

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
JANUARY 16, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 8 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance
2. Review and action on an agreement for the Vest Annexation consisting of 89.68 acres at approximately 700 South 860 East.
3. Hearing, review and action on an amended site plan for Utah Endocrinology, located at 60 North 1100 East, in the PO-1 Professional Office zone.
4. Other Business
5. Site Plan Committee Report
6. Review and action on the minutes of the December 19, 2018 Planning Commission Regular Session
7. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

Review and action on an agreement for the Vest Annexation, consisting of approximately 90 acres, located in the area of 700 South 860 East

The Vest Annexation consists of approximately 90 acres, and is located at in the area of 700 South 860 East. The City's Land Use Plan identifies this area as "Planned Community" and envisions a mix of uses: commercial, office, and high density residential. The applicants seek annexation in order to develop under the PC (Planned Community) zone regulations; utilizing a mixed-use of commercial, office and high density residential. The area is slated to be annexed under the PC (Planned Community) zone. Rights-of-way for 740 East, 860 East and Quality Drive (700 South) will be dedicated as Collector roads. Right-of-way for 620 South will be dedicated as an Arterial road. These dedications will be provided with the annexation. Future development plans will conform to the standards of the Planned Community zone; again, being a combination of higher density residential, office and commercial uses. A concept plan for development of the area is an attachment to the Annexation Agreement. A table is provided in the agreement, specifying required build-out percentages of both residential and commercial uses and timing of such build-out. Annexation is the first step toward ultimate development.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Vest Annexation Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the Vest Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Vest Annexation Agreement.

ANNEXATION AGREEMENT
(*Vest Annexation*)

This Agreement, made and entered into this _____ day of _____, 20__, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Steve Young, Millennial Development LLC, (hereafter referred to as "Applicant"), is based on the following:

RECITALS

WHEREAS, Applicant is the owner of parcels of privately-owned real property constituting the entirety of the *Vest Annexation*, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation of Land Within an Island or Peninsula" (Attachment 1), together with an Annexation Area map (Attachment 2) prepared by the Applicant showing the real property proposed for annexation (hereafter referred to as "Annexation Area").

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

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2018-11-45R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) execute this Agreement and enact an ordinance of annexation relating thereto, and (2) authorize the recording of the annexation plat at

the office of the Utah County Recorder, subject to the terms and conditions of this Agreement and any other conditions required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicant: Applicant and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant hereby acknowledges and agrees that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicant: Applicant hereby affirms that they are the current owners of at least 75% of the Annexation Area and have complete authority to enter into this Agreement and bind the Annexation Area hereto.

SECTION 4 - Compatibility with Land Use Plan, Initial Zone Classification and Build-Out Percentage Requirement: The Land Use Element of the General Plan shows the Annexation Area classified as "Planned Community". Applicant intends to develop the

Annexation Area as a mixed-use project, utilizing a provision in the Development Code allowing for no maximum number of dwelling units for such projects. Parties will use a ratio requiring 100 sf of commercial for every 1 unit of residential and will use the Concept Design (Attachment 4) to estimate initial residential units and commercial footages. At the listed residential completion benchmarks, the City requires the following commercial build-out percentages to be under construction:

<u>Residential Benchmarks</u>	<u>Minimum Commercial Buildout</u>
Benchmark 1: 25% complete	10% under construction
Benchmark 2: 50% complete	20% under construction
Benchmark 3: 75% complete	30% under construction
Benchmark 4: 100% complete	75% under construction

Additionally, within 10 years following the completion of 50% of the residential dwelling units, all commercial units shall be constructed.

The zone classification attached to the parcels shall be PC (Planned Community). A map illustrating this zone classification, along with a concept design for development of the Annexation Area, have been prepared and are made part of this agreement (Attachments 3 and 4).

SECTION 5 - Right-of-way to be Conveyed.

The City's Transportation Element of the General Plan provides for the development of 740 East, 860 East, and Quality Drive (700 South) as a Collector and the development of 620 South as an Arterial. As a condition of annexation, Applicant hereby agrees to convey to the City any right-of-way necessary for these thoroughfares in the location shown on the plat prepared by the Applicant and approved by the City (Attachment 5). Applicant shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs on the parcels adjacent to the right-of-way, or as otherwise required by City Code, subject to the provisions as outlined in the American Fork City Development Code

Section 17.5.126 (Minimum Level of Improvements Required).

SECTION 6 - Conveyance of Water Right: Applicant acknowledges that the dedication of water rights needed to service the development is required pursuant to City Code Section 17.1.400—Conveyance of Water. City acknowledges that Applicant has a sufficient basis to delay the time of conveyance of water rights until the time of development in accordance with City Code Section 17.1.400(C). A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 6.

SECTION 7 - Open Ditches to be Piped: Applicant acknowledges that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders, as part of any forthcoming development project. Such piping shall be completed prior to or in concurrence with the development of the parcel and in compliance with City Code Section 17.8.303 – Plan to identify and accommodate natural constraints to development.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicant agrees to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

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

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

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicant, to Steve Young, 1201 Country Ridge Drive, So. Jordan, Utah 84095

SECTION 12 - Counterparts and Severability: In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SECTION 13 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns, and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

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

<i>Applicant name</i>		MAYOR
<i>Applicant signature</i>		ATTEST:
		City Recorder

LIST OF ATTACHMENTS

Attachment 1	Request to Initiate Annexation of Land of Within an Island or Peninsula
Attachment 2	Annexation Area Map
Attachment 3	Zone Classification Map
Attachment 4	Concept Plan
Attachment 5	Annexation Plat
Attachment 6	Water Delay Agreement



November 1, 2018

REQUEST TO INITIATE ANNEXATION

American Fork City,

Millennial Development LLC, respectfully requests American Fork City to annex 89.68 acres of land that is presently located in Utah County, located at 860 East & 700 West on the border of American Fork and Pleasant Grove, at its earliest convenience.

We have included an annexation site map, legal description and ownership information as shown on the Utah County records, of the property in this request.

We have also included the fee of \$1,250.00 to American Fork City and the \$125.00 fee made payable to Utah County Surveyor. (review fee)

If you have any questions, please feel free to contact me at (801)706-7980.

Thank you,

A handwritten signature in black ink, appearing to read "Steve Young", is written over a light blue horizontal line.

Steve Young

Senior Partner

Attachment 1

nov. 14, 2018

Date

11/16/18

Date

Nov 14, 2018

Date

Nov. 14, 2018

Date

Date

Date

Date

Date

Its: Manager

The Vest Management Limited Partnership
a Utah limited partnership

By its General Partner
The FMV Limited Liability Company

By:

Kurt V. Vest

Its: Manager

CUL8R50, LLC
a Utah limited liability company

By:

Kimberly V. Hawkins

Its: Manager

The Trust for Larry E. Vest

By:

Larry E. Vest

Its: Co-Trustee

By:

Kurt V. Vest

Its: Co-Trustee

Kevin W. Vest

Derrill K. Vest

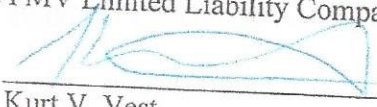
Jeffery Sorenson

Lori Curtis

Its: Manager

The Vest Management Limited Partnership
a Utah limited partnership

By its General Partner
The FMV Limited Liability Company

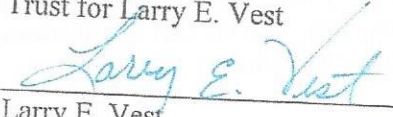
By: 
Kurt V. Vest

Its: Manager

CUL8R50, LLC
a Utah limited liability company

By: _____
Kimberly V. Hawkins
Its: Manager

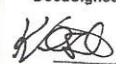
The Trust for Larry E. Vest

By: 
Larry E. Vest

Its: Co-Trustee

By: 
Kurt V. Vest
Its: Co-Trustee

DocuSigned by:


3CA9AB86C686460...
Kevin W. Vest

DocuSigned by:


76534E32906142B...
Demill Vest

Jeffery Sorenson

Lori Curtis

Nov. 14, 2018

Date

Date

Nov 14, 2018

Date

Nov. 14, 2018

Date

12/28/2018

Date

12/28/2018

Date

12/28/2018

Date

Date

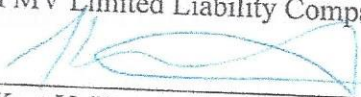
Nov. 14, 2018

Date

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a Utah limited partnership

By its General Partner
The FMV Limited Liability Company

By: 
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Its: Manager

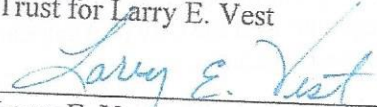
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Kurt V. Vest
Its: Co-Trustee

Date

Kevin W. Vest

Date

Derrill K. Vest

1/4/2019

Date


Jeffery Sorenson

1/4/2019

Date


Lori Curtis

Date

Amanda Braithwaite

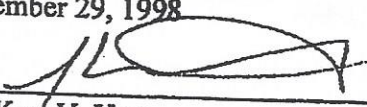
Date

Travis Sorenson

NOV, 14, 2018

Date

Kurt V. Vest Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: 

Kurt V. Vest
Its: Trustee

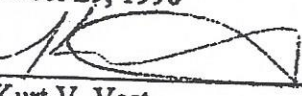
Date

By: _____
Kevin W. Vest
Its: Trustee

NOV. 14, 2018

Date

Kevin W. Vest Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: 

Kurt V. Vest
Its: Trustee

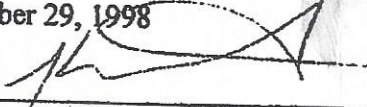
Date

By: _____
Kevin W. Vest
Its: Trustee

NOV. 14, 2018

Date

Derrill K. Vest Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: 

Kurt V. Vest

NOV 11/2018
SER

Date

Amanda Braithwaite

Date

Travis Sorenson

Nov. 14, 2018

Date

Kurt V. Vest Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: [Signature]
Kurt V. Vest

Its: Trustee

12/28/2018

Date

DocuSigned by:
By: [Signature]
Kurt V. Vest
Its: Trustee

Nov. 14, 2018

Date

Kevin W. Vest Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: [Signature]
Kurt V. Vest

Its: Trustee

12/28/2018

Date

DocuSigned by:
By: [Signature]
Kurt V. Vest
Its: Trustee

Nov. 14, 2018

Date

Derrill K. Vest Trust created under the
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December 29, 1998

By: [Signature]
Kurt V. Vest

SEV

1/4/2019

Date


Amanda Braithwaite

1/4/2019

Date


Travis Sorenson

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December 29, 1998

By: 
Kurt V. Vest

Its: Trustee

By: _____
Kevin W. Vest
Its: Trustee

Kevin W. Vest Trust created under the
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December 29, 1998

By: 
Kurt V. Vest

Its: Trustee

By: _____
Kevin W. Vest
Its: Trustee

Derrill K. Vest Trust created under the
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of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

By: 
Kurt V. Vest

SEV

12/28/2018

Date

Its: Trustee

DocuSigned by:

By:



Kurt V. Vest

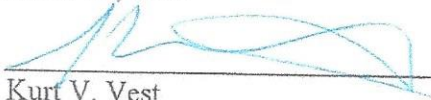
Its: Trustee

Denise V. Sorenson Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

Nov. 14, 2018

Date

By:



Kurt V. Vest

Its: Trustee

DocuSigned by:

By:



Kevin W. Vest

Its: Trustee

12/28/2018

Date

LEV

Its: Trustee

By: _____
Kevin W. Vest

Its: Trustee

Denise V. Sorenson Trust created under the
Agreement Creating Trusts for the Children
of Floyd K. Vest & Marcia W. Vest dated
December 29, 1998

Nov. 14, 2018

Date

By: _____
Kurt V. Vest

Its: Trustee

By: _____
Kevin W. Vest

Its: Trustee

Date

KW
11/16/18
JEK

EXHIBIT A

Legal Description of the Land

Assessor's Parcel Number 13-059-0044

Commencing North 700.463 feet and West 422.698 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence West 1724.065 feet to a point in a fence line; thence South 0 Degrees 37'40" West along a fence line 335.961 feet; thence East 1508.818 feet; thence North 0 Degrees 45'0" West 209.22 feet; thence East 219.644 Feet; thence North 0 Degrees 54'51" East 126.755 feet more or less to the place of beginning.

TOGETHER WITH water rights filed with the Utah State Engineer's Office identified as: 55-2658, 55-107, 55-411, 55-4138, 55-331, 55-758, and 55-4139.

Assessor's Parcel Number 13-05-0043

Beginning at a fence corner on the West line of 860 East street, American Fork City, said point being North 0 deg 15'27" West 1009.34 feet along the section line and West 423.09 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89 deg 26'08" West along a fence line 1715.65 feet to a fence corner; thence 0 deg 37'48" West along a fence line 325.788 fee; thence East 1724.065 feet; thence North 0 deg 54'51" West 308.906 feet to the point of beginning.

Assessor's Parcel Number 13-059-0066

Commencing North 511.91 Ft and West 349.8 Ft from the Southeast corner of Section 24, T5S, R1E, SLB&M; thence South 89 Degrees 21'48" East 150.01 Ft, thence South 206.66 Ft, thence West 150 Ft; thence North 208.33 Ft, to the place of beginning. Approximately 0.71 acres.

Together with all water rights filed with the Utah State Engineers Office, including those identified as: 55-2658, 55-107, 55-411, 55-4138, 55-331, 55-758, and 55-4139, as they may apply.

Assessor's Parcel Number 13-062-0076

COM S 2.87 CH FR NE COR. SEC. 25, T5S, R1E, SLB&M.; W 5.3 CH; S 323.04 FT; N 89 DEG 52'18" E 818.33 FT; N 0 DEG 47'6" E 195.46 FT ALONG A FENCE; N 89 DEG 22'29" E 16.83 FT; N 0 DEG 47'6" E 74.05 FT; N 0 DEG 39'6" W 51.55 FT; W 488.47 FT TO BEG. AREA 6.112 AC.

