lots	705	CY	\$3.03	\$2,136.15
5	SWPPP Board	1	Each	\$321.62	\$321.62
6	Notice of Intent	1	Each	\$434.02	\$434.02
7	Excavation (including hauling off of materials)	50	CY	\$3.39	\$169.50
8	8" PVC Sewer Line	504	LF	\$37.67	\$18,985.68
9	5' Sewer Manhole Precast	1	Each	\$3,867.27	\$3,867.27
10	Sanitary Sewer Lateral Connection	16	Each	\$929.91	\$14,878.56
11	Trench Bedding (sewer)	275	Ton	\$12.82	\$3,525.50
12	Trench Backfill (sewer)	1800	Ton	\$6.85	\$12,330.00
13	8" DI Culinary Water	670	LF	\$40.29	\$26,994.30
14	8" Gate Valve	2	Each	\$1,571.26	\$3,142.52
15	Connect to Existing Water	3	Each	\$399.60	\$1,198.80
16	Fire Hydrant Assembly	1	Each	\$4,844.20	\$4,844.20
17	1" Water Service Lateral	16	Each	\$1,328.06	\$21,248.96
18	Bends (culinary)	2	Each	\$542.76	\$1,085.52
19	Trench bedding (culinary)	175	Ton	\$6.45	\$1,128.75
20	Trench backfill (culinary)	375	Ton	\$8.08	\$3,030.00
21	6" PVC Pipe	412	LF	\$21.50	\$8,858.00
22	6" Gate Valve	2	Each	\$927.15	\$1,854.30
23	1" Irrigation Service	16	Each	\$1,054.23	\$16,867.68
24	Connect to Existing PI	2	Each	\$750.00	\$1,500.00
25	Bends (PI)	3	Each	\$695.13	\$2,085.39
26	Trench bedding (PI)	125	Ton	\$6.48	\$810.00



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Public Works **Director Approval** Dale Goodman

AGENDA ITEM Approval of a progress release for the performance guarantee bond in the amount of \$31,054.02 For The Anderson Cove Subdivision located at 825 East 300 North

SUMMARY RECOMMENDATION Staff recommends approval of the performance guarantee bond release.

BACKGROUND A progress release has been requested by the developer of the Anderson Cove Subdivision for the construction of the road improvements. The partial performance guarantee bond release adds up to \$31,054.02. The original performance guarantee calculations are included showing the breakdown of the release

BUDGET IMPACT N/A

SUGGESTED MOTION

SUPPORTING DOCUMENTS

PERFORMANCE GUARANTEE BOND Fourth Release (PDF)

PERFORMANCE GUARANTEE BOND RELEASE INSPECTION

This is an application for Escrow Bond Release/ Performance Guarantee or Maintenance Bond partial or final release.

Project Information

Project Name: Anderson Cove

Project Address: 825 East 300 North

Type of Project Subdivision Site Plan Road Project Underground Utility

Performance Guarantee Bond Information

Performance Guarantee Bond posted for site improvements in the amount of \$ 190,865.66

Date of the Request: June 28 2016

Amount of the Request: \$ 31,054.02 Land Disturbance Permit No: 805

Type of Release: Partial Release Final Release Warranty Period

Type of Bond: Cash Deposit Letter of Credit Performance in Lieu

Field Inspection and Performance Guarantee Bond Release Information

A field inspection was performed on the above referenced application on

Recommended Performance Guarantee Bond Release: 31,054.02

DO NOT Recommend Release or Reduction at this time for the following reasons:

1.
2.
3.
4.
5.
6.

I certify that the following recommendations are based on compliance with the American Fork City standards and technical specifications.

Jay Butcher
City Inspector's signature

6-28-16
Date

M. Palko
City Engineer's signature

APPROVED

6-28-2016
Date

Attachment: PERFORMANCE GUARANTEE BOND Fourth Release (1376 : Anderson Cove Subdivision Performance Guarantee Progress

Andersen Cove Subdivision
 Name of Development: 820 East Evergreen

Date: March 12, 2015

No.	Description of Item	Estimate	Release #1 date 10/1/2015	Release #2 date 11/2/2015	Release #3 date 1/15/2016	Release #4 date 6/27/2016	Release #5 date	Balance
1	Roadway	\$67,867.53	\$13,573.51	\$23,240.00		\$31,054.02		\$0.00
2								
3	Culinary Water	\$37,625.00	\$35,743.75	\$1,881.25				\$0.00
4								
5	Pressurized Irrigation	\$5,000.00	\$4,750.00	\$250.00				\$0.00
6								
7	Sanitary Sewer	\$8,400.00	\$7,980.00	\$420.00				\$0.00
8								
9	Storm Drain/Irrigation	\$33,800.00	\$18,000.00	\$15,800.00				\$0.00
10								
11								\$0.00
12								
13								\$0.00
14								
15								\$0.00
16								
17								\$0.00
18								
19								\$0.00
20								
21								\$0.00
22								
23								\$0.00
24								
25								\$0.00
26								

		\$152,692.53	\$62,047.26	\$43,791.25	\$15,800.00	\$31,054.02	\$0.00	\$0.00
25% Per Ordinance Section 17.9.301		\$38,173.13						\$38,173.13
ICG Amount		\$190,865.66	\$62,047.26	\$43,791.25	\$15,800.00	\$31,054.02	\$0.00	\$38,173.13
BANK								
10% Durability - retained at ICG release		\$19,086.57						\$19,086.57

PAID	Street Lights	\$ 1,875.00
	Street Trees	\$ -

Please Note: This Performance Guarantee is a representation ONLY for the basis of determining the initial amount of guarantee. Performance Guarantee funds are to ensure the completion of all public or essential common improvements per the American Fork City ordinance pertaining to said improvements. As such



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Public Works **Director Approval** Dale Goodman

AGENDA ITEM Review and action on the award of a contract for the Utah Valley Drive Project to Kilgore Construction Company

SUMMARY RECOMMENDATION Staff recommends approval of the contract award to Kilgore Inc. based on their base bid of \$946,592.06 Submitted in accordance with a request for bids advertised on June 10 2016.

BACKGROUND Staff from the Street and Engineering Division in conjunction with Horrocks Engineers prepared bid documents and advertised for bid on June 10, 2016. The base bid consists of milling and asphalt pavement replacement of the Utah Valley Drive from 620 South to 860 East and a milling and asphalt pavement replacement of the 620 South from 500 East to Utah Valley Drive.

Five (5) bids were received for the American Fork City Utah Valley Drive Project. A certified tabulation of the bids is attached. The lowest responsive bid was submitted by Kilgore Inc. In the amount of \$946,592.06.

BUDGET IMPACT Funding for this project has been allocated in the 2016-2017 Budget from the following sources: \$700,000.00 from the Street Road Accrual funds; \$100,000.00 from the Water User Fees funds and \$100,000.00 from the Storm Drain User Fees funds. An additional \$50,000.00 from the Street Road Accrual will be required for the funding of this project.

SUGGESTED MOTION Move to accept the Bid submitted by Kilgore Inc. for the construction of the Utah Valley Drive Project in the amount of \$946,592.06 and authorize staff to proceed with the preparation of contract documents.

SUPPORTING DOCUMENTS

Recomm to award - signed (PDF)
Bid Tabulation (PDF)
Bid Tabulation Kilgore (PDF)
Initial flier_v3 (PDF)
Notice of Award (PDF)

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



Tel: 801.763.5100
Salt Lake line: 532.1545
Fax: 801.763.5101
In state toll free: 800.662.1644

June 21, 2016

American Fork City
Nestor Gallo, P.E.
Historic City Hall, 31 North Church Street
American Fork, Utah 84003

Subject: Utah Valley Drive Project - Recommendation to Award

Dear Nestor,

Five (5) bids were received for the American Fork City Utah Valley Drive Project. A certified tabulation of the bids received is attached. The lowest responsive bid was submitted by Kilgore Inc. in the amount of \$946,592.96.

I recommend that American Fork City award the project to Kilgore Inc. for \$946,592.96, subject to the availability of funds.

Please contact me if you have questions or need more information.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in black ink, appearing to read "Dave Dillman", is written over the printed name.

Dave Dillman, P.E.
Project Manager

Attachment: Recomm to award - signed (1377 : Utah Valley Drive Project Contract Award)

Bid Tabulation
American Fork City - Utah Valley Drive
Horrocks Engineers

Project Manager: Dave Dillman, P.E.



