

AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION

JUNE 5, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 5, 2019 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. Hearing, review and action on a land use map amendment located in the area of 705 East 50 South from the Residential-High Density to the Design Industrial designation
3. Hearing, review and action on a zone map amendment located in the area of 705 East 50 South from the R-1-9,000 Residential to the PI-1 Planned Industrial zone
4. Hearing, review and action on an amendment to Section 17.4.608-5.03 of the American Fork City Development Code regarding Transportation Network Standards in the TOD Transit Oriented Development zone
5. Hearing, review and action on a District Framework Plan for the Castlewood Project, located at 900 West 200 South in the TOD Transit Oriented Development zone
6. Other Business
7. Site Plan
8. Review and action on the minutes of the May 22, 2019 Planning Commission Regular Session
9. Adjournment

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

The order of agenda items may change to accommodate the needs of the commission, city staff and the public.

AGENDA TOPICS: Hearing, review and action on a land use map amendment from the Residential High Density designation to the Design Industrial designation, located at 705 East 50 South.

Hearing, review and action on a zone map amendment from the R1-9,000 Residential zone to the PI-1 (Planned Industrial) zone, located at 705 East 50 South.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION				
Location:		705 East 50 South		
Applicants:		American Biotech Labs		
Existing Land Use:		Residential		
Proposed Land Use:		Planned Industrial (Biotech)		
Surrounding Land Use:	North	Residential		
	South	Commercial		
	East	Residential		
	West	Commercial		
Existing Zoning:		R1-9,000		
Proposed Zoning:		PI-1 (Planned Industrial)		
Surrounding Zoning:	North	R4-7,500		
	South	GC-2 (Planned Commercial)		
	East	R4-7,500		
	West	PI-1 (Planned Industrial)		
Land Use Plan Designation:		Residential High Density		
Zoning within Land Use Plan?		x	Yes (current zone)	No

Background

American Biotech Labs operates a facility at the northeast corner of 700 East and 50 South. They are looking to expand on a residential property, directly east of the current facility. The property for expansion is zoned R1-9,000 and lies within the High Density Residential Land Use designation. The property housing American Biotech Labs lies within the PI-1 (Planned Industrial) zone; however, the underlying Land Use designation is also High Density Residential.

Staff supports a change to the underlying Land Use designation, to Design Industrial, in order to bring the facility in line with current zoning; and, for the area under consideration for expansion to be amended to both the Design Industrial designation and Planned Industrial zone. Higher density residential uses are present to the north and east of the facility, and proposed expansion area.

Should the Land Use and Zone Map amendments be approved, the applicants will return with a site plan, illustrating expansion.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of a land use map amendment, at 705 East 50 South, from the Residential High Density designation to the Design Industrial designation.

DENIAL

Mr. Chairman, I move that we recommend denial of a land use map amendment, at 705 East 50 South, from the Residential High Density designation to the Design Industrial designation.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment at 705 East 50 South, from the R1-9,000 Residential zone to the PI-1 (Planned Industrial) zone.

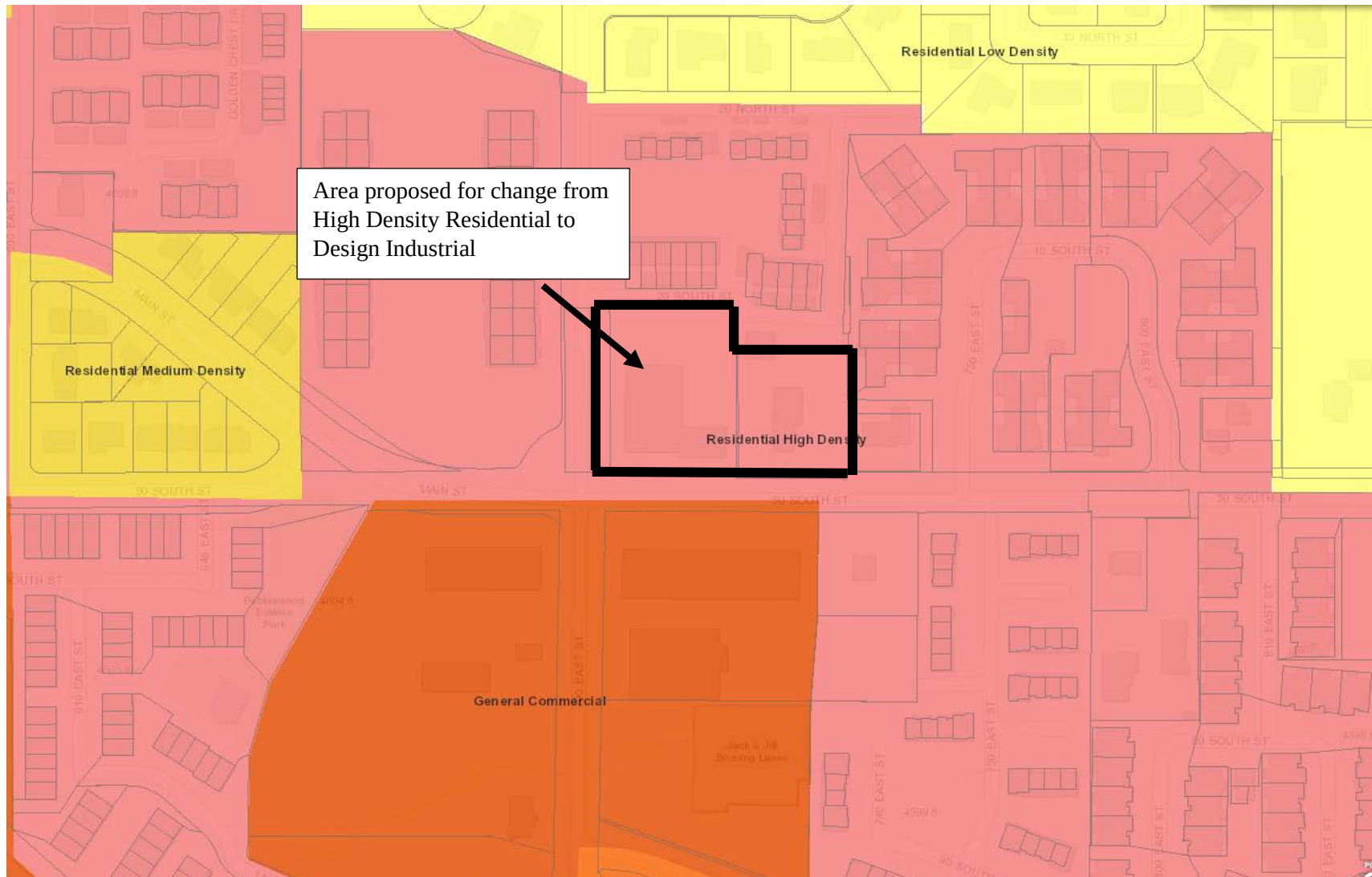
DENIAL

Mr. Chairman, I move that we recommend denial of a zone map amendment at 705 East 50 South, from the R1-9,000 Residential zone to the PI-1 (Planned Industrial) zone.