Assessor's Parcel Number 13-062-0077

COM S 2.87 CH FR NE COR. SEC. 25, T5S, R1E, SLB&M.; E 488.47 FT; N 0 DEG 39'6" W 685.63 FT; N 36 DEG 26'7" W 9.22 FT; W 628.44 FT; N 6.14 FT; N 89 DEG 21'49" W 46.56 FT; S 206.66 FT; W 150 FT; S 493 FT; E 349.8 FT TO BEG. AREA 12.584 AC.

Assessor's Parcel Number 13-059-0005

EXHIBIT A

Legal Description of the Land

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Together with all water rights filed with the Utah State Engineers Office, including those identified as: 55-2658, 55-107, 55-411, 55-4138, 55-331, 55-758, and 55-4139, as they may apply.

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Assessor's Parcel Number 13-059-0005

KMT
11/16/15
JEF
12

EXHIBIT A**Legal Description of the Land****Assessor's Parcel Number 13-059-0044**

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Together with all water rights filed with the Utah State Engineers Office, including those identified as: 55-2658, 55-107, 55-411, 55-4138, 55-331, 55-758, and 55-4139, as they may apply.

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Assessor's Parcel Number 13-059-0005

BEGINNING 6.35 chains West, and 35.76 chains South from East ¼ Cor. to Sec. 24, T-5-S, R-1-E, from Salt Lake Base and Meridian;

THENCE West 25.28 chains; Thence South 3.77 chains; Thence East 25.33 chains; Thence N-0°45'-W 3.77 chains more or less to place of beginning. Together with all water rights appurtenant thereto. The above description is subject to a 12' wide by 60 rods long right of way beginning at the S.E. Corner and running West from there; given to Thos Singleton.

ALSO BEGINNING at a point which is West 31.63 chains, and South 25.05 chains from the East ¼ Corner to Sec. 24, T-5-S, R-1-E from the Salt Lake Base and Meridian:

THENCE South 10.71 chains; Thence East 25.28 chains; Thence N-0°45'-W 10.71 chains more or less to a point East of beginning; Thence West 25.14 chains to the place of beginning. Containing 27 acres more or less. Together with all water rights thereunto belonging.

EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

Parcel 1

Commencing 31.63 chains West and 25.05 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 4.70 chains, thence East 25.20 chains more or less to the East property line of Grantors; thence North 0°45' West along the East property 4.70 chains more or less to the North property line of Grantors; thence West 25.14 chains to the place of beginning, and containing an area of about 11.84 acres more or less. Property Serial No.: 13:059:0023:214

ALSO

Parcel 2

Commencing 31.63 chains West and 34.84 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South .92 chains to the South property line of Grantors, thence East 25.28 chains along the south property line of Grantors to the East property line of Grantors, thence North 0°45' West along the East property line of Grantors .92 chains, thence West 25.26 chains more or less, to the place of beginning, and containing an area of about 2.31 acres more or less. Property Serial No.: 13:059:0024:114

ALSO

Parcel 3

Commencing 6.35 chains West and 35.76 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence West 25.28 chains, thence South 3.77 chains, thence East 25.33 chains, thence North 45' West 3.77 chains along the East property line to the place of beginning, containing an area of 9.86 acres more or less. Property Serial No.: 13:059:0025:114

ALSO

BEGINNING 6.35 chains West, and 35.76 chains South from East $\frac{1}{4}$ Cor. to Sec. 24, T-5-S, R-1-E, from Salt Lake Base and Meridian;

THENCE West 25.28 chains; Thence South 3.77 chains; Thence East 25.33 chains; Thence N-0°45'-W 3.77 chains more or less to place of beginning. Together with all water rights appurtenant thereto. The above description is subject to a 12' wide by 60 rods long right of way beginning at the S.E. Corner and running West from there; given to Thos Singleton.

ALSO BEGINNING at a point which is West 31.63 chains, and South 25.05 chains from the East $\frac{1}{4}$ Corner to Sec. 24, T-5-S, R-1-E from the Salt Lake Base and Meridian:

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ALSO

Parcel 2

Commencing 31.63 chains West and 34.84 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South .92 chains to the South property line of Grantors, thence East 25.28 chains along the south property line of Grantors to the East property line of Grantors, thence North 0°45' West along the East property line of Grantors .92 chains, thence West 25.26 chains more or less, to the place of beginning, and containing an area of about 2.31 acres more or less. Property Serial No.: 13:059:0024:114

ALSO

Parcel 3

Commencing 6.35 chains West and 35.76 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence West 25.28 chains, thence South 3.77 chains, thence East 25.33 chains, thence North 45' West 3.77 chains along the East property line to the place of beginning, containing an area of 9.86 acres more or less. Property Serial No.: 13:059:0025:114

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BEGINNING 6.35 chains West, and 35.76 chains South from East ¼ Cor. to Sec. 24, T-5-S, R-1-E, from Salt Lake Base and Meridian;

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Commencing 31.63 chains West and 34.84 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South .92 chains to the South property line of Grantors, thence East 25.28 chains along the south property line of Grantors to the East property line of Grantors, thence North 0°45' West along the East property line of Grantors .92 chains, thence West 25.26 chains more or less, to the place of beginning, and containing an area of about 2.31 acres more or less. Property Serial No.: 13:059:0024:114

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Commencing 6.35 chains West and 35.76 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence West 25.28 chains, thence South 3.77 chains, thence East 25.33 chains, thence North 45' West 3.77 chains along the East property line to the place of beginning, containing an area of 9.86 acres more or less. Property Serial No.: 13:059:0025:114

ALSO

Parcel 4

Commencing 31.63 chains West and 29.75 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 5.09 chains, thence East 22.09 chains, thence North $0^{\circ}45'$ West 3.17 chains, thence East 3.17 chains more or less to the East property line of Grantors, thence North $0^{\circ}45'$ West 1.92 chains, thence West 25.20 chains more or less to the place of beginning, and containing an area of 11.84 acres more or less. Property Serial No.: _____

Assessor's Parcel Number 13-059-0045

BEGINNING AT A POINT ON THE WEST LINE OF 860 EAST STREET, AMERICAN FORK CITY, SAID POINT BEING NORTH 39.534 FEET AND WEST 412.152 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST LINE OF SAID STREET, NORTH $0^{\circ}54'51''$ WEST 325.029 FEET; THENCE WEST 1733.106 FT; THENCE SOUTH $0^{\circ}37'40''$ WEST 255.449 FT; THENCE SOUTH $0^{\circ}28'28''$ WEST 44.96 FT; THENCE SOUTH $89^{\circ}46'15''$ EAST 756.02 FEET; THENCE NORTH 8.81 FEET; THENCE SOUTH $89^{\circ}27'34''$ EAST 70.84 FEET; THENCE SOUTH $0^{\circ}30'38''$ WEST 21.731 FEET; THENCE SOUTH $89^{\circ}30'0''$ EAST 914.84 FEET TO THE POINT OF BEGINNING. AREA 12.429 AC.

Assessor's Parcel Number 13-062-0029

COMMENCING 6.35 chains West of the Southeast corner of Section 24, Township 5 South, Range 1 East of the Salt Lake Base and Meridian; thence North 0.60 of a chain; thence North $89^{\circ}30'$ West 13.70 chains; thence South 20.40 chains; thence South 89° East 14.45 chains; thence North $20'$ West 19.85 chains to the place of BEGINNING.

KAT 11/16/15
J&V
12

Parcel 4

Commencing 31.63 chains West and 29.75 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 5.09 chains, thence East 22.09 chains, thence North $0^{\circ}45'$ West 3.17 chains, thence East 3.17 chains more or less to the East property line of Grantors, thence North $0^{\circ}45'$ West 1.92 chains, thence West 25.20 chains more or less to the place of beginning, and containing an area of 11.84 acres more or less. Property Serial No.: _____.

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Parcel 4

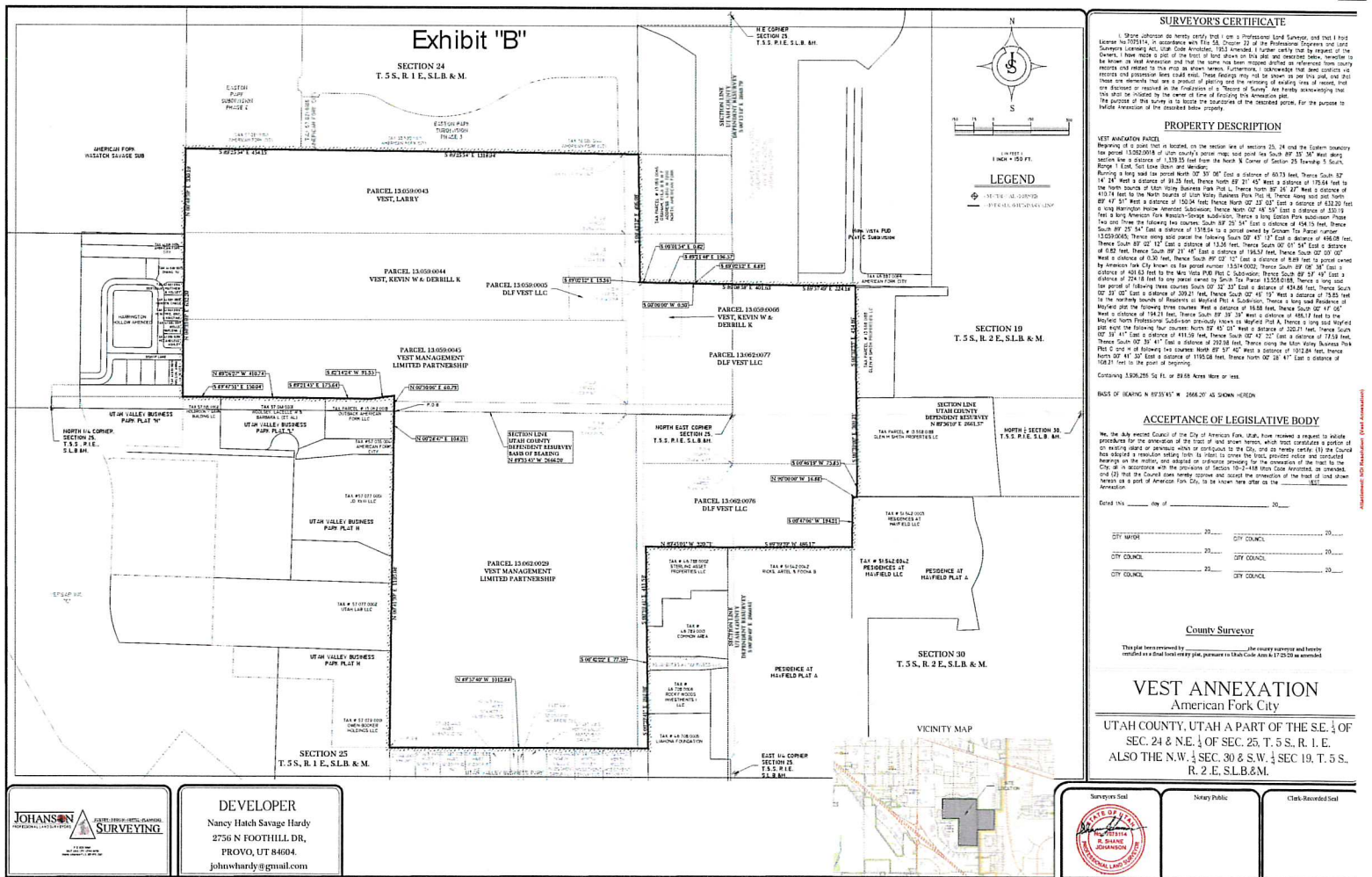
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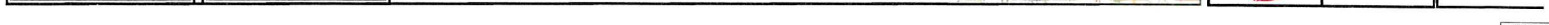
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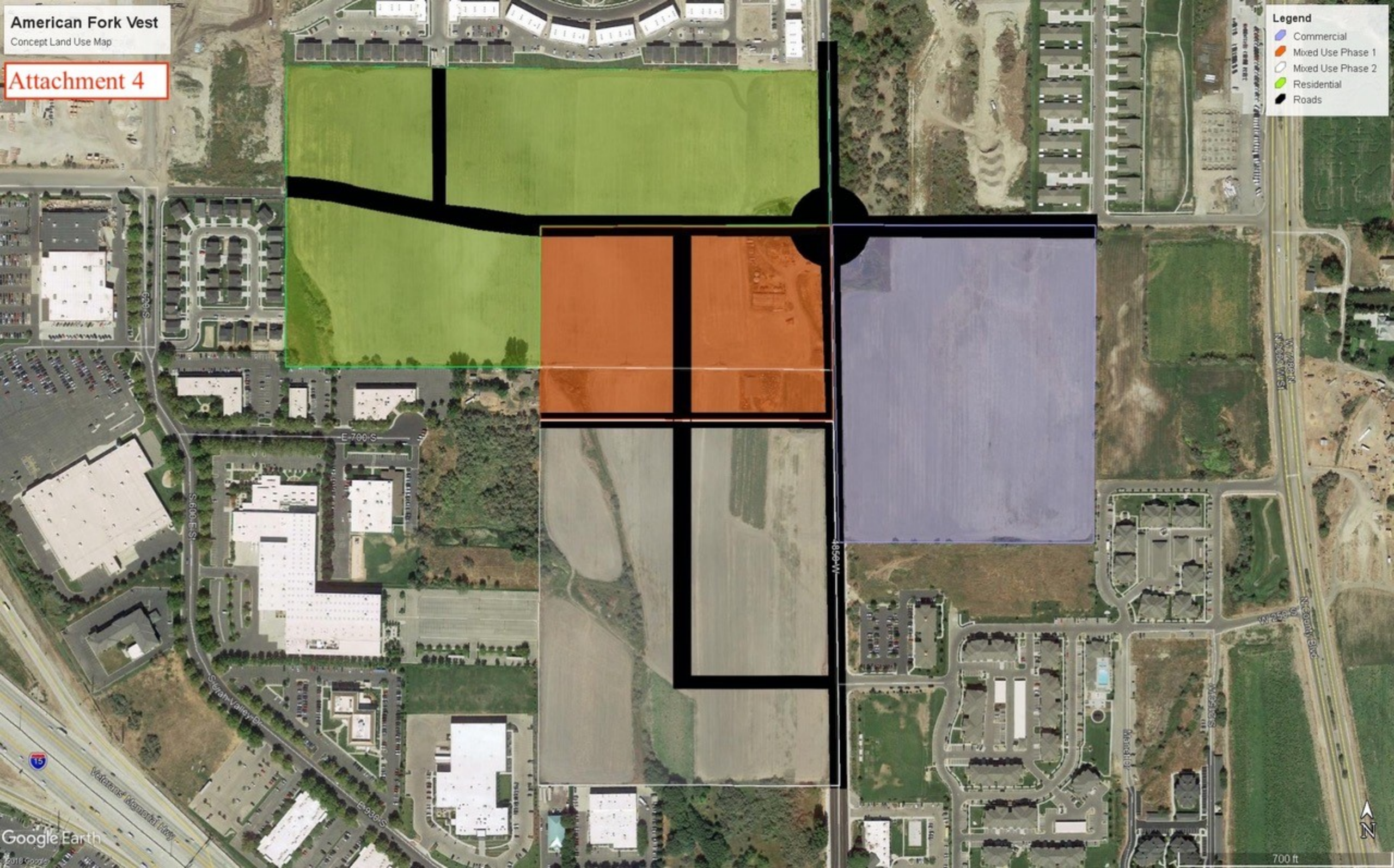
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Legend

- Commercial
- Mixed Use Phase 1
- Mixed Use Phase 2
- Residential
- Roads



AGENDA TOPIC: Hearing, review and action on an amended site plan for Utah Endocrinology, located at 60 N. 1100 E., in the PO-1 (Professional Office) zone.