Bid Opening: BidSync
 Date: June 16, 2016
 Time: 2:00 PM

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	Engineer's Estimate		Kilgore		Granite Construction		Geneva		Staker Parsons		S & L	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$49,000.00	\$49,000.00	\$25,000.00	\$25,000.00	\$60,000.00	\$60,000.00	\$36,000.00	\$36,000.00	\$66,287.16	\$66,287.16
2	Traffic Control	1	LS	\$45,000.00	\$45,000.00	\$20,000.00	\$20,000.00	\$22,250.00	\$22,250.00	\$40,000.00	\$40,000.00	\$62,000.00	\$62,000.00	\$31,099.20	\$31,099.20
3	Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00	\$17,500.00	\$17,500.00	\$16,700.00	\$16,700.00	\$30,000.00	\$30,000.00	\$11,000.00	\$11,000.00	\$16,524.45	\$16,524.45
4	Remove Sign	4	EA	\$100.00	\$400.00	\$97.50	\$390.00	\$110.00	\$440.00	\$100.00	\$400.00	\$160.00	\$640.00	\$330.00	\$1,320.00
5	Remove Concrete Curb	40	LF	\$5.00	\$200.00	\$8.20	\$328.00	\$11.15	\$446.00	\$10.00	\$400.00	\$7.35	\$294.00	\$55.00	\$2,200.00
6	Remove Concrete Curb and Gutter	100	LF	\$10.00	\$1,000.00	\$9.65	\$965.00	\$24.00	\$2,400.00	\$10.00	\$1,000.00	\$7.50	\$750.00	\$16.50	\$1,650.00
7	Remove Concrete Sidewalk	300	SF	\$3.00	\$900.00	\$1.50	\$450.00	\$3.00	\$900.00	\$2.00	\$600.00	\$2.50	\$750.00	\$2.20	\$660.00
8	Reconstruct Manhole	26	EA	\$750.00	\$19,500.00	\$675.00	\$17,550.00	\$760.00	\$19,760.00	\$775.00	\$20,150.00	\$675.00	\$17,550.00	\$666.60	\$17,331.60
9	Reconstruct Valve Box	15	EA	\$500.00	\$7,500.00	\$475.00	\$7,125.00	\$530.00	\$7,950.00	\$550.00	\$8,250.00	\$460.00	\$6,900.00	\$444.40	\$6,666.00
10	Roadway Excavation	3,000	CY	\$15.00	\$45,000.00	\$30.00	\$90,000.00	\$13.55	\$40,650.00	\$19.00	\$57,000.00	\$17.00	\$51,000.00	\$20.10	\$60,300.00
11	Borrow	400	CY	\$20.00	\$8,000.00	\$61.00	\$24,400.00	\$40.00	\$16,000.00	\$10.00	\$4,000.00	\$38.00	\$15,200.00	\$33.00	\$13,200.00
12	Rotomilling 2.5 Inch Thick	23,520	SY	\$2.25	\$52,920.00	\$1.60	\$37,632.00	\$1.15	\$27,048.00	\$1.42	\$33,998.40	\$1.75	\$41,160.00	\$1.68	\$39,513.60
13	Untreated Base Course 6 Inch Thick	74,650	SF	\$0.56	\$41,804.00	\$0.59	\$44,043.50	\$0.54	\$40,311.00	\$0.55	\$41,057.50	\$0.75	\$55,987.50	\$0.89	\$66,438.50
14	Geotextiles - Paving Fabric AASHTO M 288	25,355	SY	\$1.50	\$38,032.50	\$1.40	\$35,497.00	\$1.10	\$27,890.50	\$1.60	\$40,568.00	\$1.35	\$34,229.25	\$1.56	\$39,553.80
15	Durable Hot Mix Asphalt 2.5 Inch Thick	211,630	SF	\$1.00	\$211,630.00	\$1.03	\$217,978.90	\$1.15	\$243,374.50	\$1.05	\$222,211.50	\$1.00	\$211,630.00	\$1.12	\$237,025.60
16	Durable Hot Mix Asphalt 5.0 Inch Thick	74,650	SF	\$2.00	\$149,300.00	\$2.10	\$156,765.00	\$2.40	\$179,160.00	\$2.00	\$149,300.00	\$2.00	\$149,300.00	\$2.28	\$170,202.00
17	Concrete Curb (6 Inch Wide)	40	LF	\$20.00	\$800.00	\$41.30	\$1,652.00	\$125.00	\$5,000.00	\$40.00	\$1,600.00	\$23.00	\$920.00	\$44.00	\$1,760.00
18	Concrete Curb and Gutter (2 Feet Wide)	700	LF	\$20.00	\$14,000.00	\$26.35	\$18,445.00	\$40.00	\$28,000.00	\$33.00	\$23,100.00	\$36.00	\$25,200.00	\$26.62	\$18,634.00
19	Concrete Sidewalk - 4 Inch Thick	200	SF	\$10.00	\$2,000.00	\$6.60	\$1,320.00	\$10.00	\$2,000.00	\$15.00	\$3,000.00	\$8.00	\$1,600.00	\$9.90	\$1,980.00
20	Corner Pedestrian Access Ramp	1	EA	\$1,500.00	\$1,500.00	\$3,325.00	\$3,325.00	\$3,600.00	\$3,600.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,777.50	\$2,777.50
21	Concrete Driveway Flared - 7 Inch Thick	900	SF	\$20.00	\$18,000.00	\$9.00	\$8,100.00	\$11.00	\$9,900.00	\$11.20	\$10,080.00	\$10.25	\$9,225.00	\$11.09	\$9,981.00
22	Pavement Marking Paint - 4 Inch	14,786	LF	\$1.50	\$22,179.00	\$0.09	\$1,330.74	\$0.20	\$2,957.20	\$0.22	\$3,252.92	\$0.09	\$1,330.74	\$0.12	\$1,774.32
23	Pavement Marking Paint - 8 Inch	446	LF	\$3.00	\$1,338.00	\$0.17	\$75.82	\$0.40	\$178.40	\$0.45	\$200.70	\$0.17	\$75.82	\$0.50	\$223.00
24	Pavement Message (Preformed Thermoplastic)	430	LF	\$10.00	\$4,300.00	\$7.50	\$3,225.00	\$9.60	\$4,128.00	\$10.00	\$4,300.00	\$8.00	\$3,440.00	\$9.05	\$3,891.50
25	Pavement Message (Preformed Thermoplastic)	9	EA	\$150.00	\$1,350.00	\$225.00	\$2,025.00	\$290.00	\$2,610.00	\$300.00	\$2,700.00	\$210.00	\$1,890.00	\$246.89	\$2,222.01
26	Catch Basin - (3 to 5 Feet Deep) (Frame and Bicycle Grate)	1	EA	\$4,000.00	\$4,000.00	\$1,700.00	\$1,700.00	\$2,450.00	\$2,450.00	\$3,000.00	\$3,000.00	\$2,750.00	\$2,750.00	\$4,733.30	\$4,733.30
27	4 Foot Manhole - 3 to 5 Feet (Frame and Grated Cover)	2	EA	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00	\$3,200.00	\$6,400.00	\$3,200.00	\$6,400.00	\$2,900.00	\$5,800.00	\$4,950.00	\$9,900.00
28	4 Foot Manhole - 7 to 9 Feet (Frame and Solid Cover)	2	EA	\$5,000.00	\$10,000.00	\$2,900.00	\$5,800.00	\$3,600.00	\$7,200.00	\$3,500.00	\$7,000.00	\$3,200.00	\$6,400.00	\$6,050.00	\$12,100.00
29	18 Inch Reinforced Concrete Pipe	620	LF	\$55.00	\$34,100.00	\$68.00	\$42,160.00	\$93.75	\$58,125.00	\$88.75	\$55,025.00	\$85.00	\$52,700.00	\$86.36	\$53,543.20
30	Core and Grout Connection	4	EA	\$1,200.00	\$4,800.00	\$500.00	\$2,000.00	\$1,025.00	\$4,100.00	\$500.00	\$2,000.00	\$825.00	\$3,300.00	\$660.00	\$2,640.00
31	12 Inch - Class 350 DIP	120	LF	\$100.00	\$12,000.00	\$79.00	\$9,480.00	\$180.00	\$21,600.00	\$136.00	\$16,320.00	\$94.00	\$11,280.00	\$65.28	\$7,833.60
32	12 Inch FLG Cross	1	EA	\$1,800.00	\$1,800.00	\$2,100.00	\$2,100.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$2,900.00	\$2,900.00	\$5,623.59	\$5,623.59
33	8 Inch - Class 350 DIP	80	EA	\$50.00	\$4,000.00	\$126.00	\$10,080.00	\$175.00	\$14,000.00	\$130.00	\$10,400.00	\$81.25	\$6,500.00	\$146.63	\$11,730.40
34	12 Inch Gate Valve	10	EA	\$2,500.00	\$25,000.00	\$2,550.00	\$25,500.00	\$4,950.00	\$49,500.00	\$4,500.00	\$45,000.00	\$5,000.00	\$50,000.00	\$4,500.00	\$45,000.00
35	6 Inch - Purple C-900 PVC Pipe	120	LF	\$48.00	\$5,760.00	\$63.00	\$7,560.00	\$84.00	\$10,080.00	\$55.00	\$6,600.00	\$62.75	\$7,530.00	\$83.08	\$9,969.60
36	8 Inch SDR-35 PVC	120	LF	\$60.00	\$7,200.00	\$89.50	\$10,740.00	\$115.00	\$13,800.00	\$125.00	\$15,000.00	\$125.00	\$15,000.00	\$179.96	\$21,595.20
37	8 Inch Gate Valve	14	EA	\$2,100.00	\$29,400.00	\$1,650.00	\$23,100.00	\$3,660.00	\$51,240.00	\$3,100.00	\$43,400.00	\$3,700.00	\$51,800.00	\$3,300.00	\$46,200.00
38	Replace Valve Bolts	100	EA	\$100.00	\$10,000.00	\$22.50	\$2,250.00	\$112.00	\$11,200.00	\$100.00	\$10,000.00	\$285.00	\$28,500.00	\$150.00	\$15,000.00
39	Contingent Pay Sum	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
				Total	\$897,713.50	Total	\$946,592.96	Total	\$1,020,848.60	Total	\$1,022,464.02	Total	\$1,024,782.31	Total	\$1,099,084.13

Bid Tabulation
American Fork City - Utah Valley Drive
Horrocks Engineers



Project Manager: Dave Dillman, P.E.