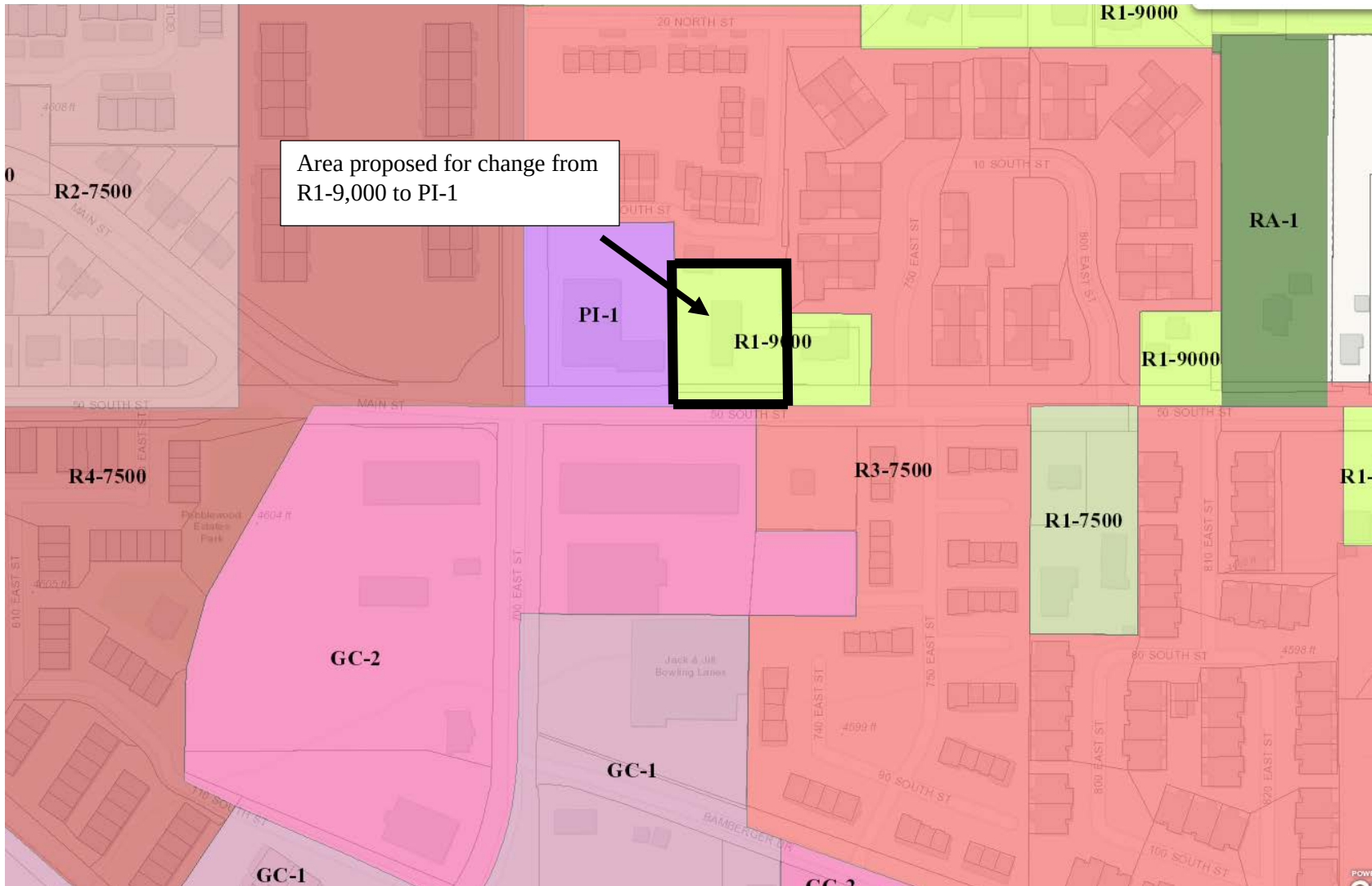
TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Land Use Map



Zone Map





AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

GENERAL PLAN AMENDMENT (purple)

Technical Review Committee Submittal Form

Project Name: AMERICAN BIOTECH LABS EXTENSION
Location: 733 EAST 50 SOUTH, AMERICAN FORK, UT 84003
Reason/Description: WE WANT TO EXTEND/EXPAND OUR BUILDING
Utah County Parcel No(s): 13:058:0226

Property Owner Name: Jim Phelps
Property Owner Signature: Jim Phelps

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: SCOTT MOELLER
Address: 705 EAST 50 SOUTH, AMERICAN FORK, UT 84003
Telephone: (801) 756-1000 EXT 105 Fax: (801) 756-5454
Email: SCOTT@ablsilver.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")

2. Electronic submittal on DISC:

- a full plan set in one (1) single pdf
- an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
- reports (drainage, geotechnical, title) each in a separate pdf

3. Fee as determined at time of Site Plan Review Fee: \$250.00

PAID \$ 250
PLAN REVIEW DEPOSIT
5/22/19

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.



May 22, 2019

American Fork City
275 East 200 North
American Fork, UT 84003

To Whom It May Concern:

We're interested in expanding our building onto the adjacent lot owned by the Jim and Lynne Phelps family who are considering selling us their property if we can get the zoning changed. Our property at 705 East 50 South and the Phelps property at 733 East 50 South are across the street from Gunther's commercial rental units.

The Phelps property is zoned R1-9000 and we're proposing extending current building onto their property if we can get the zoning changed to our current zoning of P1-1. We employ 45 people between our companies and we would prefer to keep our company in the area if at all possible.

Thanks for your consideration,

Scott Moeller, President
scott@ablsilver.com
(801) 368-6868



13:058:0090
ABL MEDICAL LLC...
705 E MAIN ST -AMERICAN FORK
Value: \$1,134,300 -- 1.11 acres
Entry# 52804-2011

13:058:0226
PHELPS, JIM and LYNNNE J...
733 E 50 SOUTH --AMERICAN FORK
Value: \$352,700 -- 0.67 acres
Entry# 120620-2003

13:058:0218
VACHER, LEE R...
745 E 50 SOUTH - AMERICAN FORK
Value: \$281,800 -- 0.19 acres
Entry# 64222-2003



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: AMERICAN BIOTECH LABS EXTENSION
Location: 733 EAST 50 SOUTH, AMERICAN FORK, UT 84003
Reason/Description: WE WANT TO EXTEND OUR BUILDING
Utah County Parcel No(s): 13:058:0226

Property Owner Name: Jim Phelps
Property Owner Signature: Jim Phelps

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: SCOTT MOELLER
Address: 705 EAST 50 SOUTH, AMERICAN FORK, UT 84003
Telephone: (801) 756-1000 ext 105 Fax: (801) 756-5454
Email: SCOTT @ ab/silver.com

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SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☒	Property Size (acres): <u>0.67 acres</u> Current Zone Classification: <u>R1-9000</u>
☒	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☐	Does the proposed zone change conform to the Land Use Plan? ☐ Yes ☒ No If no, please submit a request for General Plan Amendment with this application.