BACKGROUND INFORMATION				
Location:		60 N. 1100 E.		
Applicants:		Utah Endocrinology		
Existing Land Use:		Commercial		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Residential		
Existing Zoning:		PO-1 (Professional Office)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PO-1 (Professional Office)		
	South	PO-1 (Professional Office)		
	East	PO-1 (Professional Office)		
	West	R1-9,000		
Land Use Plan Designation:		Professional Office		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

The applicant proposes an endocrinology office at this location. A portico addition will be added to the front (west side) of the structure, in addition to a basement entrance. The portico will allow patients to enter the business through a protected covering. As the footprint is being expanded, Planning Commission approval is required.

The site was recently approved as a pet care facility. The pet care facility never occupied the premises, and it will now be used as a medical office.

The proposed location is surrounded by medical/commercial uses to the north, south, and east. To the west is North County Boulevard (1100 E.), with residential uses west of North County Boulevard.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Professional Office. The site plan is consistent with the Land Use Plan designation.

FINDING OF FACT

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

1. The site plan meets the criteria of the PO-1 Zone.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Utah, located at 60 N. 1100 E., with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan for Utah Endocrinology, located at 60 N. 1100 E.

TABLE

Mr. Chairman, I move that we table action on the site plan for Utah Endocrinology.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/16/2019

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: Utah Endocrinology

Project Address: 52 North 1100 East

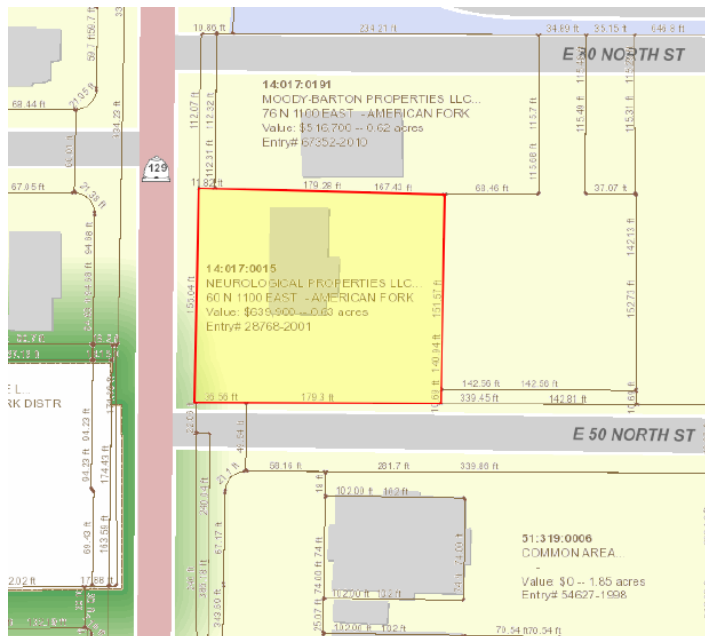
Developer / Applicant's Name: Mehran Tahmassebi/Tabriz Construction

Type of Application:

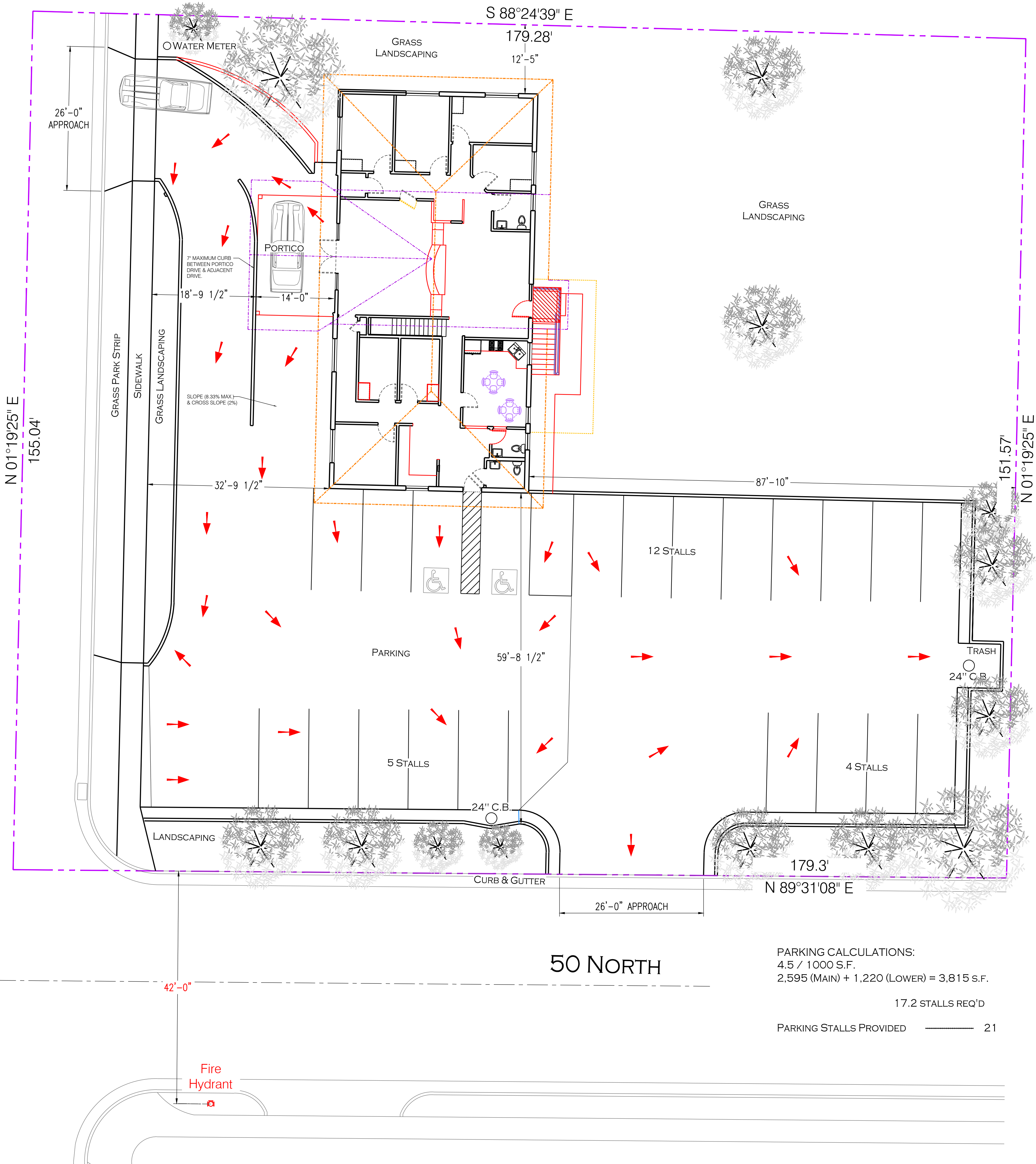
- | | | |
|--|--|--------------------------------------|
| ☐ Subdivision Final Plat | ☐ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☐ Zone Change |
| ☒ Commercial Site Plan | ☐ Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development.

Project Map:



NORTH COUNTY BLVD



PARKING CALCULATIONS:
4.5 / 1000 S.F.
2,595 (MAIN) + 1,220 (LOWER) = 3,815 S.F.
17.2 STALLS REQ'D
PARKING STALLS PROVIDED 21

CODE ANALYSIS

- CHAPTER 3: USE AND OCCUPANCE CLASSIFICATION
304.1 GROUP B - BUSINESS GROUP
- CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY
402.4.2 FIRE-RESISTANCE-RATED SEPARATION - NONE REQUIRED.
- CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
506 BUILDING AREA
506.2 ALLOWABLE AREA DETERMINATION - TABLE 506.2
OCCUPANCY CLASSIFICATION: CONSTRUCTION: TYPE V-B
ALLOWABLE AREA:
NOT EQUIPPED WITH FIRE SPRINKLERS-(NS):
508 MIXED USE AND OCCUPANCY
508.3.1 OCCUPANCY CLASSIFICATION
508.4 SEPARATED OCCUPANACIES
NO SEPARATION REQUIRED PER TABLE 508.4
- CHAPTER 6: TYPES OF CONSTRUCTION:
TYPE V-B:
- CHAPTER 9: FIRE PROTECTION SYSTEMS - NONE
- CHAPTER 10: MEANS OF EGRESS
1004.1.1 - DESIGN OCCUPANT LOAD
SEE OCCUPANT LOAD ON TABLE.
1005.1 - EGRESS WIDTH: OK
1011.1 - EXIT SIGNS - REQUIRED PER THIS SECTION.
1014 - EXIT ACCESS - REQUIRED PER THIS SECTION.
1015.1 - EXIT OR EXIT ACCESS DOORWAYS REQUIRED - RE: PLAN
- CHAPTER 11: ACCESSIBILITY
1104 - EXISTING ACCESSIBLE ROUTE: RE: PLAN
- CHAPTER 29: PLUMBING SYSTEMS
TABLE 2902.1 NUMBER OF REQUIRED PLUMBING FIXTURES:
OCCUPANCY 1 PER 75 OCCUPANTS
REQUIRED WATER CLOSETS / URINALS.
TOTAL OCCUPANTS = 27 / 75 = 1 REQUIRED
(2) RESTROOMS PROVIDED.
- ICC/ANSI A117.1-2009
303 CHANGES IN FLOOR LEVEL
303.1 GENERAL CHANGES IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.
303.2 VERTICAL CHANGES IN LEVEL OF INCH (6.4mm) MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
303.3 BEVELED CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4mm) IN HEIGHT AND NOT MORE THAN 1/2 INCH (13mm) MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
303.4 RAMPED CHANGES IN LEVEL GREATER THAN 1/2 INCH (13mm) IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 405 OR 406.

OCCUPANCY GROUP GROUP(S)	GROUP B																				
TYPE(S) OF CONSTRUCTION	TYPE VB																				
FIRE SPRINKLERS	NO FIRE SPRINKLERS																				
MIXED OCCUPANCY RATIO	NONE																				
ACCESSORY OCCUPANCY	508.3.1 EXCEPT. 1. ACCESSORY AREAS HAVING FLOOR AREA < 750 S.F.																				
SQUARE FOOTAGE	3,815 SQ. FT. TOTAL																				
BUILDING HEIGHT	17'-9" ± (T/RIDGE)																				
OCCUPANCY SEPARATIONS	2 HOUR FIRE SEPARATION NOT REQUIRED																				
DESIGN CODE(S):	2015 INTERNATIONAL BUILDING CODE (I.B.C.) to include Appendix J, Issued by the ICC 2014 NATIONAL ELECTRICAL CODE (NEC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 INTERNATIONAL FIRE CODE. ACCESSIBILITY: 2015 IBC / 2009 ICC/ANSI 117.1																				
OCCUPANT LOAD	<table><tr><th>AREA DESCRIPITON</th><th>OCC. RATIO</th><th>S.F.</th><th>OCCU- PANTS</th></tr><tr><td>TOTAL FOOTAGE</td><td></td><td>3,815</td><td></td></tr><tr><td>BUSINESS / OFFICE AREA</td><td>1:100</td><td>2,565</td><td>26</td></tr><tr><td>STORAGE</td><td>1:500</td><td>315</td><td>1</td></tr><tr><td>RESTROOMS, MECH, DEAD SPACE</td><td>n/a</td><td>935</td><td>0</td></tr></table>	AREA DESCRIPITON	OCC. RATIO	S.F.	OCCU- PANTS	TOTAL FOOTAGE		3,815		BUSINESS / OFFICE AREA	1:100	2,565	26	STORAGE	1:500	315	1	RESTROOMS, MECH, DEAD SPACE	n/a	935	0
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SHEET INDEX

- SD 101 SITE PLAN / CODE CRITERIA
- A 101 LOWER LEVEL FLOOR PLAN
A 101.1 LOWER LEVEL FLOOR PLAN (EXISTING)
A 102 MAIN LEVEL FLOOR PLAN
A 102.1 MAIN LEVEL FLOOR PLAN (EXISTING)
A 201 EXTERIOR ELEVATIONS
- S 100 STRUCTURAL NOTES & DETAILS
S 101 FOOTING & FOUNDATION PLAN
S 103 ROOF FRAMING PLAN
- E 101 MAIN LEVEL ELECTRICAL PLAN