Bid Opening: BidSync
 Date: June 16, 2016
 Time: 2:00 PM

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	Engineer's Estimate		Kilgore		Granite Construction		Geneva		Staker Parsons		S & L	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$49,000.00	\$49,000.00	\$25,000.00	\$25,000.00	\$60,000.00	\$60,000.00	\$36,000.00	\$36,000.00	\$66,287.16	\$66,287.16
2	Traffic Control	1	LS	\$45,000.00	\$45,000.00	\$20,000.00	\$20,000.00	\$22,250.00	\$22,250.00	\$40,000.00	\$40,000.00	\$62,000.00	\$62,000.00	\$31,099.20	\$31,099.20
3	Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00	\$17,500.00	\$17,500.00	\$16,700.00	\$16,700.00	\$30,000.00	\$30,000.00	\$11,000.00	\$11,000.00	\$16,524.45	\$16,524.45
4	Remove Sign	4	EA	\$100.00	\$400.00	\$97.50	\$390.00	\$110.00	\$440.00	\$100.00	\$400.00	\$160.00	\$640.00	\$330.00	\$1,320.00
5	Remove Concrete Curb	40	LF	\$5.00	\$200.00	\$8.20	\$328.00	\$11.15	\$446.00	\$10.00	\$400.00	\$7.35	\$294.00	\$55.00	\$2,200.00
6	Remove Concrete Curb and Gutter	100	LF	\$10.00	\$1,000.00	\$9.65	\$965.00	\$24.00	\$2,400.00	\$10.00	\$1,000.00	\$7.50	\$750.00	\$16.50	\$1,650.00
7	Remove Concrete Sidewalk	300	SF	\$3.00	\$900.00	\$1.50	\$450.00	\$3.00	\$900.00	\$2.00	\$600.00	\$2.50	\$750.00	\$2.20	\$660.00
8	Reconstruct Manhole	26	EA	\$750.00	\$19,500.00	\$675.00	\$17,550.00	\$760.00	\$19,760.00	\$775.00	\$20,150.00	\$675.00	\$17,550.00	\$666.60	\$17,331.60
9	Reconstruct Valve Box	15	EA	\$500.00	\$7,500.00	\$475.00	\$7,125.00	\$530.00	\$7,950.00	\$550.00	\$8,250.00	\$460.00	\$6,900.00	\$444.40	\$6,666.00
10	Roadway Excavation	3,000	CY	\$15.00	\$45,000.00	\$30.00	\$90,000.00	\$13.55	\$40,650.00	\$19.00	\$57,000.00	\$17.00	\$51,000.00	\$20.10	\$60,300.00
11	Borrow	400	CY	\$20.00	\$8,000.00	\$61.00	\$24,400.00	\$40.00	\$16,000.00	\$10.00	\$4,000.00	\$38.00	\$15,200.00	\$33.00	\$13,200.00
12	Rotomilling 2.5 Inch Thick	23,520	SY	\$2.25	\$52,920.00	\$1.60	\$37,632.00	\$1.15	\$27,048.00	\$1.42	\$33,998.40	\$1.75	\$41,160.00	\$1.68	\$39,513.60
13	Untreated Base Course 6 Inch Thick	74,650	SF	\$0.56	\$41,804.00	\$0.59	\$44,043.50	\$0.54	\$40,311.00	\$0.55	\$41,057.50	\$0.75	\$55,987.50	\$0.89	\$66,438.50
14	Geotextiles - Paving Fabric AASHTO M 288	25,355	SY	\$1.50	\$38,032.50	\$1.40	\$35,497.00	\$1.10	\$27,890.50	\$1.60	\$40,568.00	\$1.35	\$34,229.25	\$1.56	\$39,553.80
15	Durable Hot Mix Asphalt 2.5 Inch Thick	211,630	SF	\$1.00	\$211,630.00	\$1.03	\$217,978.90	\$1.15	\$243,374.50	\$1.05	\$222,211.50	\$1.00	\$211,630.00	\$1.12	\$237,025.60
16	Durable Hot Mix Asphalt 5.0 Inch Thick	74,650	SF	\$2.00	\$149,300.00	\$2.10	\$156,765.00	\$2.40	\$179,160.00	\$2.00	\$149,300.00	\$2.00	\$149,300.00	\$2.28	\$170,202.00
17	Concrete Curb (6 Inch Wide)	40	LF	\$20.00	\$800.00	\$41.30	\$1,652.00	\$125.00	\$5,000.00	\$40.00	\$1,600.00	\$23.00	\$920.00	\$44.00	\$1,760.00
18	Concrete Curb and Gutter (2 Feet Wide)	700	LF	\$20.00	\$14,000.00	\$26.35	\$18,445.00	\$40.00	\$28,000.00	\$33.00	\$23,100.00	\$36.00	\$25,200.00	\$26.62	\$18,634.00
19	Concrete Sidewalk - 4 Inch Thick	200	SF	\$10.00	\$2,000.00	\$6.60	\$1,320.00	\$10.00	\$2,000.00	\$15.00	\$3,000.00	\$8.00	\$1,600.00	\$9.90	\$1,980.00
20	Corner Pedestrian Access Ramp	1	EA	\$1,500.00	\$1,500.00	\$3,325.00	\$3,325.00	\$3,600.00	\$3,600.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,777.50	\$2,777.50
21	Concrete Driveway Flared - 7 Inch Thick	900	SF	\$20.00	\$18,000.00	\$9.00	\$8,100.00	\$11.00	\$9,900.00	\$11.20	\$10,080.00	\$10.25	\$9,225.00	\$11.09	\$9,981.00
22	Pavement Marking Paint - 4 Inch	14,786	LF	\$1.50	\$22,179.00	\$0.09	\$1,330.74	\$0.20	\$2,957.20	\$0.22	\$3,252.92	\$0.09	\$1,330.74	\$0.12	\$1,774.32
23	Pavement Marking Paint - 8 Inch	446	LF	\$3.00	\$1,338.00	\$0.17	\$75.82	\$0.40	\$178.40	\$0.45	\$200.70	\$0.17	\$75.82	\$0.50	\$223.00
24	Pavement Message (Preformed Thermoplastic)	430	LF	\$10.00	\$4,300.00	\$7.50	\$3,225.00	\$9.60	\$4,128.00	\$10.00	\$4,300.00	\$8.00	\$3,440.00	\$9.05	\$3,891.50
25	Pavement Message (Preformed Thermoplastic)	9	EA	\$150.00	\$1,350.00	\$225.00	\$2,025.00	\$290.00	\$2,610.00	\$300.00	\$2,700.00	\$210.00	\$1,890.00	\$246.89	\$2,222.01
26	Catch Basin - (3 to 5 Feet Deep) (Frame and Bicycle Grate)	1	EA	\$4,000.00	\$4,000.00	\$1,700.00	\$1,700.00	\$2,450.00	\$2,450.00	\$3,000.00	\$3,000.00	\$2,750.00	\$2,750.00	\$4,733.30	\$4,733.30
27	4 Foot manhole - 5 to 5 Feet (Frame and Grated Cover)	2	EA	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00	\$3,200.00	\$6,400.00	\$3,200.00	\$6,400.00	\$2,900.00	\$5,800.00	\$4,950.00	\$9,900.00
28	4 Foot Manhole - 7 to 9 Feet (Frame and Solid Cover)	2	EA	\$5,000.00	\$10,000.00	\$2,900.00	\$5,800.00	\$3,600.00	\$7,200.00	\$3,500.00	\$7,000.00	\$3,200.00	\$6,400.00	\$6,050.00	\$12,100.00
29	18 Inch Reinforced Concrete Pipe	620	LF	\$55.00	\$34,100.00	\$68.00	\$42,160.00	\$93.75	\$58,125.00	\$88.75	\$55,025.00	\$85.00	\$52,700.00	\$86.36	\$53,543.20
30	Core and Grout Connection	4	EA	\$1,200.00	\$4,800.00	\$500.00	\$2,000.00	\$1,025.00	\$4,100.00	\$500.00	\$2,000.00	\$825.00	\$3,300.00	\$660.00	\$2,640.00
31	12 Inch - Class 350 DIP	120	LF	\$100.00	\$12,000.00	\$79.00	\$9,480.00	\$180.00	\$21,600.00	\$136.00	\$16,320.00	\$94.00	\$11,280.00	\$65.28	\$7,833.60
32	12 Inch FLG Cross	1	EA	\$1,800.00	\$1,800.00	\$2,100.00	\$2,100.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$2,900.00	\$2,900.00	\$5,623.59	\$5,623.59
33	8 Inch - Class 350 DIP	80	EA	\$50.00	\$4,000.00	\$126.00	\$10,080.00	\$175.00	\$14,000.00	\$130.00	\$10,400.00	\$81.25	\$6,500.00	\$146.63	\$11,730.40
34	12 Inch Gate Valve	10	EA	\$2,500.00	\$25,000.00	\$2,550.00	\$25,500.00	\$4,950.00	\$49,500.00	\$4,500.00	\$45,000.00	\$5,000.00	\$50,000.00	\$4,500.00	\$45,000.00
35	6 Inch - Purple C-900 PVC Pipe	120	LF	\$48.00	\$5,760.00	\$63.00	\$7,560.00	\$84.00	\$10,080.00	\$55.00	\$6,600.00	\$62.75	\$7,530.00	\$83.08	\$9,969.60
36	8 Inch SDR-35 PVC	120	LF	\$60.00	\$7,200.00	\$89.50	\$10,740.00	\$115.00	\$13,800.00	\$125.00	\$15,000.00	\$125.00	\$15,000.00	\$179.96	\$21,595.20
37	8 Inch Gate Valve	14	EA	\$2,100.00	\$29,400.00	\$1,650.00	\$23,100.00	\$3,660.00	\$51,240.00	\$3,100.00	\$43,400.00	\$3,700.00	\$51,800.00	\$3,300.00	\$46,200.00
38	Replace Valve Bolts	100	EA	\$100.00	\$10,000.00	\$22.50	\$2,250.00	\$112.00	\$11,200.00	\$100.00	\$10,000.00	\$285.00	\$28,500.00	\$150.00	\$15,000.00
39	Contingent Pay Sum	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
				Total	\$897,713.50	Total	\$946,592.96	Total	\$1,020,848.60	Total	\$1,022,464.02	Total	\$1,024,782.31	Total	\$1,099,084.13

Bid Tabulation
American Fork City - Utah Valley Drive
Horrocks Engineers



Project Manager: Dave Dillman, P.E.