May 22, 2019

American Fork City
275 East 200 North
American Fork, UT 84003

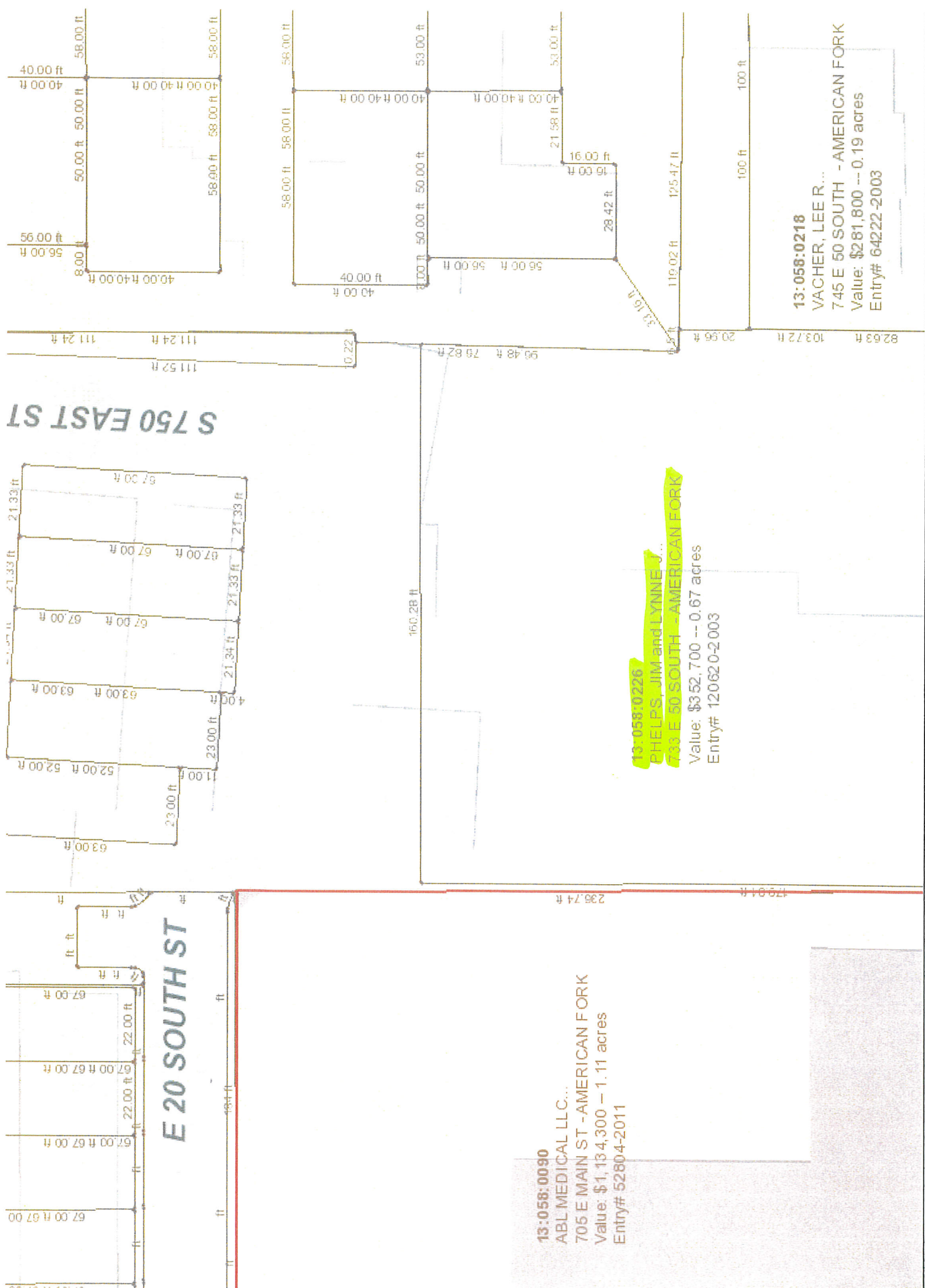
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The Phelps property is zoned R1-9000 and we're proposing extending current building onto their property if we can get the zoning changed to our current zoning of P1-1. We employ 45 people between our companies and we would prefer to keep our company in the area if at all possible.

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Scott Moeller, President
scott@ablsilver.com
(801) 368-6868



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705 E MAIN ST -AMERICAN FORK
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Entry# 52804-2011

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PHELPS, JIM and LYNN E...
733 E 50 SOUTH - AMERICAN FORK
Value: \$352,700 -- 0.67 acres
Entry# 120620-2003

13:058:0218
VACHER, LEE R...
745 E 50 SOUTH - AMERICAN FORK
Value: \$281,800 -- 0.19 acres
Entry# 64222-2003

Hearing, review and action on an amendment to Section 17.4.608-5.03 of the American Fork City Development Code regarding Transportation Network Standards in the TOD (Transit Oriented Development) zone

The proposed amendment seeks to allow cul-de-sacs within a Block Type 5 of the TOD zone. The current code allows cul-de-sacs in Block Types 1-4. Block Types 5 and above do not allow cul-de-sacs or other types of close-ended streets. This is due to the nature of the intended block types. Block Types 5 and above are found within the core area of the TOD overlay; within the area intended maximum connectivity, for both pedestrians and vehicles. By allowing cul-de-sacs in a Block Type 5, this connectivity is compromised.

The TOD Code was recently adopted, with cul-de-sacs deliberately left out of the higher block types within core areas, to promote maximum connectivity. Staff does not see a need to allow cul-de-sacs or other close-ended street types within a Block Type 5 (or above); and, as such, recommend denial of the proposed code text amendment.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed amendment to Section 17.4.608-5.03 of the American Fork City Development Code.

DENIAL

Mr. Chairman, I move that we recommend denial of the proposed amendment to Section 17.4.608-5.03 of the American Fork City Development Code.

TABLE

Mr. Chairman, I move that we table action on the proposed amendment.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/5/2019

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: TOD Transportation Network Standard Code Amendment

Project Address: Transit Oriented Development Zone

Developer / Applicant's Name: Duaine Rasmussen/Castlewood Development

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 DENIAL of the proposed code text amendment.



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

DEVELOPMENT CODE TEXT AMENDMENT (orange)

Technical Review Committee Submittal Form

Project Name: Castlewood American Fork Apartments
Location: Approx. 900 West 200 South, American Fork, Utah
Reason/Description: Proposed Code Amendment
Utah County Parcel No(s): 13:041:0072 & 13:041:0047

Property Owner Name: AE Utah, LLC

Property Owner Signature: Christopher Simms, Manager

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Chris Simms
Address: 4821 Atlantic Blvd, Jacksonville FL 32207
Telephone: 904-941-8101 Fax: 904-388-7527
Email: CSimms EMC@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on a DISC:
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 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
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PAID \$250
PLAN REVIEW DEPOSIT
5/21/19

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By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

We are proposing to amend Section 5 “Block Plans” under subsection 5.03 as shown below:

5.03 Transportation Network Standards

2. The thoroughfare network plan must map thoroughfares and intersections as follows:
 - a. All thoroughfares must connect to other thoroughfares with intersections, forming a network.
 - i. Close-ended streets (cul-de-sacs) may only be permitted within BT-1 and BT-2, and only within BT-3, ~~and~~ BT-4 **and BT-5** located at the edge of a character district or adjacent to natural or man-made boundaries that limit vehicular connectivity.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/5/2019

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: American Fork Apartments: District Framework Plan

Project Address: 900 West 200 South

Developer / Applicant's Name: Duaine Rasmussen/Castlewood Development

Type of Application:

- | | | |
|---|---|--------------------------------------|
| ☐ Subdivision Final Plat | ☐ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☐ Zone Change |
| ☐ Commercial Site Plan | ☒ District Framework Plan | |

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

Project Map:



AGENDA TOPIC: Hearing, review and action on the Castlewood District Framework Plan, located at 900 West 200 South, in the TOD Transit Oriented Development zone.

BACKGROUND INFORMATION				
Location:		900 West 200 South		
Applicants:		AF Utah LLC		
Existing Land Use:		Agriculture		
Proposed Land Use:		Mixed Use Commercial & Residential		
Surrounding Land Use:	North	Front Runner Station		
	South	Agriculture		
	East	Residential		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PF (Public Facilities)		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning within Land Use Plan?		x	Yes	No

Background

The area comprising this District Framework Plan consists of approximately 9.7 acres. It is located at 900 West 200 South, and runs north/south. The property lies within the Transit Core District, and within the Mixed-Use Core sub-district. The highest intensities of use and densities are envisioned in this area.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval “if not acted upon further through the submittal of a block plan”. Extensions may be granted by the Council, if requested and deemed appropriate.