ILSON
ENGINEERING
Consulting Engineers & Surveyors

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

ADVANCED DESIGN
11502 South Sunburn Ln.
Sandy, Utah 84094
801-568-9330
l.Beeny@comcast.net

Remodel

Contacts:
Mehran - 801-808-9382
Email: Mehrajan@me.com
Email: Falahat.alireza@hotmail.com

SITE PLAN /
CODE CRITERIA

UTAH ENDOCRINOLOGY
ASSOCIATES

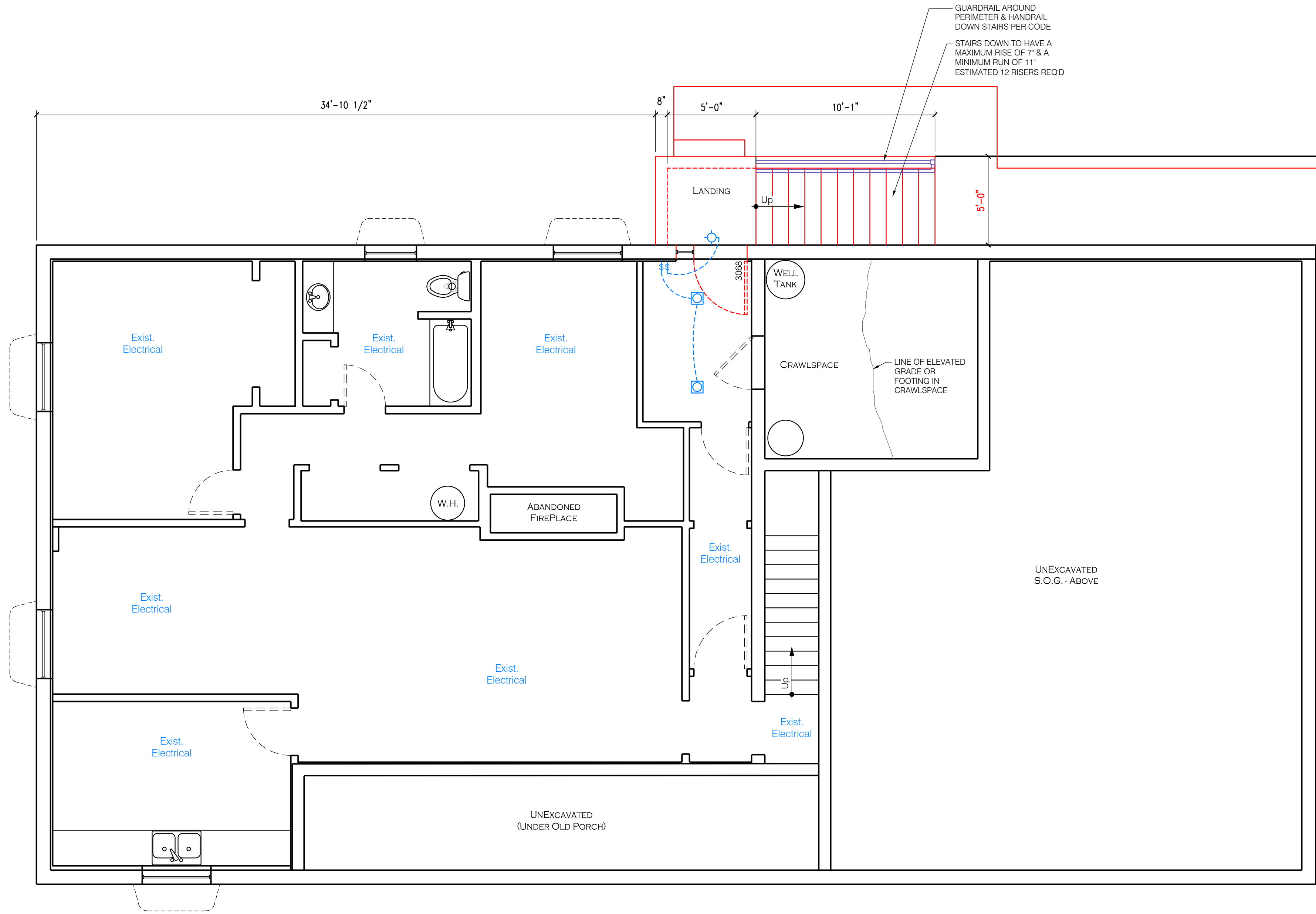
52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

REVISIONS

DATE:
12/21/2018
SCALE: (11x17)
1"=20'-0"
SCALE: (24x36)
1"=10'-0"
SHEET NO.

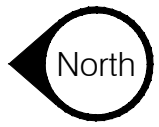
SD101

SITE PLAN



CODE ANALYSIS	
CHAPTER 3:	USE AND OCCUPANCE CLASSIFICATION
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MIXED OCCUPANCY RATIO	NONE		
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SQUARE FOOTAGE	3,815 SQ. FT. TOTAL		
BUILDING HEIGHT	17'-9" ± (T/RIDGE)		
OCCUPANCY SEPARATIONS	2 HOUR FIRE SEPARATION NOT REQUIRED		
DESIGN CODE(S):	2015 INTERNATIONAL BUILDING CODE (I.B.C.) to include Appendix J. Issued by the ICC 2014 NATIONAL ELECTRICAL CODE (NEC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 INTERNATIONAL FIRE CODE. ACCESSIBILITY: 2015 IBC / 2009 ICC/ANSI 117.1		
OCCUPANT LOAD	AREA	OCC. RATIO	S.F. OCCU- PANTS
	DESCRIPTION		
	TOTAL FOOTAGE		3,815
	BUSINESS / OFFICE AREA	1:100	2,565 26
	STORAGE	1:500	315 1
TOTAL OCCUPANCY	RESTROOMS, MECH, DEAD SPACE	n/a	935 0
			3,815 S.F. 27



LOWER LEVEL FLOOR PLAN

ILSON
ENGINEERING

Consulting Engineers & Surveyors

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

ADVANCED DESIGN

11502 South Sunburn Ln.
Sandy, Utah 84094
801-568-9330
l.beeny@comcast.net

Remodel

Contacts:
Mehran - 801-808-9382
Email: Mehrajanjan@me.com
Email: Falahat.alirezaz@hotmail.com

LOWER LEVEL
FLOOR PLAN
(PROPOSED)

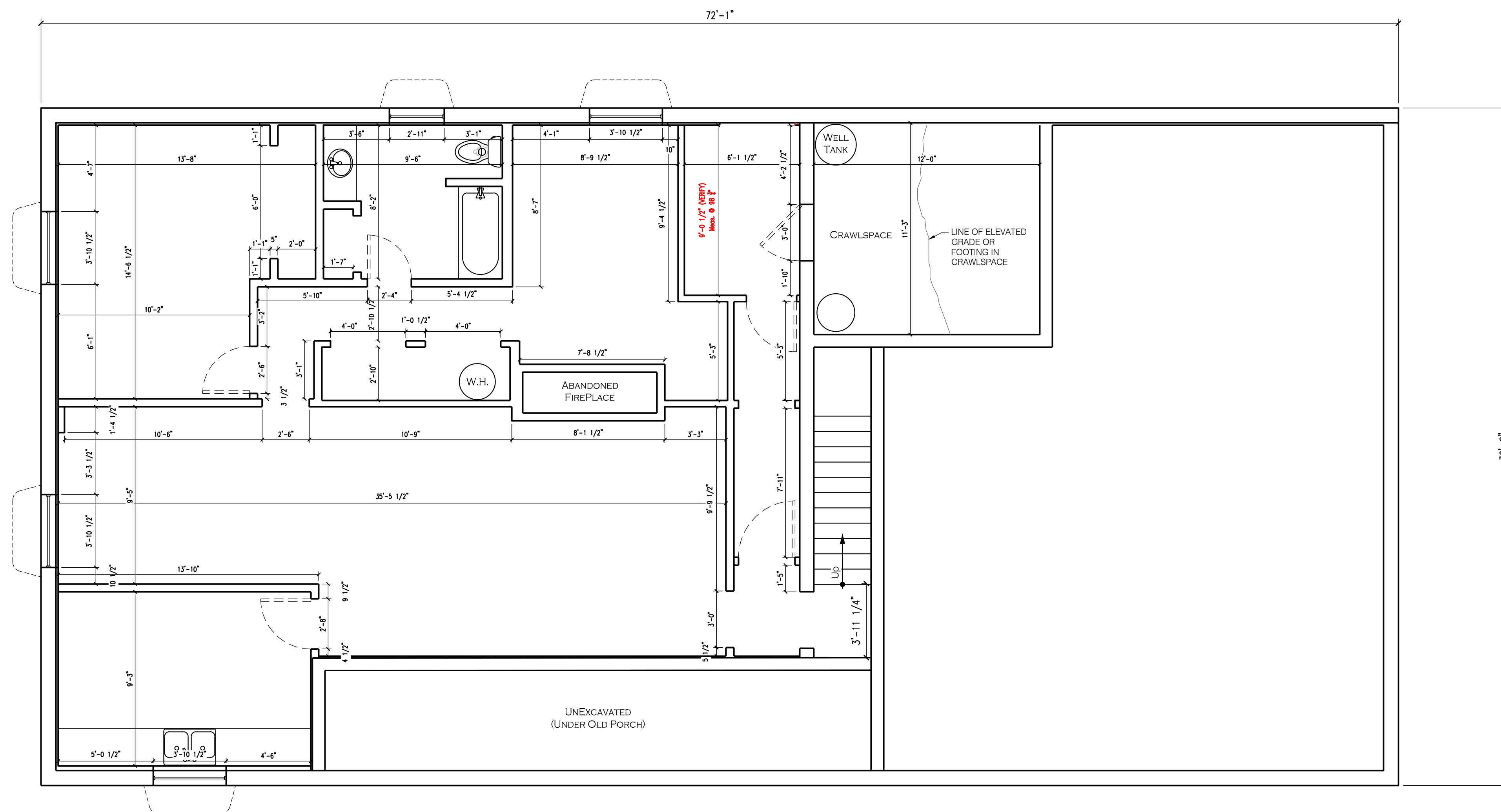
UTAH ENDOCRINOLOGY
ASSOCIATES

52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

REVISIONS

DATE:
12/21/2018
SCALE: (11x17)
1/8"= 1'-0"
SCALE: (24x36)
1/4"= 1'-0"
SHEET NO.

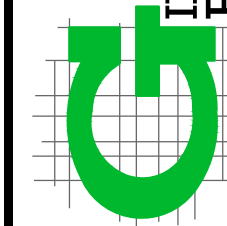
A101



1

EXISTING

LOWER LEVEL FLOOR PLAN



ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020

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FLOOR PLAN
(EXISTING)

UTAH ENDOCRINOLOGY
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52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

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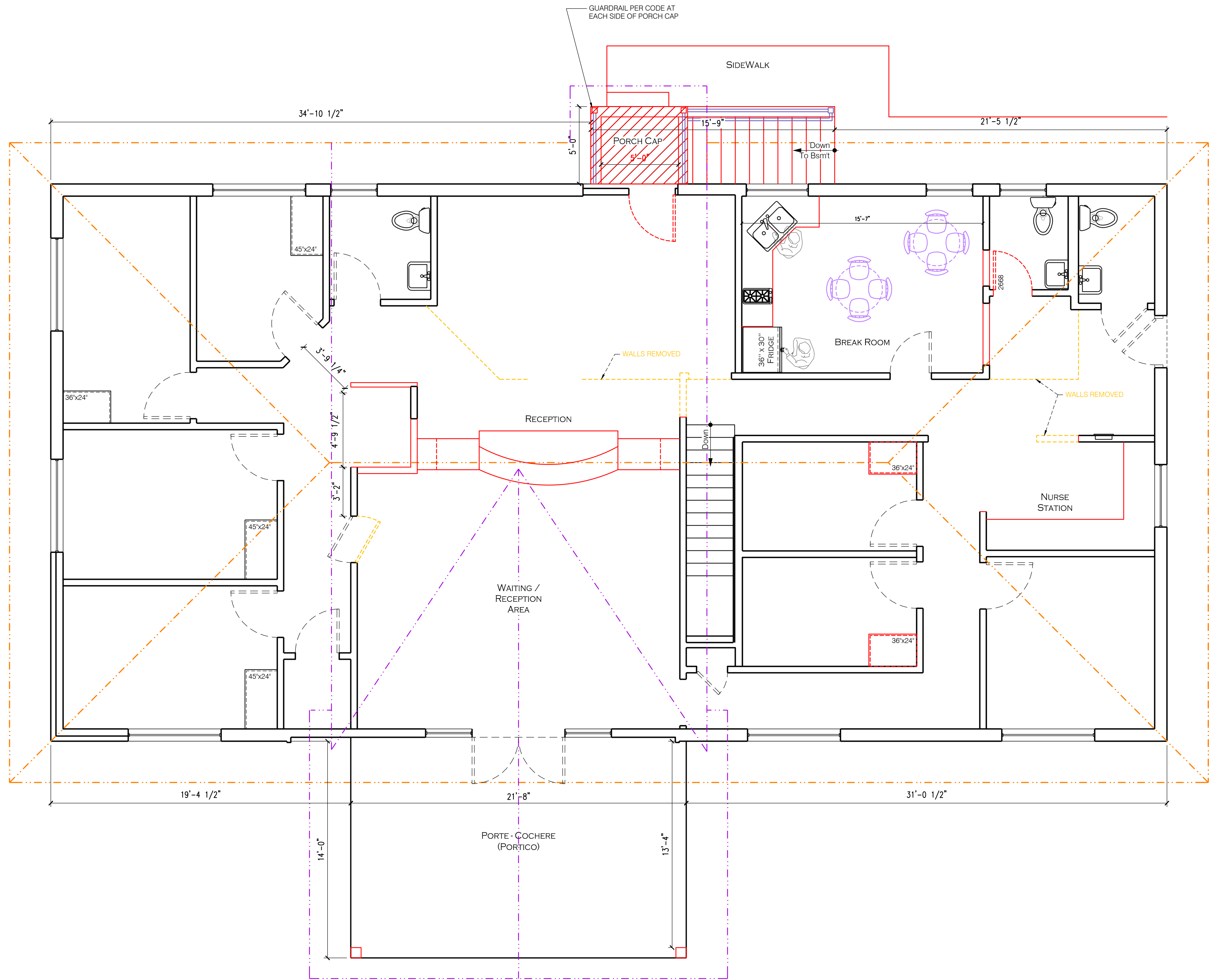
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SCALE: (24x36)

$$1/4'' = 1' - 0'$$

SHEET NO.