Bid Opening: BidSync
 Date: June 16, 2016
 Time: 2:00 PM

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	Engineer's Estimate		Kilgore	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$49,000.00	\$49,000.00
2	Traffic Control	1	LS	\$45,000.00	\$45,000.00	\$20,000.00	\$20,000.00
3	Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00	\$17,500.00	\$17,500.00
4	Remove Sign	4	EA	\$100.00	\$400.00	\$97.50	\$390.00
5	Remove Concrete Curb	40	LF	\$5.00	\$200.00	\$8.20	\$328.00
6	Remove Concrete Curb and Gutter	100	LF	\$10.00	\$1,000.00	\$9.65	\$965.00
7	Remove Concrete Sidewalk	300	SF	\$3.00	\$900.00	\$1.50	\$450.00
8	Reconstruct Manhole	26	EA	\$750.00	\$19,500.00	\$675.00	\$17,550.00
9	Reconstruct Valve Box	15	EA	\$500.00	\$7,500.00	\$475.00	\$7,125.00
10	Roadway Excavation	3,000	CY	\$15.00	\$45,000.00	\$30.00	\$90,000.00
11	Borrow	400	CY	\$20.00	\$8,000.00	\$61.00	\$24,400.00
12	Rotomilling 2.5 Inch Thick	23,520	SY	\$2.25	\$52,920.00	\$1.60	\$37,632.00
13	Untreated Base Course 6 Inch Thick	74,650	SF	\$0.56	\$41,804.00	\$0.59	\$44,043.50
14	Geotextiles - Paving Fabric AASHTO M 288	25,355	SY	\$1.50	\$38,032.50	\$1.40	\$35,497.00
15	Durable Hot Mix Asphalt 2.5 Inch Thick	211,630	SF	\$1.00	\$211,630.00	\$1.03	\$217,978.90
16	Durable Hot Mix Asphalt 5.0 Inch Thick	74,650	SF	\$2.00	\$149,300.00	\$2.10	\$156,765.00
17	Concrete Curb (6 Inch Wide)	40	LF	\$20.00	\$800.00	\$41.30	\$1,652.00
18	Concrete Curb and Gutter (2 Feet Wide)	700	LF	\$20.00	\$14,000.00	\$26.35	\$18,445.00
19	Concrete Sidewalk - 4 Inch Thick	200	SF	\$10.00	\$2,000.00	\$6.60	\$1,320.00
20	Corner Pedestrian Access Ramp	1	EA	\$1,500.00	\$1,500.00	\$3,325.00	\$3,325.00
21	Concrete Driveway Flared - 7 Inch Thick	900	SF	\$20.00	\$18,000.00	\$9.00	\$8,100.00
22	Pavement Marking Paint - 4 Inch	14,786	LF	\$1.50	\$22,179.00	\$0.09	\$1,330.74
23	Pavement Marking Paint - 8 Inch	446	LF	\$3.00	\$1,338.00	\$0.17	\$75.82
24	Pavement Message (Preformed Thermoplastic)	430	LF	\$10.00	\$4,300.00	\$7.50	\$3,225.00
25	Pavement Message (Preformed Thermoplastic)	9	EA	\$150.00	\$1,350.00	\$225.00	\$2,025.00
26	Catch Basin - (3 to 5 Feet Deep) (Frame and Bicycle Grate)	1	EA	\$4,000.00	\$4,000.00	\$1,700.00	\$1,700.00
27	4 Foot Manhole - 3 to 5 Feet (Frame and Grated Cover)	2	EA	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00
28	4 Foot Manhole - 7 to 9 Feet (Frame and Solid Cover)	2	EA	\$5,000.00	\$10,000.00	\$2,900.00	\$5,800.00
29	18 Inch Reinforced Concrete Pipe	620	LF	\$55.00	\$34,100.00	\$68.00	\$42,160.00
30	Core and Grout Connection	4	EA	\$1,200.00	\$4,800.00	\$500.00	\$2,000.00
31	12 Inch - Class 350 DIP	120	LF	\$100.00	\$12,000.00	\$79.00	\$9,480.00
32	12 Inch FLG Cross	1	EA	\$1,800.00	\$1,800.00	\$2,100.00	\$2,100.00
33	8 Inch - Class 350 DIP	80	EA	\$50.00	\$4,000.00	\$126.00	\$10,080.00
34	12 Inch Gate Valve	10	EA	\$2,500.00	\$25,000.00	\$2,550.00	\$25,500.00
35	6 Inch - Purple C-900 PVC Pipe	120	LF	\$48.00	\$5,760.00	\$63.00	\$7,560.00
36	8 Inch SDR-35 PVC	120	LF	\$60.00	\$7,200.00	\$89.50	\$10,740.00
37	8 Inch Gate Valve	14	EA	\$2,100.00	\$29,400.00	\$1,650.00	\$23,100.00
38	Replace Valve Bolts	100	EA	\$100.00	\$10,000.00	\$22.50	\$2,250.00
39	Contingent Pay Sum	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
				Total	\$897,713.50	Total	\$946,592.50

Attachment: Bid Tabulation Kilgore (1377 : Utah Valley Drive Project Contract Award)



Upcoming Utah Valley Drive Improvements

American Fork City will be improving Utah Valley Drive starting mid-July with a anticipated finish in mid-September. Improvements include concrete repair, curb and gutter repair, minor drainage system work, and repaving.

Also, please note the following construction details:

- No on-street parking allowed during construction
- Asphalt work will occur during night work from 6 PM to 5 AM
- Two way traffic will exist with shifts in traffic patterns

If you have any questions regarding the Utah Valley Drive improvements or would like to sign up for project email updates, please contact us.

Hotline: 385-233-0508

Email: blaked@horrocks.com



Hotline: 385 233-0508

Email: blaked@horrocks.com

DOCUMENT 003600

NOTICE OF AWARD

To: Kilgore Contracting
7057 W. 2100 S.
Salt Lake City, Utah 84128

PROJECT Description: American Fork City – Utah Valley Drive Project

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated June 16, 2016 and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$ 946,592.96.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance Bond, Payment Bond, and Certificates of Insurance within ten (10) calendar days from the date of this notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the OWNER.

Dated this _____ day of _____ 2016.

American Fork City
Owner

ACCEPTANCE OF NOTICE

By _____

Receipt of the above NOTICE OF AWARD is hereby acknowledged

Title Mayor

By _____

this the _____ day of _____, 2016.

By _____

Title _____

Attachment: Notice of Award (1377 : Utah Valley Drive Project Contract Award)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Public Works **Director Approval** Dale Goodman

AGENDA ITEM Review and action on Marcy's Orchard Subdivision HOA dedication of the groundwater drainage system and assignment of maintenance obligation to the City

SUMMARY RECOMMENDATION Staff recommends accepting the Marcy's Orchard Subdivision Home Owner Association dedication of the groundwater drainage system and assignment of maintenance obligation of said underground utility to the American Fork City Public Works Department.

BACKGROUND Marcy's Orchard Subdivision is located southwesterly of the Art Dye Park. As part of the subdivision plat approval, the Engineering Division required the construction of the groundwater drainage system which was intended to be owned and maintained by the Marcy's Orchard Home Owner Association. Considering the facts that the underground drainage system was required to minimize any potential infiltration of groundwater into the sanitary sewer pipe system and that both utilities are located within the public Right Of Way, staff considers that it may benefit the city to take ownership and make sure that the proper maintenance to the groundwater drainage system is provided.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the Marcy's Orchard Subdivision Home Owner Association dedication of the groundwater drainage system and assignment of maintenance obligation of said underground utility to the American Fork City Public Works Department.

SUPPORTING DOCUMENTS

Dedication and Assignment 022916 (PDF)

DEDICATION OF GROUNDWATER DRAINAGE SYSTEM AND ASSIGNMENT OF MAINTENANCE OBLIGATION

This Dedication of Groundwater Drainage System and Assignment of Maintenance Obligation (this “Dedication and Assignment”), is entered into by and between **MARCY’S ORCHARD LIMITED PURPOSE HOMEOWNERS ASSOCIATION, INC.**, a Utah non-profit corporation (“Grantor”) and **AMERICAN FORK CITY**, a Utah municipal corporation (“Grantee”). Grantor and Grantee shall be collectively referred to herein as the “Parties”.

RECITALS

- A. Grantor is the owner of that certain groundwater drainage system located within the Marcy’s Orchard community (the “Community”) in the city of American Fork, county of Utah, state of Utah, as depicted on Exhibit “A” attached hereto (the “Drainage System”).
- B. Pursuant to a condition of approval for the final plat of Marcy’s Orchard Plat ‘A’, recorded July 21, 2014 as Entry No. 50132:2014 (the “Final Plat”), Woodside Homes of Utah, LLC, a Utah limited liability company (“Developer”) installed the Drainage System and deeded it to the Grantor for perpetual maintenance.
- C. The Parties now desire that Grantor dedicate the Drainage System to Grantee and that Grantee assume all maintenance obligations association therewith.

AGREEMENT

NOW THEREFORE, for and in consideration of the covenants and agreements contained in this Dedication and Assignment, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. The Recitals set forth above and the Exhibits attached to this Dedication and Assignment are each incorporated into the body of this Dedication and Assignment as if set forth in full.
2. Grantor hereby dedicates the Drainage System to Grantee and Grantee accepts such dedication. Grantor assigns all maintenance obligations related to the Drainage System to Grantee and Grantee accepts such assignment and assumes all such perpetual maintenance obligations.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, this Dedication and Assignment is executed to be effective as of the date of the last of the Parties to sign below.

GRANTOR: MARCY’S ORCHARD LIMITED PURPOSE HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation

By: _____

Its: President

GRANTEE: AMERICAN FORK CITY, a Utah municipal corporation

James H. Hadfield
Mayor, American Fork City

ATTEST:

City Recorder

Attachment: Dedication and Assignment 022916 (1378 : Dedication of groundwater drainage system and assignment of maintenance



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat of the Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South, in the R-3-7,500 Residential zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat of the Edwards Family Subdivision as stated in the attached minutes of the June 22, 2016 planning commission meeting.