Because this District Framework Plan is dependent on the previous agenda item (Code Text Amendment), Staff recommends the Planning Commission TABLE the plan until resolution is made regarding the use of cul-de-sacs within the block type designated for this area. If the amendment is denied, redesign of the District Framework Plan will be required.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Transit Oriented Development”. The District Framework Plan is consistent with the Land Use Plan designation.

POTENTIAL MOTION

As stated above, Staff recommends this item be tabled until resolution can be made regarding the Code Text Amendment. Therefore, the motion put forward and recommended by Staff is a motion to table.

TABLE

Mr. Chairman, I move that we table action on the District Framework Plan until such time that resolution is made by Council regarding the accompanying Code Text Amendment.

EXHIBIT 1: LEGAL DESCRIPTION

CASTLEWOOD AMERICAN FORK APARTMENTS

A parcel of land situated in the Northeast and Southeast Quarter Corner of Section 22, Township 5South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.02 feet and North 1022.37 feet from the East Quarter Corner of Section 22 Township 5 South, Range 1 East and running

thence South 02°24'06" West 1,069.47 feet to the North line of 350 South Street;

thence North 89°28'52" West 71.77 feet along the North line of said 350 South Street;

thence Westerly 60.65 feet along the arc of a 503.00 feet radius curve to the left (center bears South 00°31'08" West and the chord bears South 87°03'53" West 60.61 feet with a central angle of 06°54'29");

thence South 83°36'38" West 33.48 feet along the North line of said 350 South Street;

thence Westerly 54.59 feet along the arc of a 447.00 feet radius curve to the right (center bears North 06°23'22" West and the long chord bears South 87°06'34" West 54.56 feet with a central angle of 06°59'51") along the North line of said 350 South Street;

thence North 89°23'31" West 139.42 feet along the North line of said 350 South Street;

thence Northwesterly 31.47 feet along the arc of a 20.00 feet radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street;

thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;

thence Northeasterly 47.17 feet along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°05'15") along the East line of said 900 West Street to the South line of 200 South Street;

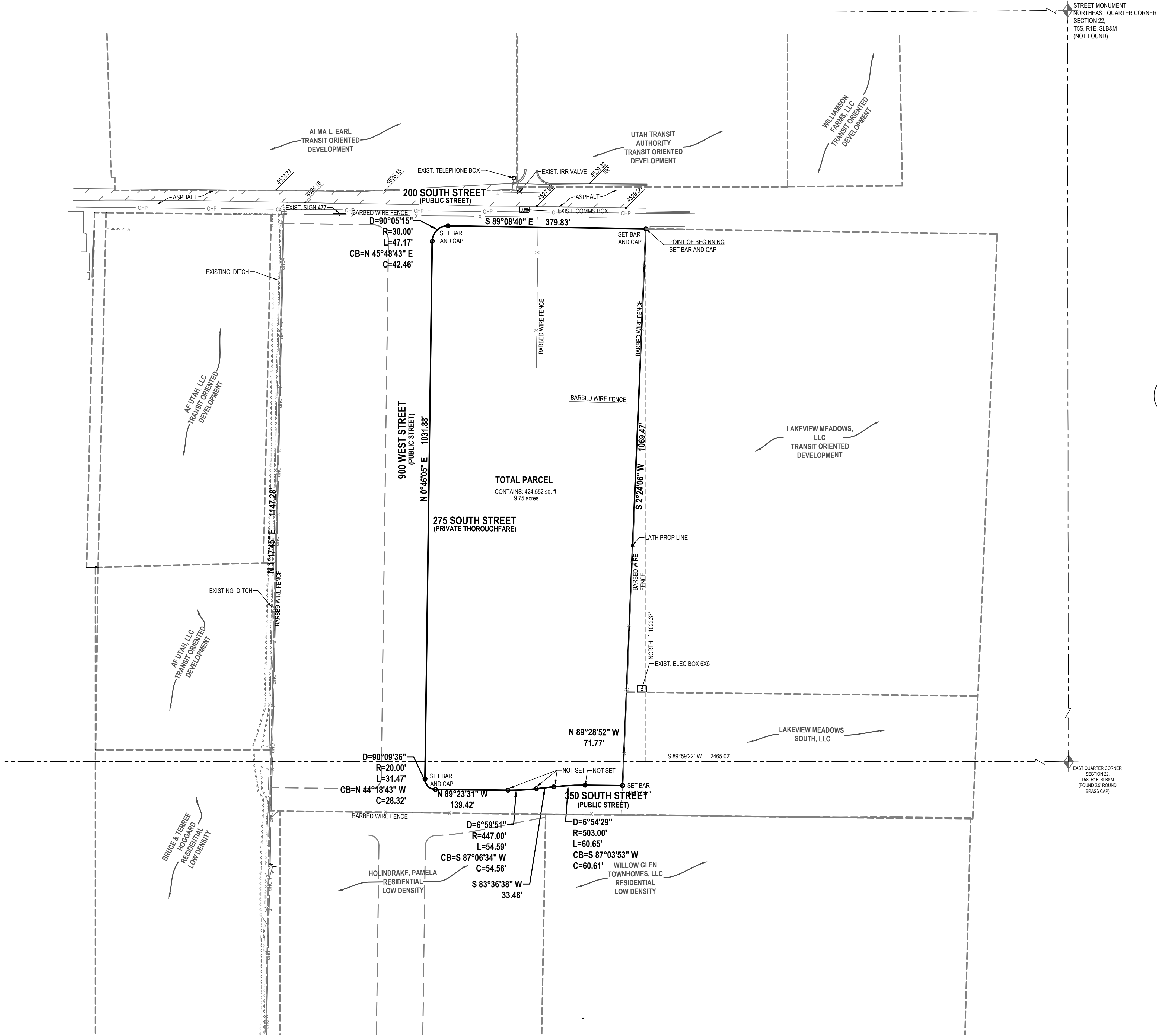
thence South 89°08'40" East 379.83 feet along the Southeasterly line of 200 South Street to the point of beginning.

Contains 424,552 square feet or 9.746 acres.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is South 0°24'14" West 2664.75 feet between the Street Monument at the East Quarter Corner Section 22, Township 5 South Range 1 East and the Northeast Quarter Corner Section 22, Township 5 South Range 1 East Salt Lake City Base Meridian

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast and Southeast Quarter Corner of Section 22, Township 5South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