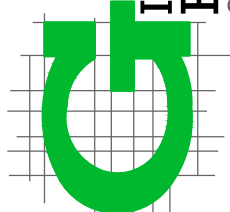
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SQUARE FOOTAGE CALCULATIONS	
Description of Measured Area	SQ. FT.
<u>LOWER LEVEL:</u>	
BELOW GRADE FOOTAGE	1,220
<u>MAIN LEVEL:</u>	
ABOVE GROUND FOOTAGE	2,595
DEMOLISHED SPACE	313
TOTAL:	2,595
<u>MISC:</u>	
COVERED FRONT PORTICO	313
OUTLINE OF BASEMENT STAIRS (Foundation)	79



MAIN LEVEL FLOOR PLAN



ILSON
ENGINEERING
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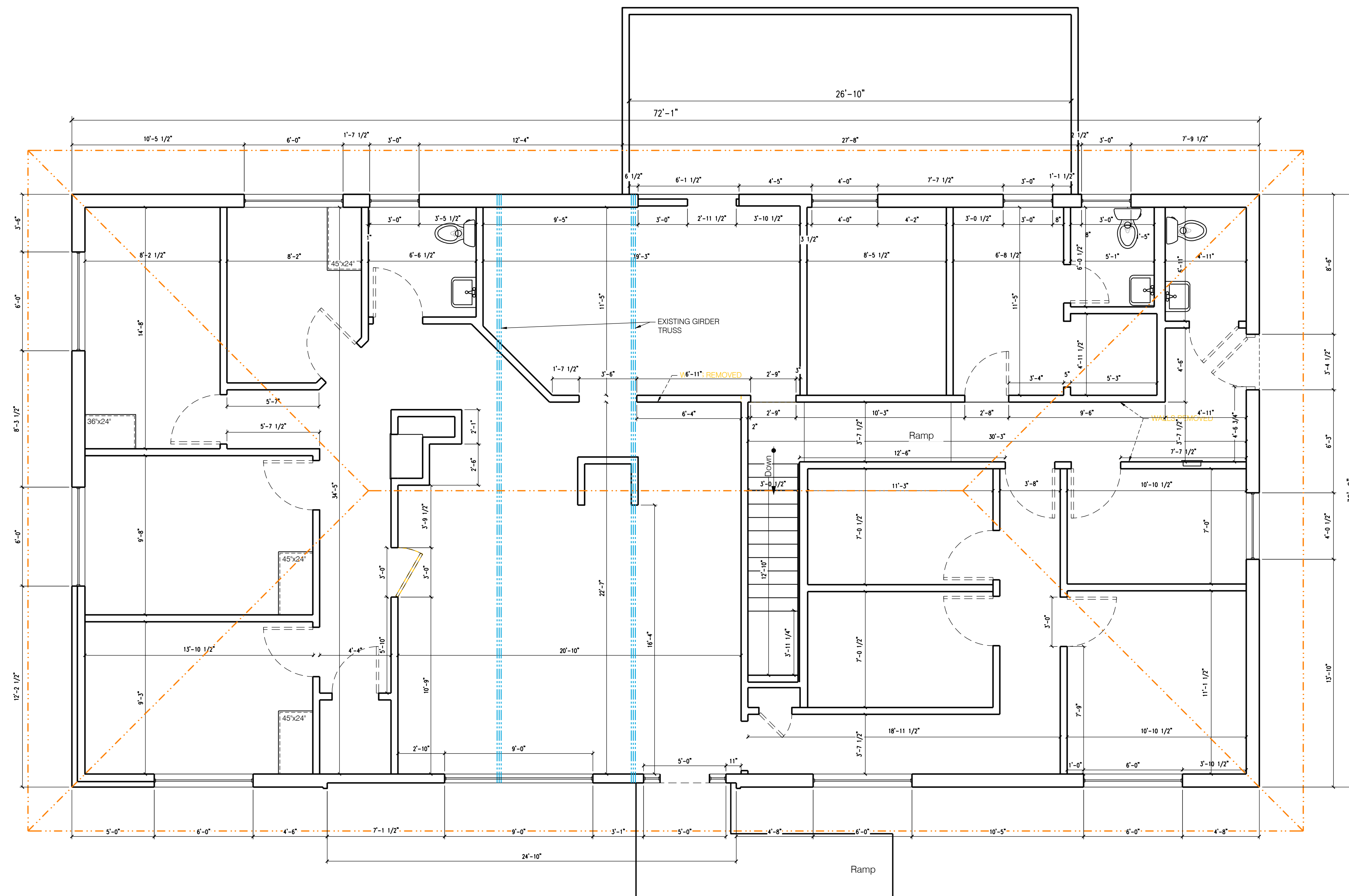
MAIN LEVEL
FLOOR PLAN

UTAH ENDOCRINOLOGY
ASSOCIATES
52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

REVISIONS	

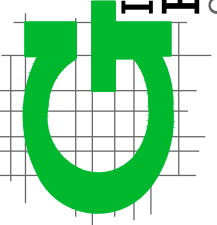
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SCALE: (24x36)
1/4"= 1'-0"
SHEET NO.

A102



EXISTING

MAIN LEVEL FLOOR PLAN



Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

ADVANCED DESIGN

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Sandy, Utah 84094
801-568-9330
Beeny@comcast.net

Remodel

Contacts:
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Email: Falahati.alireza@Hotmail.com

MAIN LEVEL
FLOOR PLAN
(EXISTING)

UTAH ENDOCRINOLOGY
ASSOCIATES
52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

REVISIONS

DATE: _____

12/21/2018

SCALE: (11x17)

$$1/8'' = 1' - 0''$$

SCALE: (24x36)

$$1/4'' = 1' - 0''$$

SHEET NO.

A102.1



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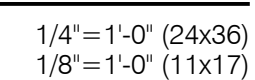
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UTAH ENDOCRINOLOGY
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12/21/2018

$$1/8'' = 1' - 0''$$
$$1/4'' = 1' - 0''$$

A20 1



EXTERIOR ELEVATIONS

DESIGN CRITERIA

Address:	52 North County Blvd. American Fork, Utah
ROOF LOAD:	30 LB SNOW & 20 LB DEAD LOAD
FLOOR LOADING:	40 LB LIVE LOAD & 20 LB DEAD LOAD 30 LB. LIVE LOAD FOR BEDROOMS
GROUND SNOW LOAD:	PSF
SOIL BEARING:	1,500 PSF
SEISMIC ZONE:	D
	S _S = 1.195 g S _{MS} = 1.221 g S _{DS} = 0.814 g S ₁ = 0.424 g S _{M1} = 0.668 g S _{D1} = 0.445 g
WIND:	115 MPH - 3 SEC GUST
EXPOSURE:	B or C
FROST DEPTH:	30"

APPLICABLE BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE
(AS AMENDED AND ADOPTED BY STATE OF UTAH)
2015 INTERNATIONAL BUILDING CODE.

CONCRETE STRENGTH:	
FOOTINGS	2,500 PSI
FOUNDATION	3,000 PSI
INTERIOR SLAB	3,000 PSI
GARAGE SLAB	4,000 PSI
EXTERIOR SITE	4,000 PSI

GENERAL

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS & ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND /OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
4. TEMPORARY BRACING SHALL BE PROVIDED WHENEVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL THE STRUCTURAL ELEMENTS ARE COMPLETE
5. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS OF APPLICABLE BUILDING CODE, AND ALL APPLICABLE REFERENCED CODES THEREIN.
6. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE APPLICABLE BUILDING CODE ARE THE RESPONSIBILITY OF THE CONTRACTOR.

FOOTINGS & FOUNDATIONS

1. ALL FOOTINGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN THE DESIGN CRITERIA ABOVE. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO DESIGN CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL COMPACTED TO 95% OF MAX DRY DENSITY, BASED ON ASTM D15557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS OF SOIL ENGINEER AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL STRUCTURAL CONCRETE WORK ON THE SITE.
3. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE GROUND WATER LEVELS ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LATEROALLY SPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM TO OSHA SAFETY STANDARDS.
6. ALL FOOTING REINFORCEMENT AND WALL AND COLUMN DOWELS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. PROVIDE DOWELS IN FOOTINGS AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
8. ALL INTERIOR AND GARAGE SLABS SHALL BE OVER 4 INCHES OF ¾INCH FREE GRANULAR FILL, BEARING ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL (SEE NOTE #2). SEE TYPICAL DETAILS FOR CONTROL JOINTS REQUIREMENTS.
9. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY SOILS ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

CONCRETE

1. ALL FOOTINGS, FOUNDATIONS AND INTERIOR SLABS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST THOSE SHOWN IN DESIGN CRITERIA ABOVE, WITHIN 28 DAYS AFTER POURING.
2. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH APPLICABLE BUILDING CODE.
2. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
3. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL OVERLAP 36 X THE BAR DIAMETER. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEG. TURN OR A SEPARATE CORNER BAR.
4. ALL REINFORCING BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS NOTED OTHERWISE) AS FOLLOWS:
 - a. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER (GRADE BEAMS, WALLS, ETC.) AND SLAB ON GRADE: 1 ½ INCHES
 - b. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDE OF FOOTINGS) : 3 INCHESIN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF ADJACENT BARS.
5. REINFORCEMENT SHALL BE FREE OF MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
6. ALL OPENINGS IN CONCRETE WALL SHALL BE REINFORCED WITH (2) #4 BARS EXTENDING 2 FEET MINIMUM BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.

LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS:

GLULAM BEAMS (SIMPLE SPAN).....	24F-V4 DF/DF
(CANTILEVERED & CONTINUOUS OVER ONE SUPPORT OR MORE).....	24F- V8 DF/DF
JOISTS.....	DOUG FIR #2 BTR
HEADERS.....	DOUG FIR #2 BTR
POSTS.....	DOUG FIR #1 BTR
STUDS NONBEARING WALLS.....	DOUG FIR STUD GRADE BTR
STUDS BEARING WALLS.....	DOUG FIR #2 BTR
PRE-FAB TRUSSES/JOISTS.....	AS PER MANUFACTURER
SILL PLATES IN CONTACT W/CONCRETE.....	DOUG FIR #2 BTR PRESSURE TREATED
2. UNLESS NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS OR EQUIVALENT.
3. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8 INCHES ON CENTER.
4. ALL MULTIPLE MEMBER HEADERS OR BEAMS SHALL BE GLUED AND NAILED TOGETHER WITH (2) ROWS OF 16D AT 8"O.C. FOR MEMBERS LESS THAN 8"DEEP. FOR MEMBERS MORE THAN 8" DEEP USE (3) ROWS OF 16D AT 8"O.C. & CLINCHED.
5. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING FOR SUCH STUD WALLS UNLESS NOTED OTHERWISE.
6. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 INCHES NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
7. SOLID 2 INCHES NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 INCH X 3 INCHES MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART FOR SPANS OF 14 FEET AND GREATER.
8. MINIMUM NAILING SHALL BE AS PER APPLICABLE BUILDING CODE –SEE MINIMUM NAILING SCHEDULE BELOW.

FLOOR SHEATHING NOTES

1. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECS.
2. BLOCK JOISTS SOLID AT ALL BEARING POINTS

ROOF SHEATHING NOTES

1. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH ENDS STAGGERED.
2. BLOCK JOIST SOLID AT ALL BEARING POINTS.