BACKGROUND The applicant proposes a five lot single family subdivision with a remainder parcel that is set aside for future development. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

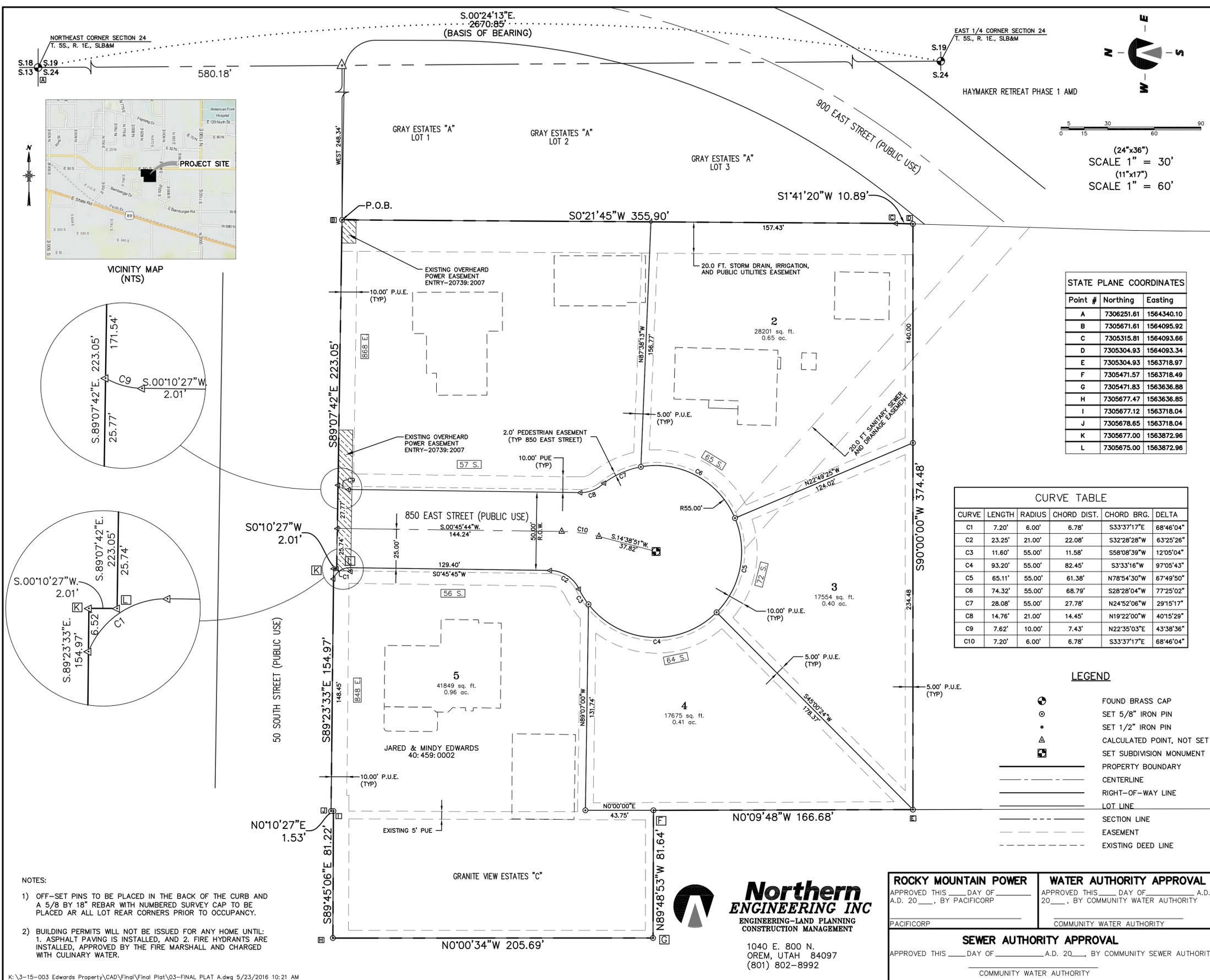
BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the final plat of the Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South, in the R-3-7,500 Residential zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the June 22, 2016 planning commission meeting.

SUPPORTING DOCUMENTS

1. Plat (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)



SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ AARON D. THOMAS, P.L.S.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 24, THENCE S. 00°24'13" E. ALONG THE SECTION LINE FOR A DISTANCE OF 580.18 FEET; THENCE WEST A DISTANCE OF 248.34 FEET TO THE POINT OF BEGINNING.
 THENCE S.00°21'45"W. A DISTANCE OF 355.90 FEET; THENCE S.01°41'20"W A DISTANCE OF 10.89 FEET; THENCE S.90°00'00"W. A DISTANCE OF 374.48 FEET; THENCE N.00°09'48"W. A DISTANCE OF 166.68 FEET; THENCE N.89°48'53"W. A DISTANCE OF 81.64 FEET; THENCE N.00°00'34"W. A DISTANCE OF 205.69 FEET; THENCE S.89°45'06"E. A DISTANCE OF 81.16 FEET; THENCE N.00°10'27"E. A DISTANCE OF 1.53 FEET; THENCE S.89°23'33"E. A DISTANCE OF 154.97 FEET; THENCE S.00°10'27"W. A DISTANCE OF 2.01 FEET; THENCE S.89°07'42"E. A DISTANCE OF 223.05 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 5 LOTS - 3.58 ACRES MORE OR LESS.

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

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

 I.C.

BY: _____ BY: _____
 BY: _____ BY: _____

STATE PLANE COORDINATES

Point #	Northing	Easting
A	7306251.61	1564340.10
B	7305671.61	1564095.92
C	7305315.81	1564093.66
D	7305304.93	1564093.34
E	7305304.93	1563718.97
F	7305471.57	1563718.49
G	7305471.83	1563636.88
H	7305677.47	1563636.85
I	7305677.12	1563718.04
J	7305678.65	1563718.04
K	7305677.00	1563872.96
L	7305675.00	1563872.96

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	7.20'	6.00'	6.78'	S33°37'17"E	68°46'04"
C2	23.25'	21.00'	22.08'	S32°28'28"W	63°25'26"
C3	11.60'	55.00'	11.58'	S58°08'39"W	12°05'04"
C4	93.20'	55.00'	82.45'	S3°33'16"W	97°05'43"
C5	65.11'	55.00'	61.38'	N78°54'30"W	67°49'50"
C6	74.32'	55.00'	68.79'	S28°28'04"W	77°25'02"
C7	28.08'	55.00'	27.78'	N24°52'06"W	29°15'17"
C8	14.76'	21.00'	14.45'	N19°22'00"W	40°15'29"
C9	7.62'	10.00'	7.43'	N22°35'03"E	43°38'36"
C10	7.20'	6.00'	6.78'	S33°37'17"E	68°46'04"

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- SET SUBDIVISION MONUMENT
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE

- NOTES:**
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND A 5/8 BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOT REAR CORNERS PRIOR TO OCCUPANCY.
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL: 1. ASPHALT PAVING IS INSTALLED, AND 2. FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

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

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY PACIFICORP

WATER AUTHORITY APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY COMMUNITY SEWER AUTHORITY

EDWARDS FAMILY SUBDIVISION

EDWARDS FAMILY SUBDIVISION PLAT "A"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24 SOUTH, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M, UTAH COUNTY, UTAH

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

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

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

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

 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

EDWARDS FAMILY SUBDIVISION PLAT "A"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24 SOUTH, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M, UTAH COUNTY, UTAH

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2016
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South.

Review and action on the final plat for Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South.

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

BACKGROUND INFORMATION					
Location:		Approximately 850 East 50 South			
Applicants:		Northern Engineering/Kevin Edwards			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Agriculture			
	East	Residential			
	West	Residential			
Existing Zoning:		R3-7,500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R1-9,000			
	South	GC-2			
	East	R3-7,500			
	West	R3-7,500			
Land Use Plan Designation:		High Density Residential			
Zoning within density range?		x	Yes		No

PROJECT DESCRIPTION: Preliminary plan and final plat of Edwards Family Subdivision, consisting of 5 lots.

Background

Although listed as two separate agenda items, this report covers the preliminary plan and final plat.

This area was recently annexed into the City under the “Edwards Annexation”. At the time of annexation, the property was zoned R3-7,500. The Edwards family anticipated a subdivision proposal upon annexation. This plat fulfills development of a portion of the annexation area; the area to the south to be developed into a residential subdivision at a future date.

The subdivision will consist of 5 lots and a remainder parcel. All five lots will be accessed off of a cul-de-sac (850 East). All five lots are approximately one half acre in size. Existing homes are present on three of the proposed five lots.

The subdivision plat labels an area for future development. This allows road improvements for 900 East to be constructed as that area develops.

The labeling of “Lot 1” with its associated lot area is missing from the final plat sheet. This needs to be labeled on the mylar for recordation. In addition, it appears that an accessory structure on Lot 1 encroaches into a proposed public utility easement. While this does not create an issue as far as setback is concerned, the applicant and City Engineering should verify that this encroachment will not cause an issue for any potential utilities within the easement. Both of these items are also listed as conditions of approval below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “High Density Residential”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

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

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

This criterion has been met.

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

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

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

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

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITIONS OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.
3. Water rights conveyance shall be satisfied prior to final plat recordation.
4. Lot 1 and its associated area shall be labeled on the mylar.
5. The applicant and City Engineer shall verify that no utility easement issues will arise due to the encroachment of the accessory structure on Lot 1.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan of Edwards Family Subdivision, subject to any findings, conditions and modifications found in the engineering report.

Mr. Chairman, I move that we recommend approval of the final plat of Edwards Family Subdivision, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of Edwards Family Subdivision.