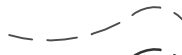
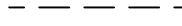
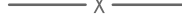
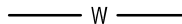
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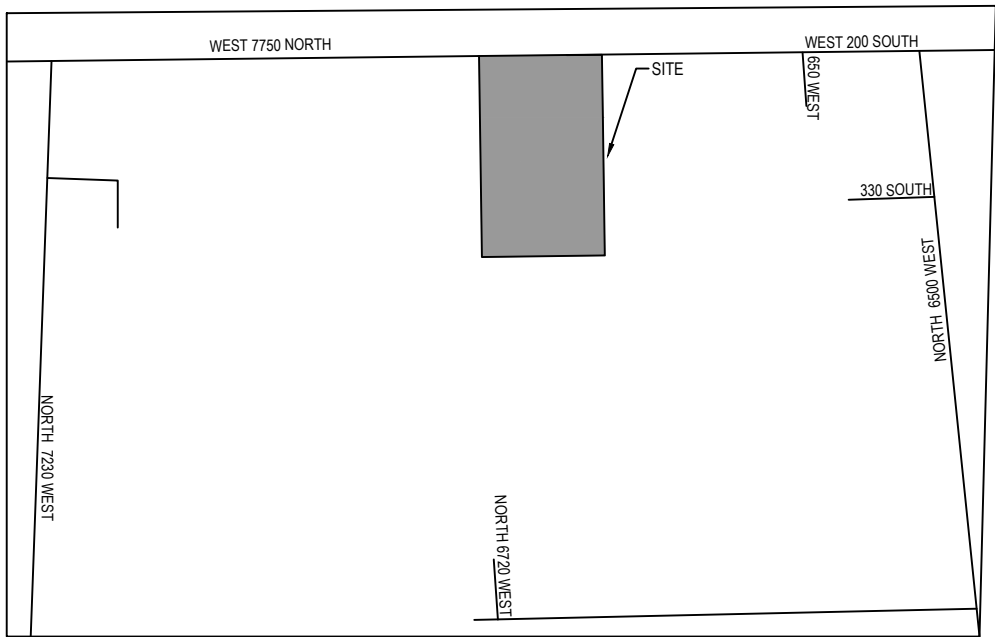
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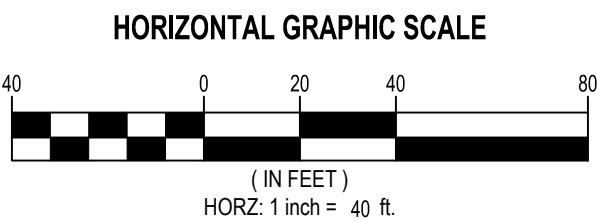
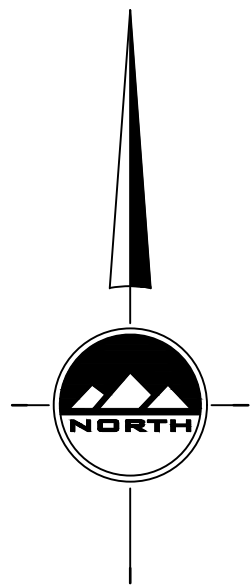
2/8/19
Date

Patrick M. Harris
License no. 286882

LEGEND			
	SECTION CORNER		MINOR CONTOURS 1' INCREMENT
	MONUMENT		MAJOR CONTOURS 5' INCREMENT
	SET NAIL & WASHER		CONCRETE
	SET ENSIGN REBAR AND CAP		ADJACENT RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER
	EXISTING BUILDING		



VICINITY MAP
(NOT TO SCALE)



LOCATED IN THE NORTH HALF
OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CASTLEWOOD DEVELOPMENT
6740 SOUTH, 1300 EAST, SUITE 200
SALT LAKE CITY, UTAH, 84121

CONTACT:
DUANE RASMUSSEN
PHONE: 801-208-4000

AMERICAN FORK APARTMENTS
BOUNDARY MAP
6790 WEST, 7750 NORTH
AMERICAN FORK, UTAH COUNTY, UTAH

EXHIBIT 2:
BOUNDARY SURVEY

PROJECT NUMBER
8818
PRINT DATE
3/18/19
DRAWN BY
J. JEAN PIERRE
CHECKED BY
P. HARRIS
PROJECT MANAGER
P. HARRIS

EX. 2

Sub-Districts

-  Office Core
-  Mixed-Use Core
-  General Mixed-Use
-  Neighborhood Edge

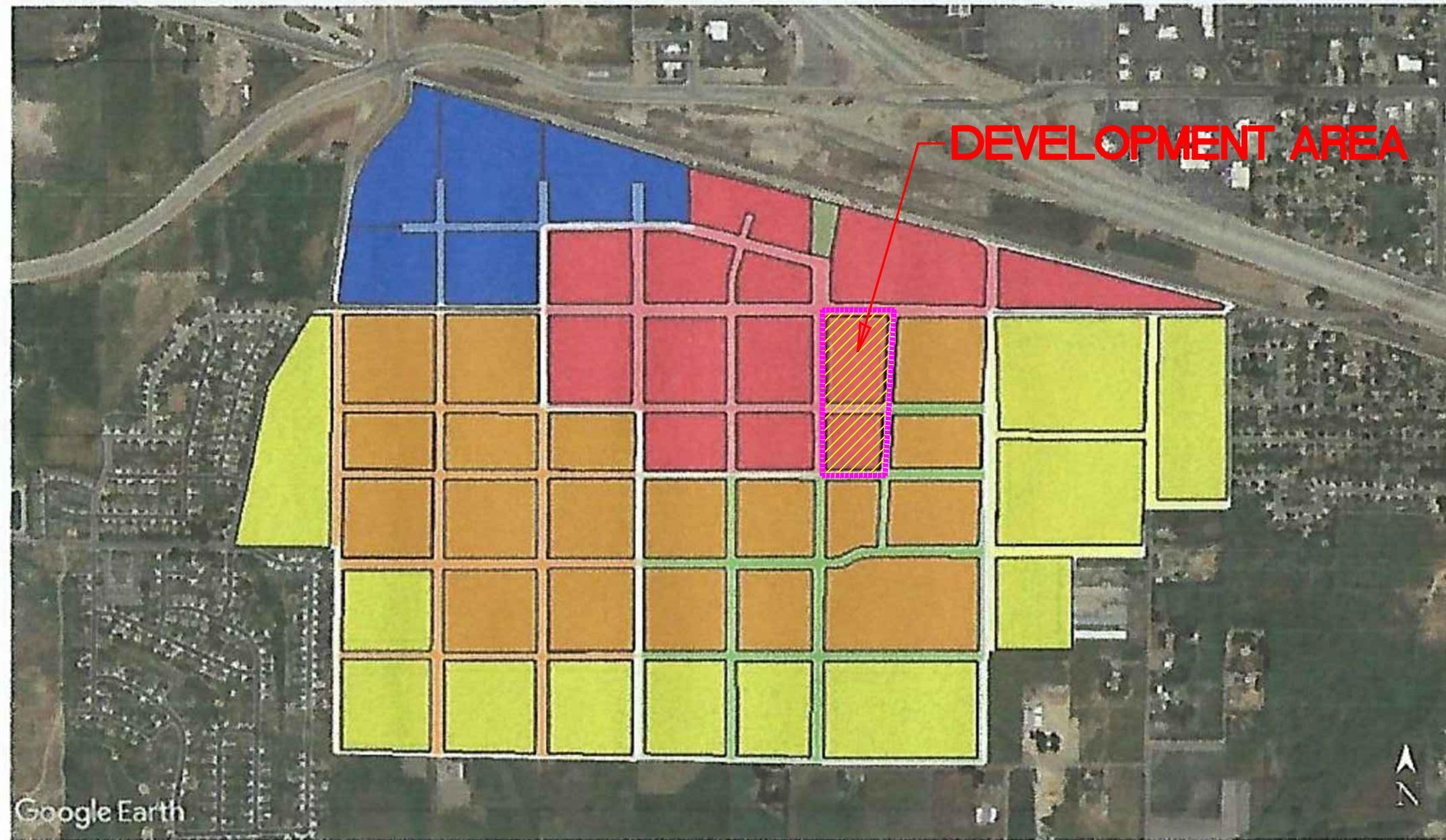
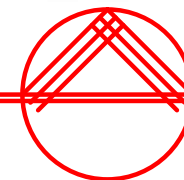