WALL SHEATHING NOTES

1. BLOCK ALL HORIZONTAL PLYWOOD EDGES WITH 2 INCHES NOMINAL OR WIDER FRAMING.
2. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.
3. SHEATHING SHALL BE EXTENDED CONTINUOUS FROM FLOOR FRAMING TO HEIGHT OF ROOF FRAMING ON UPPER LEVEL WALLS (VERTICAL SURFACES AT STEPS IN ROOF)
4. NAILS SHALL BE SPACED NOT LESS THAN 3/8INCHES FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF SHEATHING.
5. SHEAR PANELS CANNOT BREAK AT FLOOR TRANSITION, THEY MUST BE LAPPED & STAGGERED (EXCEPT IF FLOOR-TO-FLOOR STRAPS ARE USED – CS16 or MST48 STRAPS)

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER TOENAIL.....	3-8d
2. BRIDGING TO JOIST, TOENAIL EA. END.....	2-8d
3. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
4. TOP PLAT TO STUD.....	END NAILS 2-16d
5. STUD TO SOLE PLATE.....	4-8d TOENAIL OR 2-16d @ 24" O.C.
6. DOUBLE STUDS.....	FACE NAIL 16d @ 24" O.C.
7. DOUBLE TOP PLATES.....	FACE NAIL 16d. @ 16" O.C.
8. TOP PLATES, LAPS AND INTERSECTIONS.....	FACE NAIL 2-16d.
9. CONTINUOUS HEADERS, TWO PIECES.....	ALONG EA. EDGE 16d @ 16" O.C.
10. CEILING JOIST TO PLATE.....	TOENAIL 3-8d
11. CONTINUOUS HEADER TO STUD.....	TOENAIL 4-8d
12. CEILING JOISTS, LAPS OVER PARTITIONS.....	FACE NAIL 3-16d
13. CEILING JOISTS TO PARALLEL RAFTERS.....	FACE NAIL 3-16d
14. RAFTER TO PLATE.....	TOENAIL 3-8d
15. BUILT-UP CORNER TO STUDS.....	16d @ 24" O.C.
16. BUILT-UP GIRDER AND BEAMS.....	20d @ 32" O.C. T&B STAGGERED 2-20d @ ENDS & SPLICES

SHEARWALL STAPLE EQUIVALENCY CHART

COMMON NAILS	16 Ga.	15 Ga.	14 Ga.
8d @ < 3"	STAPLES NOT ALLOWED		
8d @ 3"	2"	3"	3.5"
8d @ 4"	2.5"	3.5"	4"
8d @ 6"	4"	5"	6"
8d @ 8"	5.5"	6.5"	8"
8d @ 10"	6.5"	8"	10"
8d @ 12"	8"	10"	12"

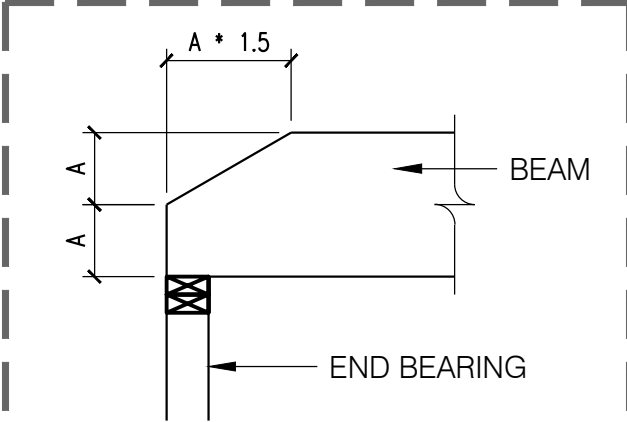
1. MINIMUM STAPLE PENETRATION INTO MAIN MEMBER IS 1"
2. PLACE STAPLES PARALLEL TO PANEL EDGE.
3. PROVIDE 3/8" DISTANCE FROM PANEL EDGE TO STAPLE.

EXTERIOR & BEARING WALL FRAMING:

1. ALL EXTERIOR WALLS TO BE 2x4 OR 2x6, SHEATHED PER SHEARWALL SCHEDULE.
2. USE FULL HEIGHT STUDS ON ALL EXTERIOR WALLS PER EXTERIOR WALL FRAMING CHART.

EXTERIOR WALL FRAMING CHART

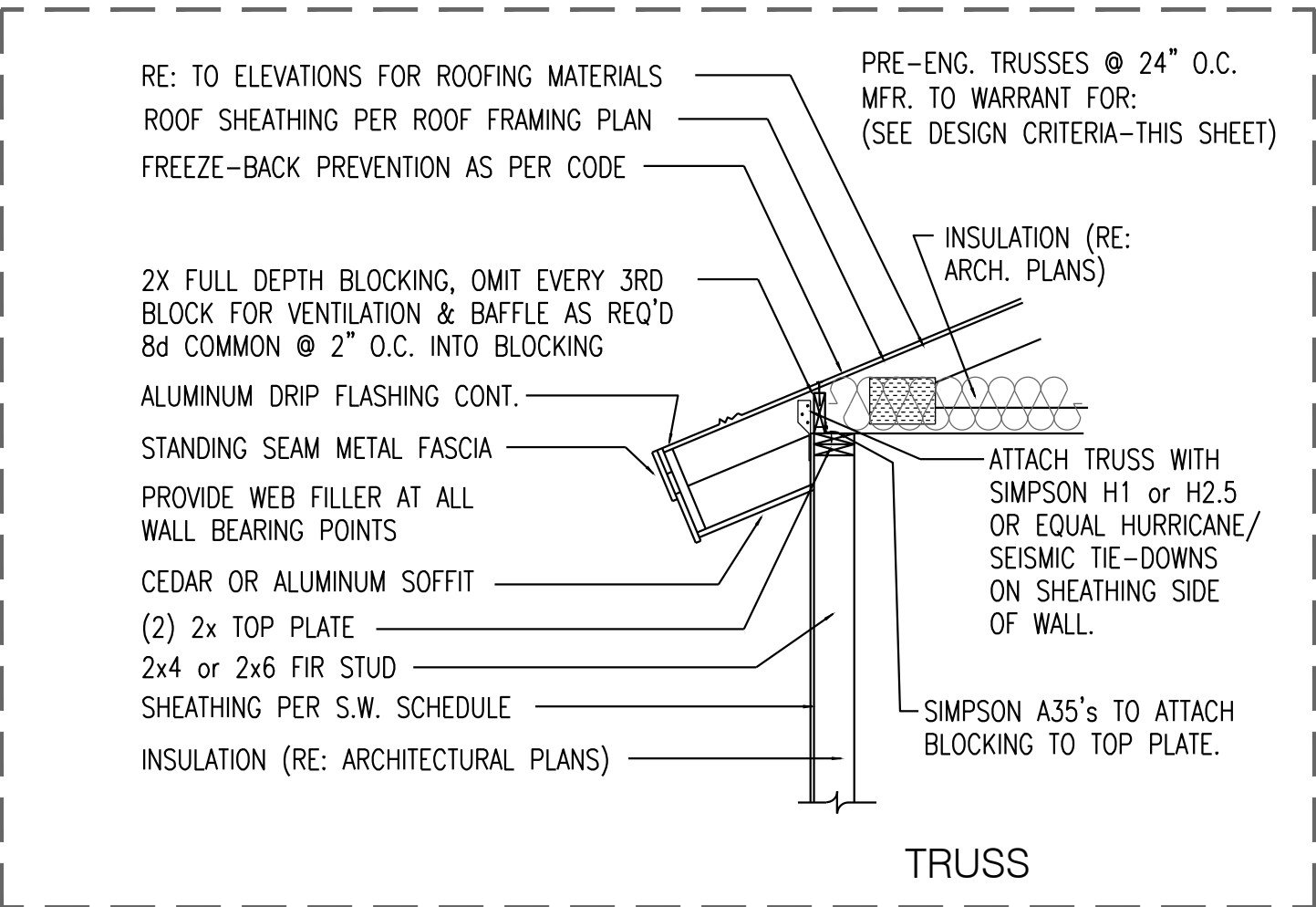
FRAMING SPECIFICATION	MAXIMUM STUD HEIGHT
2x4's @ 16" O.C.	9'-6"
2x4's @ 12" O.C.	10'-6"
2x4's @ 8" O.C. or (2) 2x4's @ 16" O.C.	12'-6"
2x6's @ 16" O.C.	15'-0"
2x6's @ 12" O.C.	17'-0"



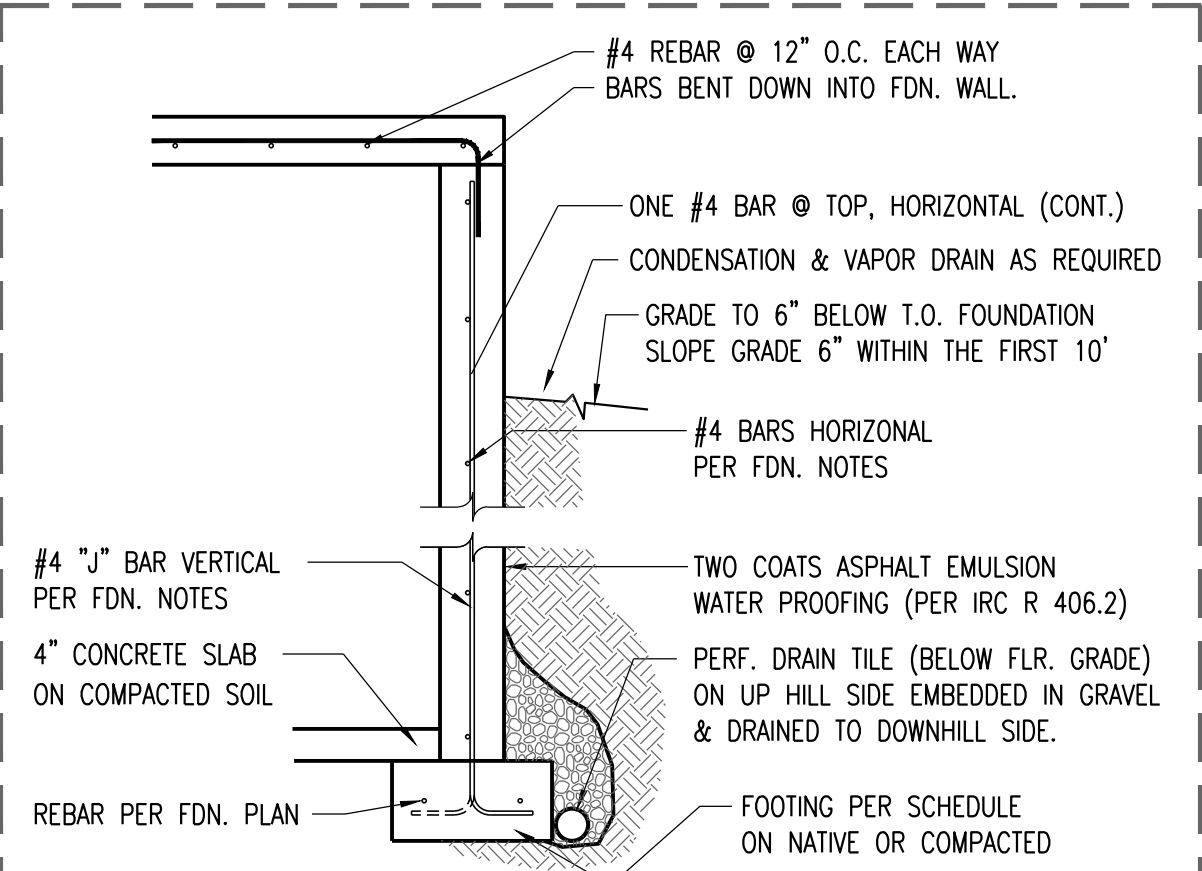
BEAMS MAY HAVE THE TOP EDGE CLIPPED AT BEARING PER DETAIL FOR CLEARANCE AT ROOF.

THIS DETAIL MAY BE UTILIZED FOR ALL BEAMS LVL, GLB OR DF #2 BEAMS

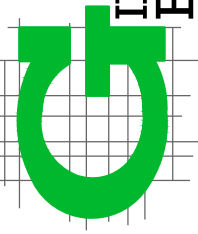
3 CLIPPED BEAM DETAIL
N.T.S.