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

Mr. Chairman, I move that we table the preliminary plan of Edwards Family Subdivision.

Mr. Chairman, I move that we table the final plat of Edwards Family Subdivision.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/22/2016

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: Edwards Family Subdivision

Project Address: 850 East 50 South

Developer / Applicant's Name: Northern Engineering / Kevin Edwards

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:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 6/22/2016 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):

1.
 - 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:



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. Show tax ID numbers for adjacent parcels.
2. Submit a title report to show all recorded easements, tax clearance for the land, and that the land is free from any liens.
3. Show any proposed or existing fire hydrants.
4. Include FEMA Flood Hazard Information.
5. Show proposed street lights locations.
6. Site plan is subject to a final review by the engineering division.

5. Review and action on the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 East Elm Street, in the GC-1 General Commercial zone.

Geoff Dupaix moved to recommend approval of the final plat of the CVS American Fork Plaza Subdivision No. 2, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

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

Conditions:

- **Water rights conveyance shall be satisfied prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 6/22/2016 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Christine Anderson seconded the motion. Voting was as follows:

John Woffinden, Chairman	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

6. Hearing, review and action on the preliminary plan of the Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South.

Chairman Woffinden stated this item and the next item would also be discussed together but action taken separately.

Mr. Olsen explained this property came into the city last year and it had been anticipated that there would be a subdivision on the northern portion. The southern area was labeled as future development and it was anticipated it would be residential when developed. The future development would take 900 East down to Bamburger Drive. This subdivision was five lots and each meet the requirements of the zone. Mr. Olsen noted there was one lot with an outbuilding that encroached on the easement. There are no utilities in that easement since the easement does not exist at this point, but that issue would be addressed by engineering. The accessory structure was allowed to go to the property line as long as there was no easement or that easement had been vacated. He stated that planning would recommend approval.

Mr. Andrus explained that easements were put in place just in case one was needed and typically was divided equally between the two lots. Mr. Gallo was suggesting the easement be moved to lot 2 so there would be a 10-foot easement on that lot. He commented that there were also a couple of changes that needed to be made to the plat, but engineering would recommend approval.

Attachment: 3. Minutes (1379 : Edwards Subdivision)

1
2 Ms. Staten asked if the property owner was okay with the easement being only on lot 2. Mr.
3 Andrus stated that would be addressed with the property owners and if it was a problem they
4 may be able to eliminate the easement with an agreement.
5

6 Kevin Edwards explained they want to asphalt the cul-de-sac and then make the lots down the
7 road. He indicated he had no concerns with the ten-foot easement being on lot two.
8

9 Public Hearing: There were no comments.

10
11 **Harold Dudley moved to approve the preliminary plan of Edwards Family Subdivision,**
12 **subject to any findings, conditions, and modifications found in the engineering report.**

13 **Conditions:**

- 14 • None listed.

15 **Rebecca Staten seconded the motion. Voting was as follows:**

16	John Woffinden, Chairman	Aye
17	Christine Anderson	Aye
18	Harold Dudley	Aye
19	Nathan Schellenberg	Aye
20	Rebecca Staten	Aye
21	Geoff Dupaix	Aye

22 **The motion carried.**

23
24 7. Review and action on the final plat of the Edwards Family Subdivision, consisting of 5
25 lots and a remainder parcel, located in the area of 850 East 50 South.

26 **Mr. Dudley moved to recommend approval of the final plat of the Edwards Family**
27 **Subdivision, with the findings and conditions listed in the staff report and subject to any**
28 **findings, conditions, and modifications found in the engineering report.**

29 **Findings:**

- 30 • **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- 31 • **The final plat meets the criteria as found in Section 17.8.211 of the**
- 32 **Development Code.**

33 **Conditions:**

- 34 • **Water rights conveyance shall be satisfied prior to final plat recordation.**
- 35 • **Show tax ID numbers for adjacent parcels.**
- 36 • **Submit a title report to show all recorded easements, tax clearance for the**
- 37 **land, and that the land is free from any liens.**
- 38 • **Show any proposed or existing fire hydrants.**
- 39 • **Include FEMA Flood Hazard Information.**
- 40 • **Show proposed street lights locations.**
- 41 • **Site plan is subject to a final review by the engineering division.**

42 **Rebecca Staten seconded the motion. Voting was as follows:**

43	John Woffinden, Chairman	Aye
44	Christine Anderson	Aye
45	Harold Dudley	Aye
46	Nathan Schellenberg	Aye
47	Rebecca Staten	Aye

Attachment: 3. Minutes (1379 : Edwards Subdivision)

1 Geoff Dupaix

Aye

2 The motion carried.

3
4 8. Discussion on road cross-section options for 100 East Street as part of a UDOT road
5 improvement project.

6 This was pulled from the agenda at the request of the applicant.

7
8 9. Other business

9 Mr. Olsen stated that the next Planning Commission meeting was scheduled for July 6 and he
10 questioned who would be around for the meeting. Right now, there was only one applicant but he
11 was okay with waiting until July 20. They could cancel the July 6 meeting if they would like.
12 Three of the commissioners mentioned they would be out on July 20, so Mr. Olsen would be
13 contacting all of the commissioners to see what their July schedule would be.

14
15 Mr. Dupaix asked for an update on 1120 North. Mr. Andrus reported that they were now
16 working with a different company who would be installing pipes to measure where the water was
17 so they could pin down where the problem was. It was noted they were finding a few smaller
18 sinkholes in the area. Ms. Anderson commented that she had a sinkhole in her yard that showed
19 up a year or so ago.

20
21 Mr. Schellenberg asked if they could get a report on what has gone on to the City Council. Mr.
22 Olsen stated that the Smart Annexation agreement was on the June 28 City Council agenda for
23 action. With regards to the office/warehouse at about 860 East, the City Council voted in favor of
24 the project. It was pointed out that the large sign was approved in the Meadows and has been
25 constructed; the signs throughout that development are going to be re-designed and changed out.

26
27 Chairman Woffinden stated that Councilmembers Shelton and Frost have both stated that if the
28 Planning Commission voted unanimously on an item they do not really question anything. If
29 there was a split vote, they would look at the item more closely and ask questions of staff.

30
31 10. Site Plan Committee Report

32 Mr. Knobloch stated the following items would be coming before them in the future:

- 33 • Walmart Learning Academy. This was a building on the west side in the parking lot. The
- 34 parking requirements would still be met after the structure was built.
- 35 • Covington Cove. They saw the preliminary plan earlier.
- 36 • Copper Ridge Lot 2. That was the lot on Automall Drive and used to be Blue Bell; it was
- 37 now a different developer.
- 38 • Forbush Garage. This was for an accessory structure.

39
40 11. Review and action on the minutes of the June 8, 2016 Planning Commission Regular
41 Session.

42 **Nathan Schellenberg moved to approve the June 8, 2016 Planning Commission minutes.**

43 **Harold Dudley seconded the motion. Voting was as follows:**

44	John Woffinden, Chairman	Aye
45	Christine Anderson	Aye
46	Harold Dudley	Aye
47	Nathan Schellenberg	Aye

Attachment: 3. Minutes (1379 : Edwards Subdivision)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 East Elm Street, in the GC-1 General Commercial zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat for CVS American Fork Plaza Subdivision No. 2 as stated in the attached minutes of the June 22, 2016 planning commission meeting.

BACKGROUND The applicant proposes to create a two lot subdivision and intends to sell the new lot, which fronts onto Elm Street. The CVS pharmacy site plan resides solely on lot one and will not be affected by this action. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

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

SUGGESTED MOTION I move to approve the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 East Elm Street, in the GC-1 General Commercial zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the June 22, 2016 planning commission meeting.

SUPPORTING DOCUMENTS

1. Plat (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

A SUBDIVISION IN AMERICAN FORK CITY
CVS AMERICAN FORK PLAZA SUBDIVISION NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, BRIAN D. ARNOLD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 187007.
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR _____
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

All of Lot 1 CVS American Fork Plaza Subdivision, Recorded as Entry No. 2015-50231 in Book 85 at Page 439 in the Office of the Utah County Recorder, said lot being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24; thence North 89°45'02" West 822.73 feet along the section line; thence South 769.35 feet to a point on the West line of 500 East Street; thence West 20.00 feet to the POINT OF BEGINNING; thence South 00°17'00" West 340.09 feet along said West line to a point on the North line of State Street (SR-89); thence North 73°17'02" West 291.50 feet along said North line; thence North 00°49'17" West partially along a fence line 199.21 feet to a fence corner; thence North 01°06'59" West 68.00 feet to a fence corner; thence North 00°42'22" East along a fence line 204.60 feet to the apparent boundary of Elm Street; thence South 89°18'56" East 159.65 feet; thence South 213.61 feet; thence East 122.88 feet to the POINT OF BEGINNING.

Contains 118,545 square feet, 2.721 acres / 2 Lots

OWNER'S DEDICATION

Know all men by these presents that we, Utah CVS Pharmacy, L.L.C., the undersigned owner of the above described parcel of land having caused the same to be subdivided into lots and streets together with easements to be hereafter known as,
CVS AMERICAN FORK PLAZA SUBDIVISION NO. 2
do hereby convey to American Fork City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements with that portion to be dedicated to 500 East Street shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20__.