EXHIBIT 3 DEVELOPMENT AREA PLAN

DATE: 22 MAR 2019



PROJECT NUMBER
18-045

SHEET TITLE
EXHIBIT 3
DEVELOPMENT AREA PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER
AMERICAN FORK ARTS
900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

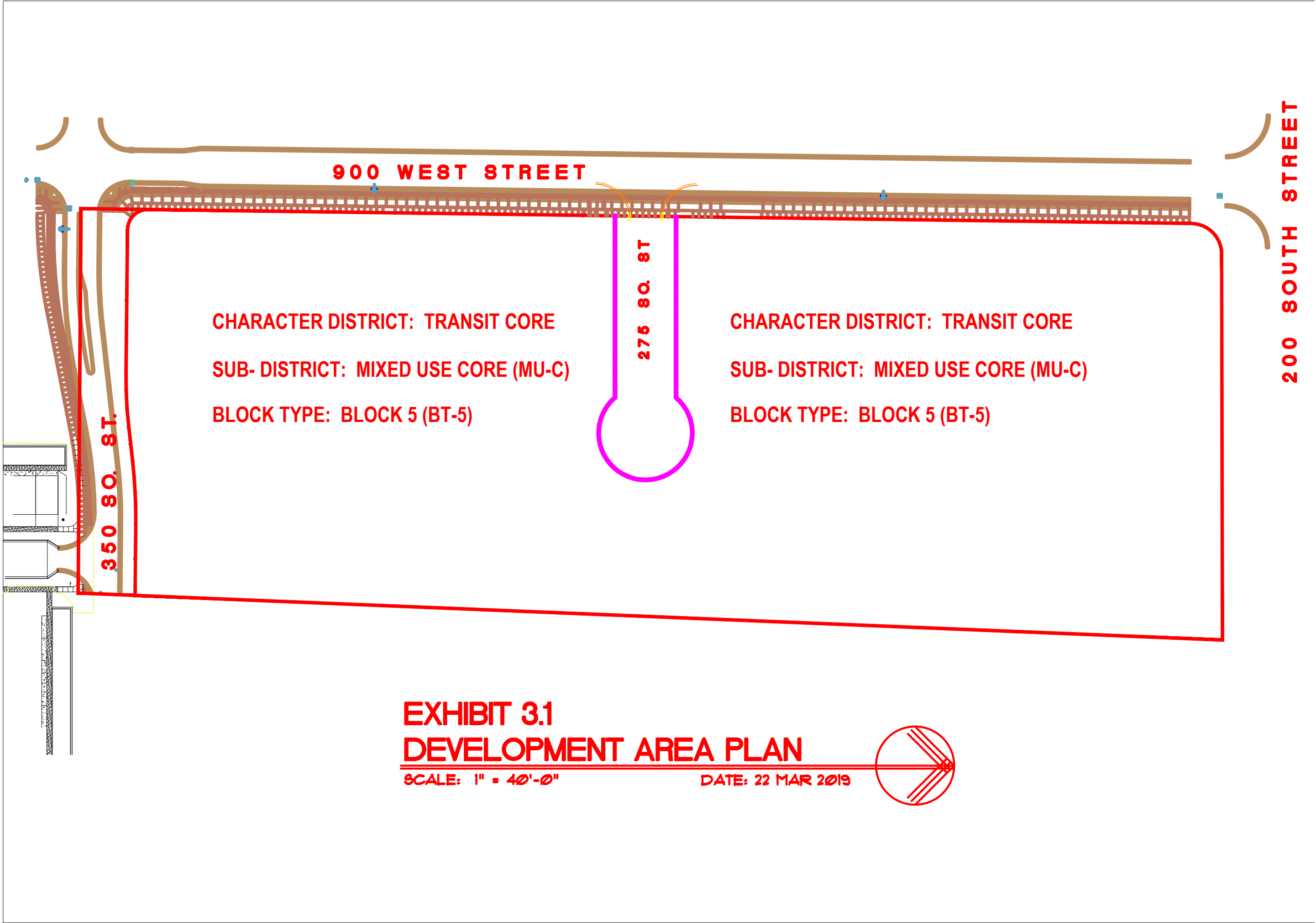
ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION DATE
XX

DATE
22 MAR 2019

SHEET NUMBER
EX 3



PROJECT NUMBER
18-045

SHEET TITLE
EXHIBIT 3.1
DEVELOPMENT AREA PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER
AMERICAN FORK APTS
900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