7 ROOF / SOFFIT / FASCIA / BLOCKING DETAIL
2x SCALE LISTED IN TITLEBLOCK



1 TYP. WALL AT WALKOUT BASEMENT
2x SCALE LISTED IN TITLEBLOCK



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STRUCTURAL
NOTES & DETAILS

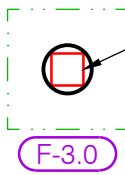
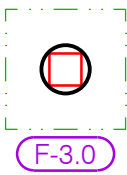
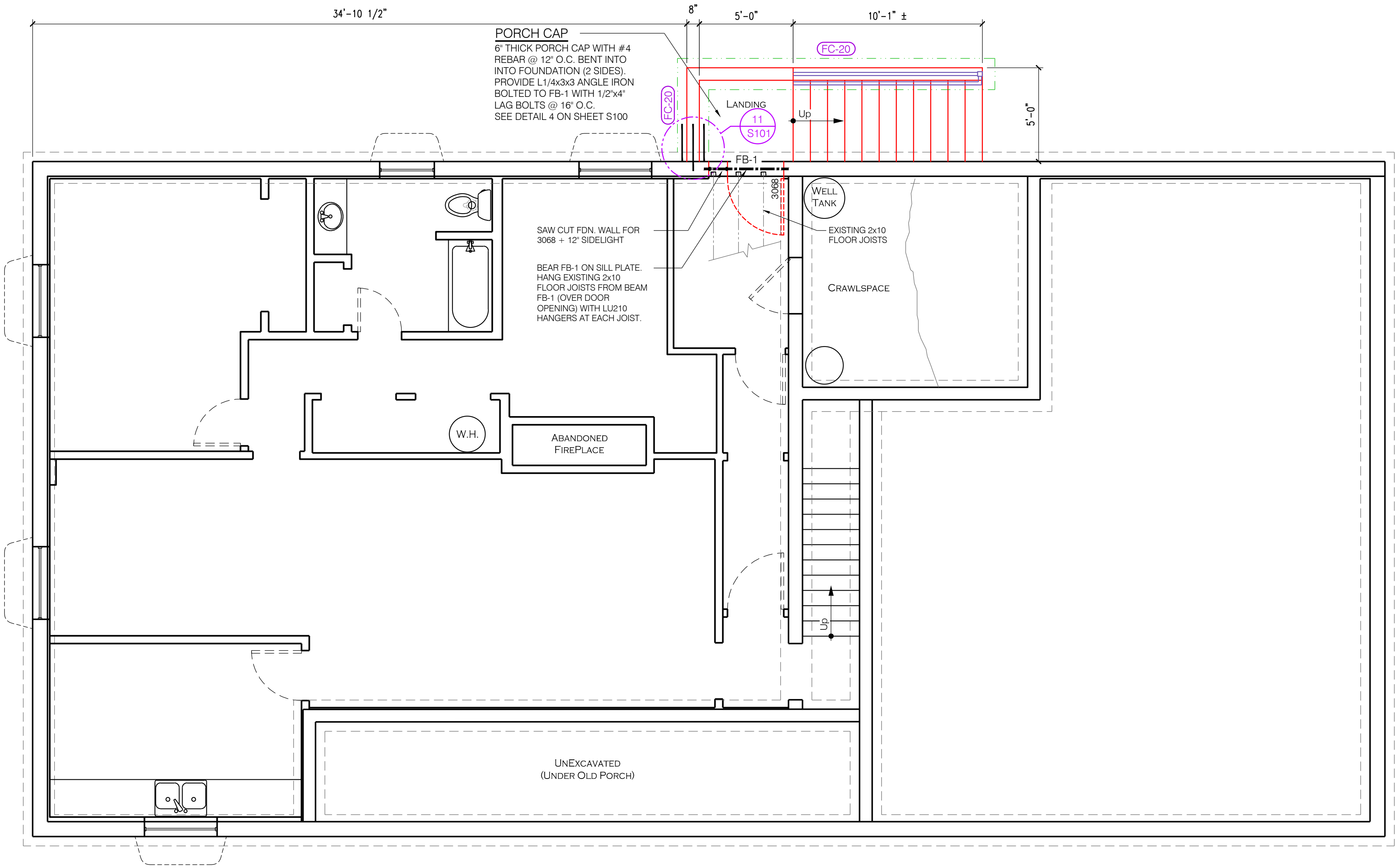
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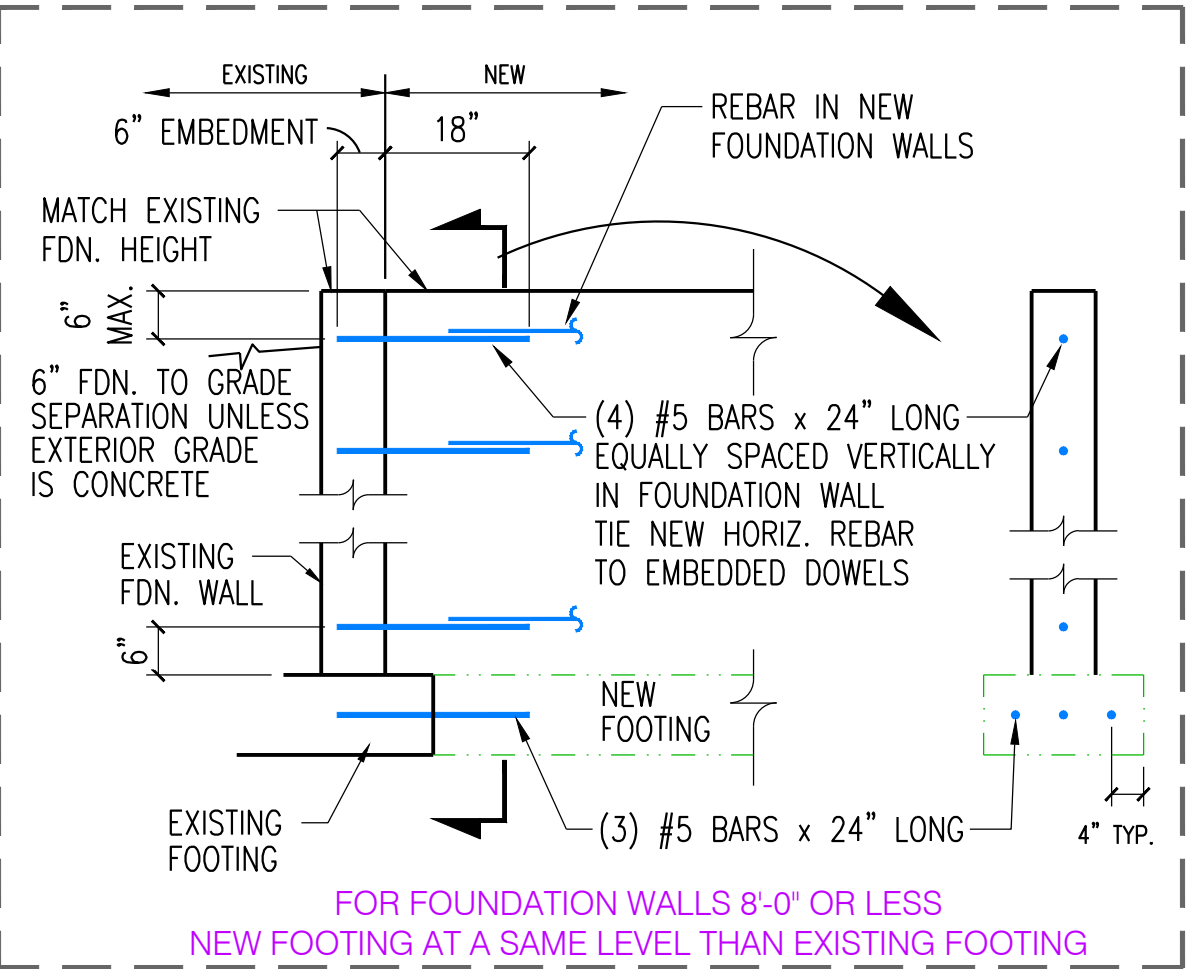
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BEAM SCHEDULE

MARK	BEAM TYPE & SIZE	TRIMMERS (OF #2)
FB-1	(2) 2x10's (Select Structural)	SEE PLAN



SPOT FOOTINGS & PIERS:
12" SQUARE PIERS TO HAVE #4 VERTICAL REBAR 3" FROM EACH CORNER & #4 REBAR HORIZ. @ 12" O.C. TIED TO VERTICALS. OR
12" SONOTUBE PIER WITH #4 VERTICAL REBAR 2" FROM EACH QUADRANT & #3 RING TIES AT 12" O.C. TIED TO VERTICALS.
TIMBER COLUMN WITH SIMPSON CB88 or EQUIVALENT POST BASE. (TYPICAL AT PORTICO POSTS - 2 PLACES).
STRUCTURAL POST TO BE CONTINUOUS FROM 1/PIER TO UNDERSIDE OF ROOF BEAM ABOVE.



11 FOUNDATION & FOOTING CONNECTION DETAIL
S101 N.T.S.

FOUNDATION NOTES:

- FOUNDATION CONCRETE TO BE 3,000 PSI & ALL REBAR TO BE GRADE 60
PROVIDE (2) #4's AROUND ALL OPENINGS AT TOP, BOTTOM & SIDES
- | | |
|---|---|
| 8" x (3'-0" MAX.) WALL:
#4 @ 24" MAX O.C. VERT.
#4 @ 18" MAX O.C. HORIZ.
(MIN. OF 3 HORIZ. BARS REQ'D) | 8" x (4'-6" MAX.) WALL:
#4 @ 24" MAX O.C. VERT.
#4 @ 18" MAX O.C. HORIZ.
(MIN. OF 4 HORIZ. BARS REQ'D) |
|---|---|
- WALL HEIGHT REFERS TO FINAL GRADE DIFFERENCE THROUGH THE WALL. TOTAL HEIGHT OF WALL MAY BE HIGHER DUE TO THE FOOTING DROP FOR FROST PROTECTION OR NATIVE SOIL BEARING AS LONG AS WALL IS BACKFILLED SUCH THAT THE GRADE DIFFERENCE DOES NOT EXCEED THE WALL HEIGHT AT ANY TIME DURING CONSTRUCTION.
 - ALL REBAR TO BE GRADE 60.
 - PLACE VERTICAL BARS IN THE CENTER OF WALL.
 - EXTEND VERTICAL BARS FROM THE FOOTING TO WITHIN 3" OF THE TOP OF WALL.
 - PROVIDE #4 DOWEL W/ STD. HOOK IN THE FOOTING TO MATCH THE VERTICAL REBAR.
 - EXTEND VERTICAL LEG OF DOWEL 24" MIN. INTO WALL.
 - PLACE (1) #4 HORIZONTALLY WITHIN 4" OF TOP AND BOTTOM OF WALL.
 - PROVIDE CORNER REINFORCING SO AS TO LAP 24" MINIMUM.
 - PROVIDE (2) #4 ABOVE, (1) #4 EACH SIDE, AND (1) #4 BELOW ALL OPENINGS.
 - PLACE STEEL WITHIN 2" OF OPENINGS & EXTEND 24" MIN. BEYOND EDGE OF OPENING.
 - VERTICAL BARS AROUND OPENINGS MAY TERMINATE 3" FROM TOP OF WALL.

FOOTING SCHEDULE

MARK	SIZE			REBAR	REMARKS
	WIDTH	THICK	LENGTH		
FC-20	20"	10"	CONT.	(2) #4 CONTINUOUS	1, 2
F-2.5	30"	10"	30"	PIER & FOOTING CAN BE ONE POUR (4) #4 EACH WAY AT BOTTOM	1, 2, 3

1. 2500 PSI CONCRETE
2. GRADE 60 STEEL
3. INTERIOR CONTINUOUS FOOTINGS ARE OKAY TO BE THICKENED SLAB FOOTINGS.
4. SPOT FOOTING MUST BE THE THICKNESS LISTED + SLAB THICKNESS ON TOP.

GENERAL CONCRETE NOTES:

- BOTTOM OF FOOTINGS TO BE >= 30" BELOW FINISHED GRADE.
- SILL PLATE TO BE REDWOOD, CEDAR OR PRESSURE TREATED LUMBER OVER SILL SEALER.
- BOTTOM PLATE CONTACTING CONCRETE TO BE REDWOOD OR PRESSURE TREATED LUMBER.
- FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURE'S INSTRUCTIONS.

FOOTING LEGEND

- NEW FOOTING & FOUNDATION WALL PER SPECS (THIS SHEET)
- EXISTING FOOTING & FDN. WALL. EXISTING FOOTINGS ARE EITHER 20" x 10" or 24" x 10" EXISTING FDN. WALLS ARE POURED CONCRETE FOUNDATION WALLS



FOOTING / FOUNDATION PLAN



ADVANCED DESIGN
11502 South Sunburn Ln.
Sandy, Utah 84094
801-568-9330
l.beeny@comcast.net

Remodel

Contacts:
Mehran - 801-808-9382
Email: Mehrajanjan@me.com
Email: Falahat.alirezaz@hotmail.com

FOOTING /
FOUNDATION PLAN

UTAH ENDOCRINOLOGY
ASSOCIATES
52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

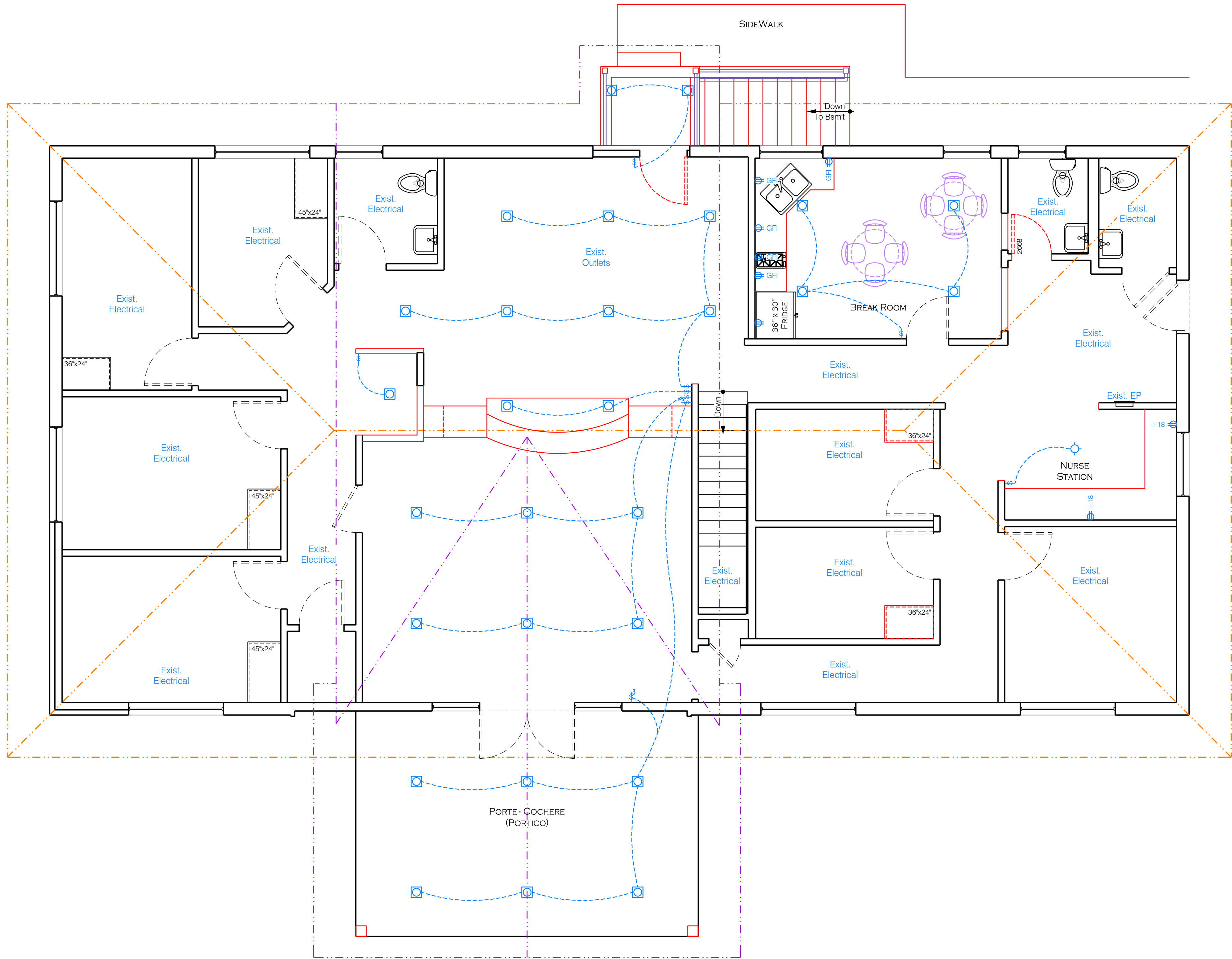
REVISIONS

DATE: 12/21/2018
SCALE: (11x17)
1/8"= 1'-0"
SCALE: (24x36)
1/4"= 1'-0"
SHEET NO.