Cheryl Green, Assistant Secretary

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

My commission expires _____

Notary Public _____

ACCEPTANCE BY CITY OF AMERICAN FORK

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

City Mayor _____ City Council Member _____
City Council Member _____ City Council Member _____
City Council Member _____ City Council Member _____
approved _____ attest _____
City Engineer (see seal below) Clerk-Recorder (see seal below)

PLANNING COMMISSION APPROVAL

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

Planner _____ Chairman, Planning Commission _____

CVS AMERICAN FORK PLAZA SUBDIVISION NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 30'

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

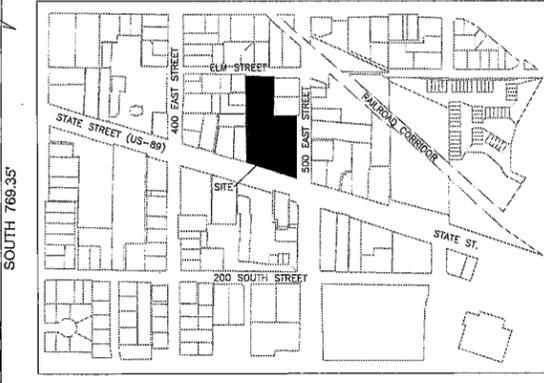


NAD 83 US SURVEY FEET
N 7,308,260.67
E 1,559,041.25
14 13
23 24
FOUND NORTHWEST CORNER SECTION 24 T6S, R1E, SLB&M
FOUND 3" UTAH COUNTY BRASS CAP SET IN CONCRETE FLUSH WITH TOP OF GUTTER

NAD 83 US SURVEY FEET
N 7,308,248.23
E 1,561,694.99
13 13
24 24
FOUND NORTH QUARTER CORNER SECTION 24 T5S, R1E, SLB&M
FOUND 3" UTAH COUNTY BRASS CAP SET IN CONCRETE 1" BELOW ASPHALT

BASIS OF BEARING
N89° 45' 02" W 2654.54' MEASURED

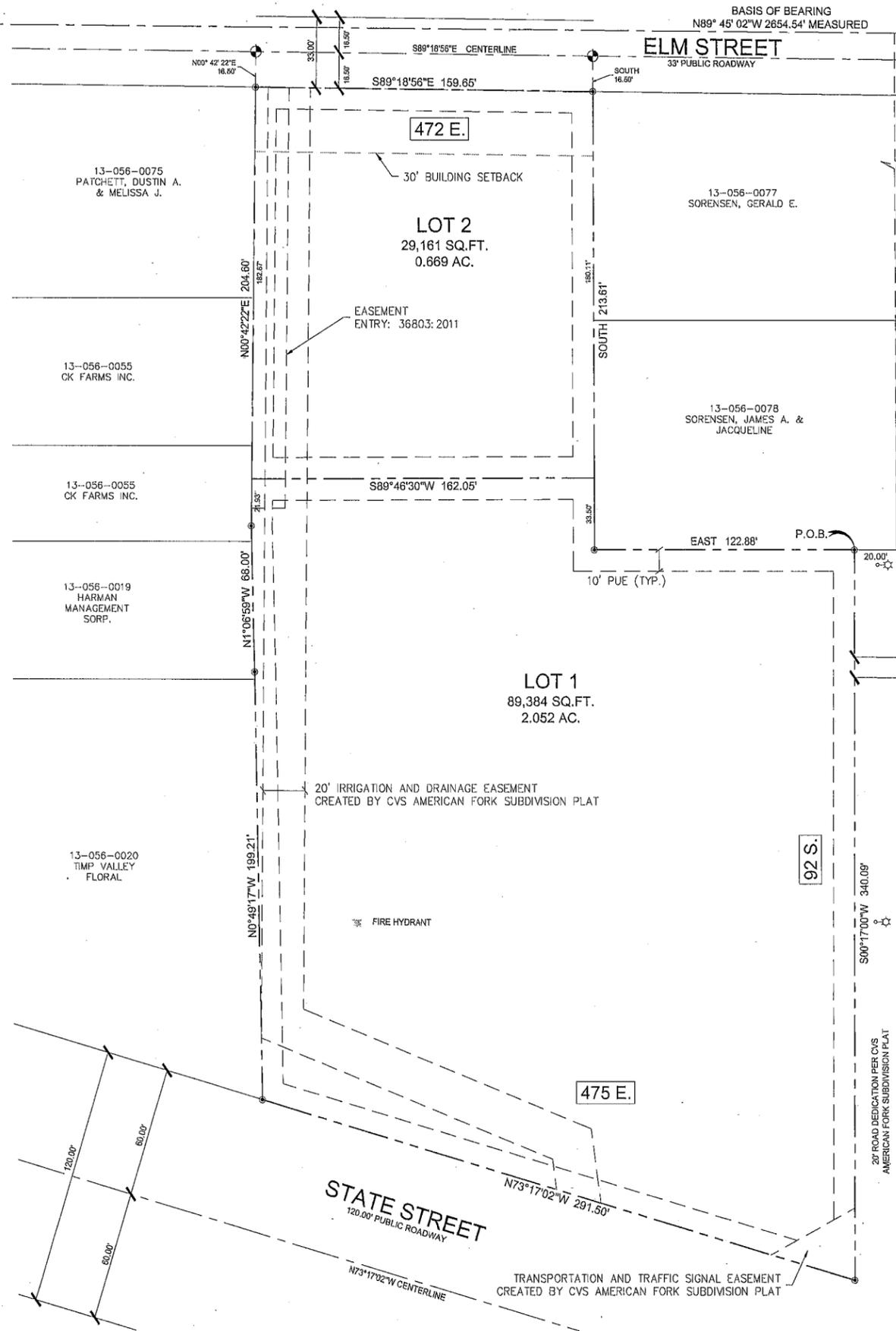
ELM STREET
33' PUBLIC ROADWAY



NOTES:
HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 3"x18" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
1) ASPHALT PAVING IS INSTALLED
2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.

LEGEND table with symbols for PROPERTY LINE, LOT LINE, MONUMENT LINE, SET PSOMAS BAR/CAP OR RIVET AS NEEDED, PUBLIC UTILITY ESMT., ADJOINER, SUBDIVISION MONUMENT, FIRE HYDRANT, STREET LIGHT.

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



BASIS OF BEARING
NORTH 89°45'02" WEST 2654.54' MEASURED BETWEEN THE NORTH QUARTER CORNER AND NORTHWEST CORNER OF SECTION 24, T5S, R1E, SALT LAKE BASE AND MERIDIAN.

ZONING
ALL LOTS ON THIS PLAT ARE ZONED GC-1, GENERAL COMMERCIAL

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "B" AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP #490152005B EFFECTIVE NOVEMBER 25, 1980.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

Attachment: 1. Plat (1380 : CVS Subdivision No. 2)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2016
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 E. Elm Street.

Review and action on the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 E. Elm Street.

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

BACKGROUND INFORMATION			
Location:		Approximately 475 East Elm Street	
Applicants:		PSOMAS	
Existing Land Use:		Commercial	
Proposed Land Use:		Commercial	
Surrounding Land Use:	North	Residential	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		GC-1 (General Commercial)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	GC-1 (General Commercial)	
	South	GC-1 (General Commercial)	
	East	GC-1 (General Commercial)	
	West	GC-1 (General Commercial)	
Land Use Plan Designation:		General Commercial	
Zoning within density range?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

PROJECT DESCRIPTION: Preliminary plan and final plat of CVS American Fork Plaza Subdivision No. 2, consisting of two lots.

Background

Although listed as two separate agenda items, this report covers the preliminary plan and final plat.

Attachment: 2. Staff Report (1380 : CVS Subdivision No. 2)

CVS Pharmacy was recently constructed at this location. It is proposed that the property be split into two (2) commercial lots. Lot 1 houses CVS Pharmacy and Lot 2 is proposed to accommodate future commercial use. At the time of the CVS site plan approval, the applicants informed staff of the potential for future subdivision. The CVS site plan was prepared and laid out recognizing the potential for this future subdivision. Lot 2 will be accessed off of Elm Street. No changes to access are proposed for Lot 1. Any future development of Lot 2 will come before the Planning Commission for approval.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

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

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

This criterion has been met.

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

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

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

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

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.
3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan of CVS American Fork Plaza Subdivision No. 2, subject to any findings, conditions and modifications found in the engineering report.

Mr. Chairman, I move that we recommend approval of the final plat of CVS American Fork Plaza Subdivision No. 2, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of CVS American Fork Plaza Subdivision No. 2.

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

Mr. Chairman, I move that we table the preliminary plan of CVS American Fork Plaza Subdivision No. 2.

Mr. Chairman, I move that we table the final plat of CVS American Fork Plaza Subdivision No. 2.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/22/2016

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: CVS American Fork Plaza Subdivision No. 2

Project Address: 475 East Elm Street

Developer / Applicant's Name: PSOMAS

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 6/22/2016 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:



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. No additional comments.

1 Report for the City Land Use Authority shall be addressed on all final
2 project documents.

- 3 • List information regarding current parcel zoning, type of building, and type
4 of occupancy on the site plan.
- 5 • List the finished floor elevation.

6 **Geoff Dupaix seconded the motion. Voting was as follows:**

7	John Woffinden, Chairman	Aye
8	Christine Anderson	Aye
9	Harold Dudley	Aye
10	Nathan Schellenberg	Aye
11	Rebecca Staten	Aye
12	Geoff Dupaix	Aye

13 **The motion carried.**

- 14
- 15 4. Hearing, review and action on a preliminary plan for CVS American Fork Plaza
16 Subdivision No. 2, consisting of 2 lots, located in the area of 475 E Elm Street, in the
17 GC-1 General Commercial zone.

18 Chairman Woffinden stated that items four and five would be discussed together, with a hearing
19 held on item four and then separate action taken.

20

21 Mr. Olsen stated this was for the CVS property on 500 East and State Street. It was always
22 anticipated the property would be subdivided with the second lot fronting on Elm Street. The
23 zoning was commercial for the property and it was anticipated to be an office due to the lack of
24 visibility. There was curb and gutter along the north of the property and sidewalk would be
25 added. This did fit within the land use and met the code requirements. He stated planning would
26 recommend approval. Mr. Olsen pointed out that the property along Elm Street would ultimately
27 be commercial.

28

29 Mr. Andrus had no concerns and noted engineering would recommend approval.
30 Bradley Magneson commented that there were no set plans for the parcel but CVS wanted the
31 flexibility with subdividing the lot.