ARCHITECT


architecture
2033 dan drive
layton, utah 84040
(801) 593-9338 FAX
(801) 593-9328

REVISION DATE
XX

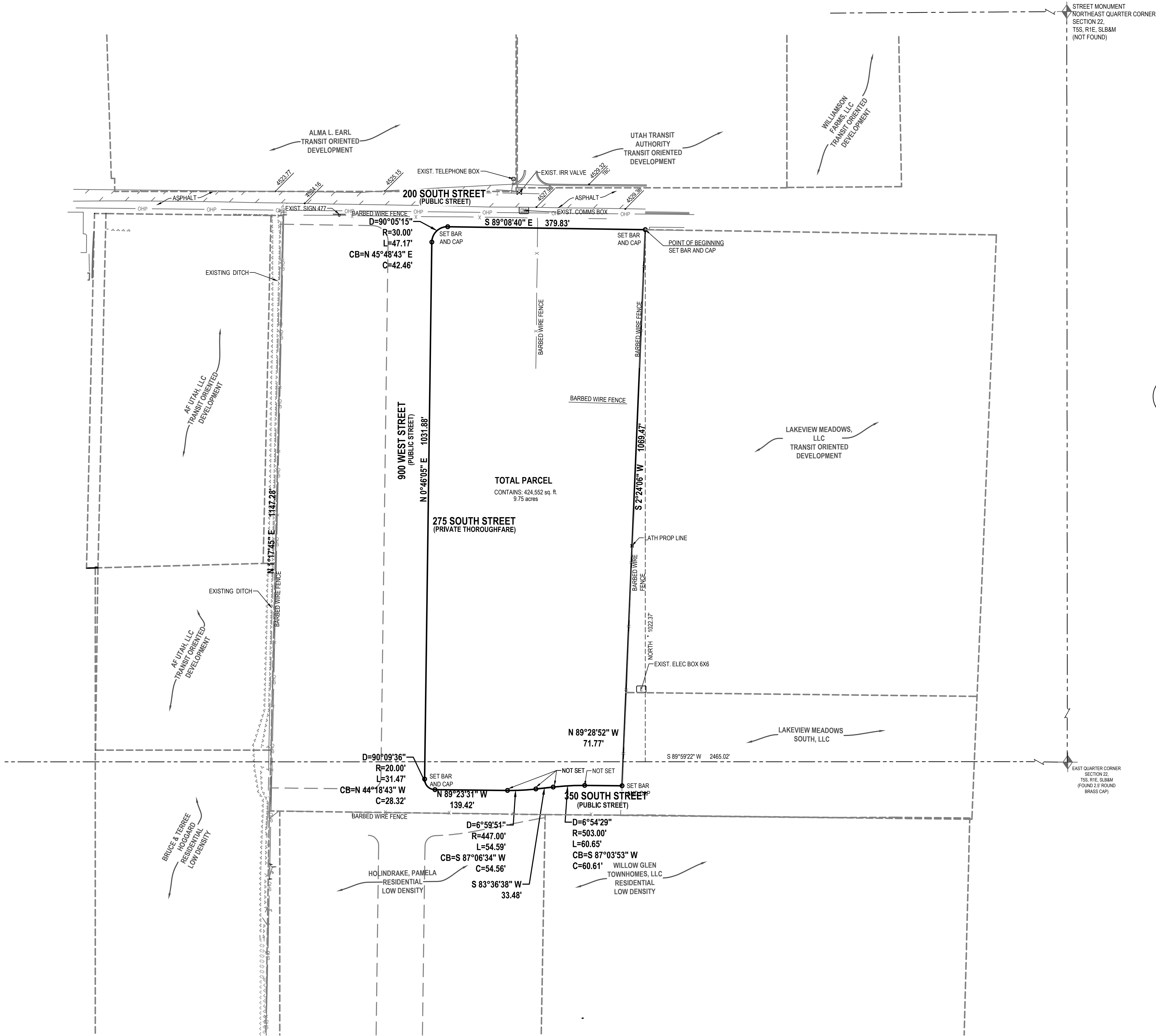
DATE
22 MAR 2019

SHEET NUMBER
EX 3.1

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is South 0°24'14" West 2664.75 feet between the Street Monument at the East Quarter Corner Section 22, Township 5 South Range 1 East and the Northeast Quarter Corner Section 22, Township 5 South Range 1 East Salt Lake City Base Meridian

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast and Southeast Quarter Corner of Section 22, Township 5South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

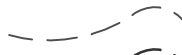
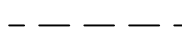
Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.02 feet and North 1022.37 feet from the East Quarter Corner of Section 22 Township 5 South, Range 1 East and running

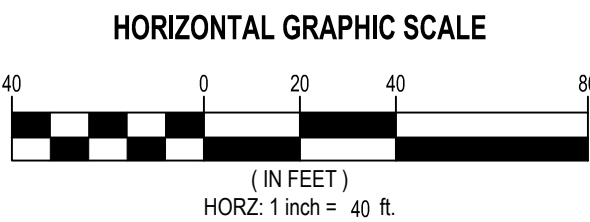
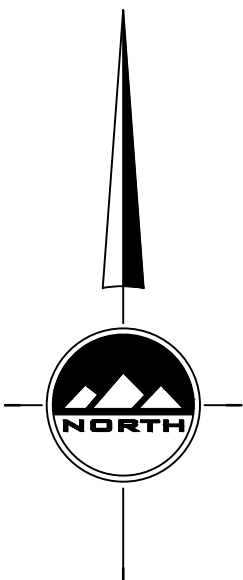
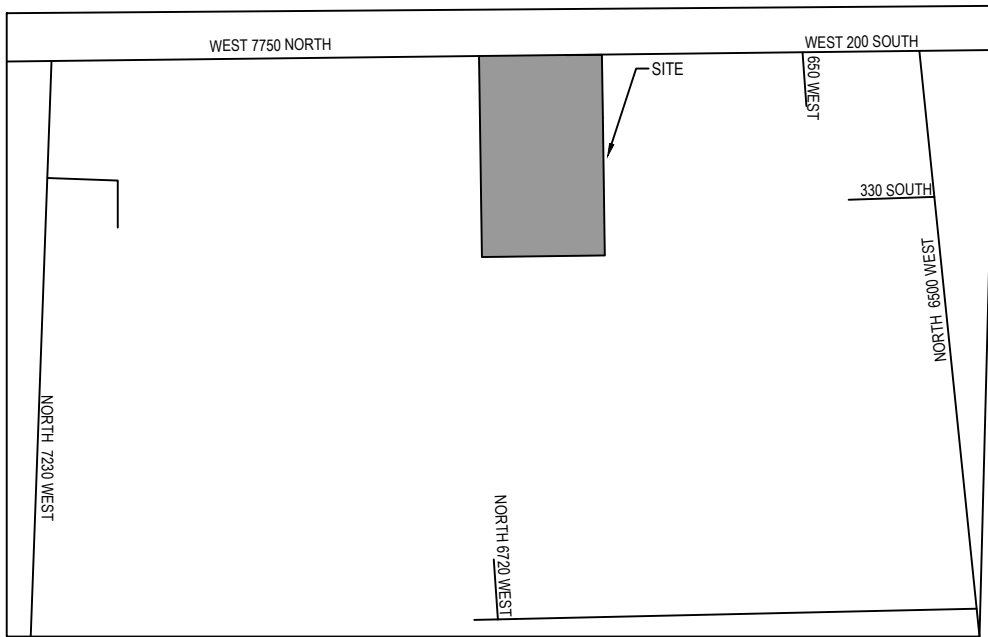
thence South 02°24'06" West 1,069.47 feet to the North line of said 350 South Street;
thence North 89°28'52" West 71.77 feet along the North line of said 350 South Street;
thence Westerly 60.65 feet along the arc of a 503.00 feet radius curve to the left (center bears South 00°31'08" West and the chord bears South 87°03'53" West 60.61 feet with a central angle of 06°54'29");
thence South 83°36'38" West 33.48 feet along the North line of said 350 South Street;
thence Westerly 54.59 feet along the arc of a 447.00 feet radius curve to the right (center bears North 06°23'22" West and the long chord bears South 87°06'34" West 54.56 feet with a central angle of 06°59'51") along the North line of said 350 South Street;
thence North 89°23'31" West 139.42 feet along the North line of said 350 South Street;
thence Northwest 31.47 feet along the arc of a 20.00 feet radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street;
thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;
thence Northeast 47.17 feet along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°06'15") along the East line of said 900 West Street to the South line of 200 South Street;
thence South 89°08'40" East 379.83 feet along the Southeasterly line of 200 South Street to the point of beginning.

Contains 424,552 square feet or 9.746 acres.

2/8/19
Date

Patrick M. Harris
License no. 286882

LEGEND			
	SECTION CORNER		MINOR CONTOURS 1' INCREMENT
	MONUMENT		MAJOR CONTOURS 5' INCREMENT
	SET NAIL & WASHER		CONCRETE
	SET ENSIGN REBAR AND CAP		ADJACENT RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER
	EXISTING BUILDING		



LOCATED IN THE NORTH HALF
OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CASTLEWOOD DEVELOPMENT
6740 SOUTH, 1300 EAST, SUITE 200
SALT LAKE CITY, UTAH, 84121

CONTACT:
DUANE RASMUSSEN
PHONE: 801-208-4000

AMERICAN FORK APARTMENTS
BOUNDARY MAP
6790 WEST, 7750 NORTH
AMERICAN FORK, UTAH COUNTY, UTAH

EXHIBIT 4:
BOUNDARY MAP

PROJECT NUMBER
8818
PRINT DATE
3/18/19
DRAWN BY
J. JEAN PIERRE
CHECKED BY
P. HARRIS
PROJECT MANAGER
P. HARRIS

EX. 4

EXHIBIT 5: CONSTRAINTS

MEMORANDUM



Date: February 11, 2019

To: Duaine Rasmussen
Castlewood Development
6740 South 1300 East, Suite 200
Salt Lake City, Utah 84121

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

From: Jared K. Ford, PE

RE: American Fork Apartments – AF City Constraints Analysis (Exhibit 5)

The purpose of this memorandum is to describe the documents reviewed to evaluate whether the subject property is encumbered by any the following items as required by American Fork City:

- Flood Plain Encumbrance
- Wetlands or Bodies of Water
- Sensitive Land Use (as defined by American Fork City)
- Describe any modifications or mitigations that may be required for the site if applicable

Flood Plain – In reviewing the currently effective Flood Insurance Rate Map dated July 17, 2002 the property does not fall within a FEMA (Federal Emergency Management Agency) Flood Hazard Area. We have attached a copy of the map for this property.