S101

MARK	BEAM TYPE & SIZE	TRIMMERS (Df #2)
RB-1	(3) 1 3/4" x 11 7/8" LVL or 5 1/8" x 12" GLB	SEE PLAN
RB-2	(3) 1 3/4" x 11 7/8" LVL or 5 1/8" x 12" GLB	SEE PLAN
RB-3	(2) 2x10's (Select Structural)	4x4 POST MINIMUM
HDR-1	(2) 2x10's (Select Structural)	(2) 2x's or (1) **
HDR-2	(2) 1 3/4" x 9 1/2" LVL or (3) 2x10's (Select Structural)	(3) 2x's or (2) **

S103



ELECTRICAL SYMBOLS	
LIGHT FIXTURES	
	CEILING MOUNTED
	WALL BRACKET
	RECESSED IN CEILING OR SOFFIT
	DROPPED OR CEILING HUNG LIGHT FIXTURE
	PENDANT HUNG LIGHT FIXTURE BOTTOM OF FIXTURE AT 6'-6" - 7'-0"
	UNDER CABINET LIGHTING
OUTLETS	
ALL RECEPTACLES TO BE TAMPER PROOF.	
	110V. DUPLEX OUTLET
	220V. OUTLET
	WATERPROOF OUTLET
	GROUNDFAULT OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
GENERAL	
	CEILING EXHAUST FAN
	WALL EXHAUST FAN
	SMOKE DETECTOR W/110V. JUNCTION BOX
	ELECTRICAL PANEL
	THERMOSTAT
	CEILING FAN

- ELECTRICAL NOTES:
- ALL RECEPTACLES IN KITCHEN, GARAGE, BATHS, OUTSIDE GRADE LEVEL & IN UNFINISHED AREAS TO BE GFCI PROTECTED.
 - LIGHTS IN CLOSETS SHALL BE IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN CLOSET/STORAGE AREA & COMPLY WITH IRC E4003.12 & HAVE PROPER CLEARANCE BETWEEN THE FIXTURE & THE NEAREST POINT OF STORAGE.
 - ELECTRICAL PANELS TO COMPLY WITH LOCAL CODE. (MINIMUM CLEARANCE IN FRONT 30" WIDE x 72" HIGH).
 - SMOKE DETECTORS TO COMPLY WITH IRC R317.1 PLACE ON ALL LEVELS & AS SHOWN ON PLANS. ALL SMOKE DETECTORS & CO TO BE HARD WIRED WITH BATTERY BACKUP & BE INTER-CONNECTED PER IRC-R314.3.1. (ONE GOES OFF, ALL GO OFF).
 - MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS ARE REQUIRE FOR THE KITCHEN COUNTERTOP RECEPTACLES. THE FRIDGE CAN ALSO BE ON ONE OF THESE CIRCUITS, OR COULD BE ON A SEPARATE 15 AMP OR GREATER CIRCUIT (IRC E3703.2).
 - RECEPTS & CONN. IN GARAGE MUST BE MIN. OF 18" ABOVE FLOOR.
 - PROVIDE A RECEPTACLE IN ALL HALLWAYS OVER 10' IN LENGTH.
 - PROVIDE ARC-FAULT PROTECTION BREAKERS FOR ALL BEDROOMS (INCLUDING LIGHTS, SWITCHES, SMOKE DETECTORS & RECEPT.).
 - EXTERIOR GFCI OUTLET REQUIRED (FRONT & BACK) PER E3902.3 & TO HAVE A WEATHERPROOF ENCL. PER IRC E4002.9 or E4002.10.
 - INSTALL WEATHERPROOF BUBBLE COVERS ON ALL EXTERIOR OUTLETS NOT PROTECTED BY PORCH OR SIMILAR AREA.
 - PROVIDE A CONCRETE ENCASED ELECTRODE FOR USE AS A GROUNDING ELECTRODE FOR HOUSE WHICH MEETS THE REQUIREMENTS OF SECTION 250-50 (C) OF THE 2015 NEC.
 - AN EXTERNAL ACCESSIBLE INTERSYSTEM BONDING TERMINAL FOR THE GROUNDING & BONDING OF COMMUNICATIONS SYSTEMS IS REQUIRE AT THE SERVICE EQUIPMENT. NEC 250.94.
 - PROVIDE A 110 VOLT ELECTRICAL OUTLET WITHIN 25' OF A/C UNIT.
 - BATHROOM EXHAUST FAN DUCTS MUST DISCHARGE DIRECTLY TO THE OUTSIDE OF THE STRUCTURE PER IRC R303.3 & M1506.2. CLOSE PROXIMITY TO ATTIC &/OR SOFFIT AREAS ARE PROHIBITED. ALL EXHAUST DUCTS MUST CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATORS IN SOFFIT & WALL AREAS & TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BLOCK OR BE STOPPED BY SNOW OR ICE.
 - TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL RECEPTACLES PER IRC 2015, INCL. GFCI PROTECTED OUTLETS.
 - AFCI CIRCUITS ARE REQUIRED ON ALL KITCHEN & LAUNDRY 15A & 20A CIRCUITS PER IRC E3902.16 IN ADDITION TO GFCI REQUIREMENTS PER IRC E3902.6 & E3209.6.
 - OUTLETS MOUNTED UNDER THE KITCHEN ISLAND COUNTERTOP ARE TO BE NOT MORE THAN 12" BELOW THE TOP OF COUNTERTOP & CANNOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS SUPPORT BASE (IRC E3901.4.5).
 - CEILING FAN BOXES SHALL BE MARKED BY THEIR MFR. AS SUITABLE FOR THIS PORPOSE (IRC E3905.8).
 - DISHWASHER SHALL HAVE A GFCI OUTLET PER E3903.3 & PROVIDE AN OUTLET RECEPTACLE & PIGTAIL PER IRC E4101.5.
 - RECESSED LIGHTS MUST BE SEALED PER IRC N1102.4.5 & IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E404.9.
 - GENERAL PURPOSE RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF A WALL SPACE (2' OR MORE IN WIDTH IS MORE THAN 6' FROM A RECEPTACLE OUTLET PER IRC E3901.2).

MAIN LEVEL ELECTRICAL PLAN

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

ADVANCED DESIGN

11502 South Sunburn Ln.
Sandy, Utah 84094
801-568-9330
LBeeny@comcast.net

Remodel

Contacts:
Mehran - 801-808-9382
Email: Mehranjan@me.com
Email: Falahat.alireza@hotmail.com

MAIN LEVEL
ELECTRICAL PLAN

UTAH ENDOCRINOLOGY
ASSOCIATES

52 NORTH COUNTY BLVD
AMERICAN FORK, UTAH 84003

REVISIONS

DATE: 12/21/2018

SCALE: (11x17)

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SHEET NO.

E101

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES DECEMBER 19, 2018

The American Fork City Planning Commission met in a regular session on December 19, 2018 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Geoff Dupaix
Christine Anderson
Harold Dudley
Nathan Schellenberg

Absent: Rebecca Staten
Eric Franson
Rod Brocious

Staff Present: Scott Sensanbaugher, Public Works Director
Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Albert Schellenberg, Brian Green

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Review and action on the final plat for American Fork Commercial Center Plat K Amended and Extended – Amendment 2 subdivision, consisting of 3 lots, located at 750 West Pacific Drive in the SC-1 Planned Shopping Center zone

Mr. Olsen stated that the “Plat K Amended and Extended-Amendment 2” consists of three (3) lots located along the east side of Meadow Lane, and north of Pacific Drive, totaling 9.5 acres. Plat K Amended and Extended-Amendment 2 is a re-subdivision of the original Amended and Extended plat, approved in 2016; and also portions of AFCC Plats D, K, and C.

Amendment 2 proposes a shift in a lot line for Lot 101 (former site of Shoe Carnival) for financing reasons. Access is provided off of Meadow Lane and Pacific Drive. The subdivision plat notes an “access/parking easement” which allows patrons access and ability to park throughout the project. All lots have been configured to allow sufficient parking for their intended commercial uses.

UNAPPROVED MINUTES

Mr. Sensanbaugher indicated that The Engineering Division has no concerns about the proposed development.

Mr. Schellenberg moved to recommend approval of the final plat of the American Fork Commercial Center Plat K Amended and Extended—Amendment 2 Subdivision, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye

The motion carried.

3. Review and action on the final plat for Hill Valley Plat E subdivision, consisting of one lot, located at 594 North 850 East, in the R-1-9,000 Residential zone

Mr. Olsen stated that Hill Valley Plat E consists of one lot located at 594 N. 850 E. The proposed lot exceeds the requirements of the underlying zone, R1-9,000. Utilities and access will be provided off of 850 East.

Mr. Hunter stated that the Engineering Division has no concerns about the proposed project.

Mr. Albert Schellenberg stated that he wants to buy this lot. It has water and sewer already stubbed in.

Mr. Dupaix moved to recommend approval of the final plat of Hill Valley Plat E, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye
Nathan Schellenberg	Abstain

The motion carried.

UNAPPROVED MINUTES

1 4. Hearing, review and action on amendments to Section 17.6.115 Non-Accessory Signs and
2 Billboards of the American Fork City Development Code.
3

4 Mr. Olsen said that an application is presented to the Planning Commission for consideration on
5 lessening the spacing requirement of 800' for placement of billboards along I-15. The request is
6 to reduce the spacing requirement to 600'. The applicant states that 600' is still greater than the
7 minimum requirement of 500' as stipulated by the State. State Law allows municipalities to
8 impose a greater spacing requirement, but not less.

9 In addition, the City allows billboards to be placed in certain zones along the I-15 corridor;
10 residential zones excluded. This amendment does not propose the addition of billboards to zones
11 where they are currently prohibited; merely to reduce the spacing requirement by 200', to 600'.

12 Mr. Olsen surveyed other cities to see what their billboard spacing requirements are. Utah
13 County's requirement is 500', Payson's is 1000', Lehi is maxed out on billboards spaced at
14 1000', West Valley requires 750' between billboards. American Fork seems to be right in the
15 middle of restriction requirements compared to other Utah County cities.

16 The places in American Fork where billboards are allowed are along the I -15 corridor, some are
17 allowed in the GC-2 zone near the Utah Valley Business Park.

18 Chairman Woffinden asked when the last request to reduce the spacing requirement was.

19 Mr. Olsen indicated that he researched back ten years, he couldn't find any requests to decrease
20 space between billboards. There have been previous requests for increases in billboard height
21 that have been approved.

22 Mr. Schellenberg expressed curiosity about what might be driving this request.

23 Mr. Hunter stated that the Engineering Division has no comments on the proposed code text
24 amendment.
25

26 Public Hearing Opened

27 Mr. Brian Green, counsel for the property owner, explained why the applicant desires to make
28 this change. He showed a parcel map, his client owns 1350 feet of I-15 frontage that cannot
29 support a billboard under the current ordinance because a city right-of-way in the property does
30 not leave the required space on either side. He stated that there is ongoing discussion between
31 city officials and a prominent billboard owner to vacate the right of way and put a joint venture
32 billboard there. To do this, the space requirement would have to change to 500', the right-of -
33 way would have to be vacated, and the parcel rezoned to Planned Industrial. This would require a
34 comprehensive site plan development. The owner's primary motivation for this application is as
35 a preemptive measure to protect his interests. If space requirements were reduced to 600', the
36 property owner could put a billboard there with a site plan and development project. This is the
37 beginning of a discussion, not the end.

UNAPPROVED MINUTES

Chairman Woffinden asked if we really need more billboards. He is concerned about billboard pollution. There is also a safety issue to consider, the city council will have a chance to weigh in on this issue.

Mr. Schellenberg asked if anyone from the city proposes to loosen restrictions on billboard spacing.

Mr. Olsen said that he's not aware of anything like that ever being discussed.

Mr. Dudley doesn't see any compelling reason to change the ordinance, it complies with state requirements.

Mr. Dupaix expressed agreement with Mr. Dudley, it may be a future revenue source, but will open up the ordinance to more changes and he's not comfortable with more billboards and tighter spacing.

Mr. Green said that he respects their decision, he added that it's important to have this discussion on the record so that if the city comes forward wanting to reduce the requirements, more legal discussions will be taking place.

Public Hearing Closed

Mr. Dupaix moved to recommend denial of the amendments to Section 17.6.115 of the Development Code.

Mr. Dudley seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye
Christine Anderson	Aye

The motion carried.

5. Other Business

Mr. Olsen stated that there will be only one Planning Commission meeting in January, to be held on January 16. He asked the commissioners to begin thinking about the winter dinner in February, what days will work. He is open to recommendations regarding time and place.

Chairman Woffinden stated that the mayor is recommending that we utilize local establishments if possible.

UNAPPROVED MINUTES

6. Site Plan Committee Report

Mr. Knobloch discussed items for the Planning Commission meeting on January 16, 2019. He displayed the agenda from the latest Technical Review Committee meeting, and said that the Utah Endocrinology Associates project will be going on to Planning Commission in January. There are 2 other projects that may or may not be ready for the meeting on January 16th. There will also likely be an annexation coming to the commission in January.

The dates for next year's Planning Commission and City Council meetings were displayed. Mr. Knobloch asked for input whether or not a meeting should still be held on April 3, it conflicts with school spring break. This meeting could be cancelled without impact to developers since the city council cancelled their subsequent meeting.

The commissioners suggested canceling the meeting on April 3, and they asked for next year's meeting dates to be sent to them.

7. Review and action on the minutes of the December 5, 2018 Planning Commission Regular Session

Ms. Anderson moved to approve the December 5, 2018 minutes from the Planning Commission meeting.

Mr. Dupaix seconded the motion. Voting was as follows:

John Woffinden	Aye
Harold Dudley	Aye
Nathan Schellenberg	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye

The motion carried.

8. Adjournment

Mr. Dupaix moved to adjourn the meeting.

Ms. Anderson seconded the motion. All were in favor.

The meeting adjourned at 7:30 p.m.

Lisa Halversen
Administrative Assistant