32

33 Public Hearing: There were no comments.

34

35 **Geoff Dupaix moved to approve the preliminary plat for CVS American Fork Plaza**
36 **Subdivision No. 2 subject to any findings, conditions and modifications found in the**
37 **engineering report.**

38 **Conditions:**

- 39 • None listed.

40 **Christine Anderson seconded the motion. Voting was as follows:**

41	John Woffinden, Chairman	Aye
42	Christine Anderson	Aye
43	Harold Dudley	Aye
44	Nathan Schellenberg	Aye
45	Rebecca Staten	Aye
46	Geoff Dupaix	Aye

47 **The motion carried.**

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5. Review and action on the final plat for CVS American Fork Plaza Subdivision No. 2, consisting of 2 lots, located in the area of 475 East Elm Street, in the GC-1 General Commercial zone.

Geoff Dupaix moved to recommend approval of the final plat of the CVS American Fork Plaza Subdivision No. 2, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

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

Conditions:

- **Water rights conveyance shall be satisfied prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 6/22/2016 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Christine Anderson seconded the motion. Voting was as follows:

John Woffinden, Chairman	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

6. Hearing, review and action on the preliminary plan of the Edwards Family Subdivision, consisting of 5 lots and a remainder parcel, located in the area of 850 East 50 South.

Chairman Woffinden stated this item and the next item would also be discussed together but action taken separately.

Mr. Olsen explained this property came into the city last year and it had been anticipated that there would be a subdivision on the northern portion. The southern area was labeled as future development and it was anticipated it would be residential when developed. The future development would take 900 East down to Bamburger Drive. This subdivision was five lots and each meet the requirements of the zone. Mr. Olsen noted there was one lot with an outbuilding that encroached on the easement. There are no utilities in that easement since the easement does not exist at this point, but that issue would be addressed by engineering. The accessory structure was allowed to go to the property line as long as there was no easement or that easement had been vacated. He stated that planning would recommend approval.

Mr. Andrus explained that easements were put in place just in case one was needed and typically was divided equally between the two lots. Mr. Gallo was suggesting the easement be moved to lot 2 so there would be a 10-foot easement on that lot. He commented that there were also a couple of changes that needed to be made to the plat, but engineering would recommend approval.

Attachment: 3. Minutes (1380 : CVS Subdivision No. 2)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an Ordinance amending Title 15 of the American Fork City Code entitled "Building and Construction."

SUMMARY RECOMMENDATION Staff recommends approval of the Ordinance.

BACKGROUND Every three years the International Fire and Building Codes are updated to meet emerging trends in applicable industries. The Utah State Legislature approved the adoption of the 2015 Fire and Building Codes during the last legislative session. On July 1 these codes were adopted by the State of Utah. It is necessary for local municipalities to adopt these codes by ordinance.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the Ordinance amending Title 15 of the American Fork City Code entitled "Buildings and Construction" specifically adopting 2015 International Building Code, 2014 National Electrical Code, 2015 International Plumbing Code, 2015 Mechanical Code, 2015 International Fire Code including all appendices, 2015 International Energy Conservation Code, 2015 International Residential Code, and the 2015 International Fuel Gas Code

SUPPORTING DOCUMENTS

Section 15 Buildings and Construction (DOC)

ORDINANCE NO.

**AN ORDINANCE OF AMERICAN FORK CITY, UTAH, AMENDING TITLE 15 OF
THE AMERICAN FORK CITY CODE ENTITLED
“BUILDINGS AND CONSTRUCTION”**

WHEREAS, the American Fork City Council adopted various International Codes by Ordinance No. 2010-09-21; and

WHEREAS, the American Fork City Council desires to amend Title 15 of the American Fork City Code, entitled “Building and Construction,”

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, STATE OF UTAH:

SECTION 1. Title 15 of the American Fork City Code is amended to read as follows:

INTERNATIONAL BUILDING CODE

15.04.010 International Building Code Adopted. The 2015 edition of the International Building Code (IBC), as published by the International Code Council, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of building and structures unfit for human occupancy and use the demolition of such structures; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code, is hereby referred to and adopted as the Building Code of American Fork City. Appendix J is also hereby adopted as part of said code. All other appendices to the IBC are not adopted as part of said building code.

NATIONAL ELECTRICAL CODE

15.08.010 National Electrical Code Adopted. The 2014 edition of the National Electrical Code as developed by the National Electrical Code Committee of the American National Standards Institute (ANSI), sponsored by the National Fire Protection Association (NFPA), is hereby adopted as the Electrical Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the National Electrical Code are not adopted as part of said code.

INTERNATIONAL PLUMBING CODE

15.12.010 International Plumbing Code Adopted. The 2015 edition of the International Plumbing Code, as published by the International Code Council, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or

maintenance of plumbing systems; providing for the issuance of permits and collection of fees, therefore; and each and all of the regulations provisions, penalties and conditions and terms of said Plumbing Code, is hereby referred to and adopted as the Plumbing Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the International Plumbing Code are not adopted as part of said code.

INTERNATIONAL MECHANICAL CODE

15.14.012 International Mechanical Code Adopted. The 2015 edition of the International Mechanical Code, as published by the International Code Council, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems; providing for the issuance of permits and collection of fees, therefore; and each and all of the regulations provisions, penalties and conditions and terms of said Mechanical Code, is hereby referred to and adopted as the Mechanical Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the International Mechanical Code are not adopted as part of said code.

INTERNATIONAL FIRE CODE

15.14.014 International Fire Code Adopted. The 2015 edition of the International Fire Code, as published by the International Code Council, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems; providing for the issuance of permits and collection of fees, therefore; and each and all of the regulations provisions, penalties and conditions and terms of said Fire Code, is hereby referred to and adopted as the Fire Code for American Fork City. All appendices to the International Fire Code are also adopted as part of said code.

INTERNATIONAL ENERGY CONSERVATION CODE

15.14.016 International Energy Conservation Code Adopted. The 2015 edition of the International Energy Conservation Code, as published by the International Code Council, is hereby adopted as the Energy Conservation Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the International Energy Conservation Code are not adopted as part of said code.

INTERNATIONAL RESIDENTIAL CODE

15.14.018 International Residential Code Adopted. The 2015 edition of the International Residential Code, as published by the International Code Council, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two

Attachment: Section 15 Buildings and Construction (1382 : Building and Fire Codes)

family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code, is hereby referred to and adopted as the Residential Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the International Residential Code are not adopted as part of said building code.

INTERNATIONAL FUEL GAS CODE

15.14.020 International Fuel Gas Code Adopted. The 2015 edition of the International Fuel Gas Code, as published by the International Code Council; regulating and governing fuel and gas systems and gas-fired appliances; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations provisions, penalties, conditions and terms of said Fuel Gas Code, is hereby adopted as the Fuel Gas Code for American Fork City. Except as otherwise provided in *The Code of the City of American Fork, Utah*, the appendices to the International Fuel Gas Code are not adopted as part of said code.

SECTION 2. Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION 3. Effective Date

The American Fork City Council specifically finds that it is necessary for the immediate preservation of the health, safety, and welfare of the present and future inhabitants of the City of American Fork that this Ordinance take effect immediately upon its passage and first publication as provided by law.

PASSED AND ADOPTED by the City Council of American Fork City this 12 day of July, 2016.

James H. Hadfield, Mayor

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JULY 12, 2016**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on a resolution authorizing and ratifying all or part of employee required contributions within the contributory retirement plan with the Utah Retirement System (URS).

SUMMARY RECOMMENDATION Finance Officer recommends approval of the resolution authorizing and ratifying payments to the Utah Retirement System on behalf of the employees of American Fork City.

BACKGROUND Payment of the retirement benefit was approved as part of the annual budget adopted June 14, 2016.

Even though the City of American Fork qualifies as a “participating employer” through the Utah State Retirement System and must make required retirement contributions on behalf of their employees, the Utah Retirement System and the Internal Revenue Service require formal documentation by the City Council that they will agree to pay the employee’s required retirement contributions.

This documentation is required as part of the City’s annual financial audit. In the Utah State Auditor’s list of required audit procedures it states:

“For entities participating in a URS Contributory System where the entity is paying any portion of the member (employee) required contribution, determine whether the entity’s governing board authorized the payment of that portion through a formal action of the board.”

SUGGESTED MOTION Move to approve the resolution specifically authorizing payment of all of the employee’s required contributions within the contributory retirement plan maintained with the Utah Retirement System for American Fork City employees

SUPPORTING DOCUMENTS

Retirement Resolution (DOCX)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN FORK UTAH AUTHORIZING AND RATIFYING PAYMENT OF ALL OR PART OF EMPLOYEE REQUIRED CONTRIBUTIONS WITHIN THE CONTRIBUTORY RETIREMENT PLAN WITH UTAH RETIREMENT SYSTEMS.

WHEREAS, The City of American Fork (the "City") has determined that it is in the public interest for the City to pay all of the employees required contributions within the retirement plan maintained by the City, with Utah Retirement Systems; and

WHEREAS, Utah Retirement Systems and the Internal Revenue Service require formal documentation of the election of the City to pay the employee’s required contributions in addition to the documentation provided in the annual City budgets; and

WHEREAS, the City Council of American Fork City intends to document the election of American Fork City to pay all of the employee required contributions within the contributory retirement plan maintained by the Utah Retirement System as provided in each annual budget of American Fork City.

NOW THEREFORE, be it resolved that the City Council of American Fork City hereby specifically authorizes payment of all of the required contributions on behalf of the employees by the employer, within the contributory and non-contributory retirement plans maintained with the Utah Retirement Systems for American Fork City employees.

ADOPTED by the City Council of the City of American Fork, Utah this 12 day of July, 2016.

American Fork City

James H. Hadfield, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Retirement Resolution (1381 : Utah Retirement Systems)