Wetland Area or Water Bodies – Ensign reviewed the National Wetland Inventory map available from the U.S. Fish and Wildlife Service and we were not able to see any evidence of Jurisdictional Wetlands or Bodies of Water. A full wetland study was beyond the scope of this evaluation, but based on the documents reviewed there does not appear to be any evidence of wetlands.

Sensitive Land – American Fork City Ordinance No. 07-10-47 applies to lands identified to have any of the following: Shallow Ground Water, Liquefaction Hazards, Tentative Wetlands, or Flood Hazards. The ordinance includes maps showing these items which were reviewed. In addition, where available we have also reviewed geotechnical studies in the surrounding area.

Groundwater – American Fork City maps show groundwater in the surrounding area being in the range of 5 to 10-feet below existing ground surface. A review of the Geotechnical Report prepared by GeoStrata for the Willow Glen Townhomes and titled “Geotechnical Investigation Holindrake Development 350 South 7000 West American Fork, UT” (dated January 19, 2018), which is located just southeast of this site shows groundwater depths ranging from 5 to 6-feet. Additionally, the Geotechnical Report prepared for The Meadows at American Fork prepared by IGES and titled “Geotechnical Investigation North Parcel Approximately 7750 North 6600 West American Fork, Utah” (dated August 16, 2005), which is directly east of the subject property shows groundwater depths ranging from 10.5 to 12.5-feet below the surface with artesian pressures within 6-feet of the surface.

Liquefaction – American Fork City Figure 6 “Proposed Liquefaction Hazard Map identifies the site as being in a “High” Liquefaction Zone. Geotechnical Studies referenced above also

SALT LAKE CITY
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Sandy, UT 84070
P 801.255.0529

LAYTON
1485 W Hill Field Rd, Ste 204
Layton, UT 84041
P 801.547.1100

CEDAR CITY
1870 North Main Street, Ste 104
Cedar City, UT 84721
P 435.865.1453

TOOELE
169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD
225 North 100 East
Richfield, UT 84701
P 435.896.2983

identify this as a potential concern in the area and state that “the site should be designated as having a “moderate to high” liquefaction potential based on the “Liquefaction-Potential Map for Utah County, Utah (IGES, 2005 as sited above).

Wetlands and Flood Plain Hazards – These items were addressed above and confirmed with American Fork City documents to not be an issue on the subject site.

Modifications or Mitigation – The project as currently contemplated will include Apartment Buildings with some retail pads near the northern boundary of the project. As identified above there are two potential concerns for the site: *Shallow Groundwater* and *Liquefaction*. For the first concern, *Shallow Groundwater* it is our opinion that with no below grade structure being proposed limiting cuts on the site to no more than 2-feet should adequately address this. The second concern, *Liquefaction* will need to be addressed in more detail with a Geotechnical Study for the site as well as in the final Structural Design of the buildings.

SALT LAKE CITY

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Sandy, UT 84070
P 801.255.0529

LAYTON

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Layton, UT 84041
P 801.547.1100

CEDAR CITY

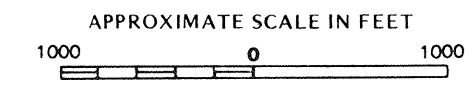
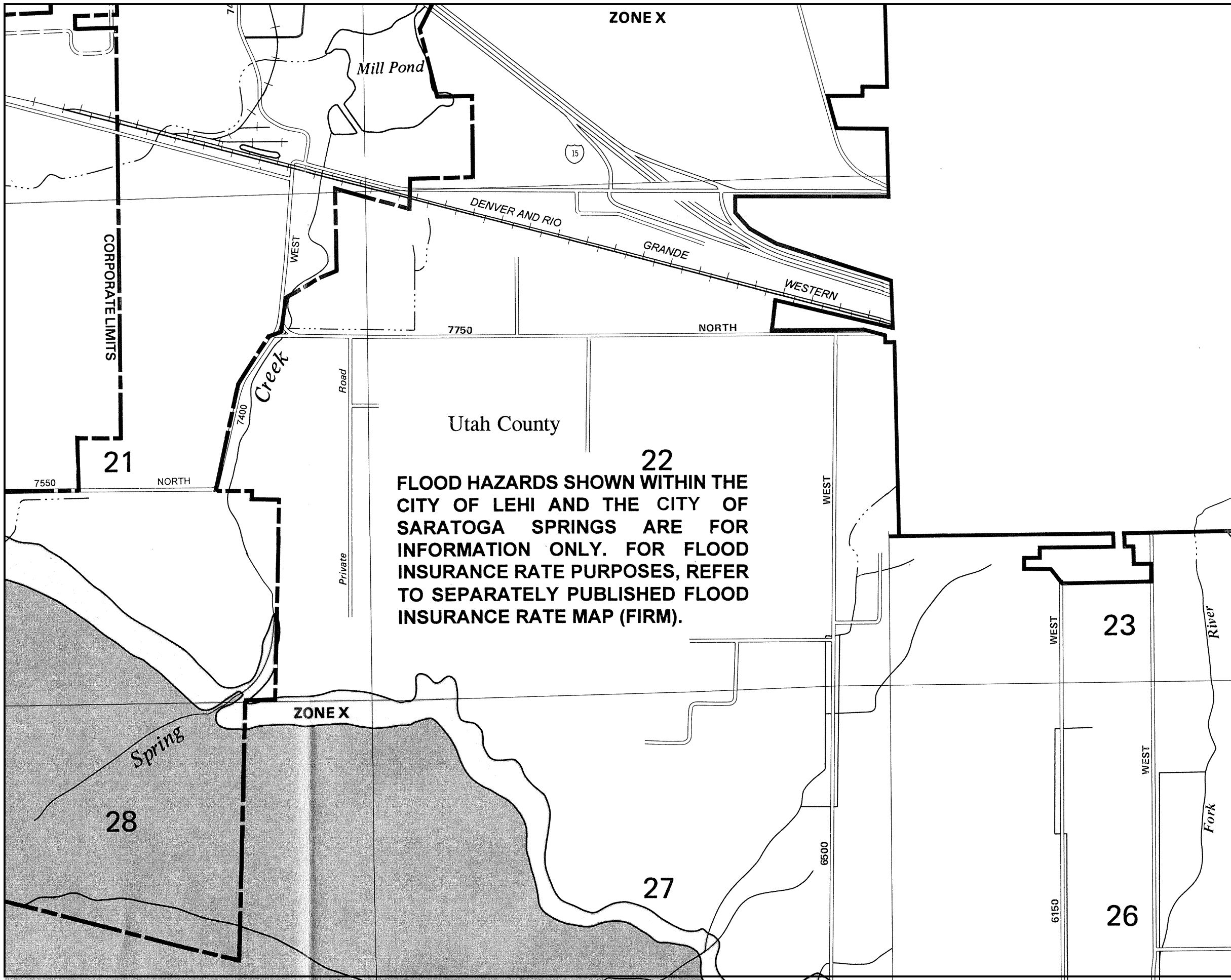
1870 North Main Street, Ste 104
Cedar City, UT 84721
P 435.865.1453

TOOELE

169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD

225 North 100 East
Richfield, UT 84701
P 435.896.2983



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

UTAH COUNTY,
UTAH
(UNINCORPORATED AREAS)

PANEL 120 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4955170120 B

MAP REVISED:
JULY 17, 2002



Federal Emergency Management Agency

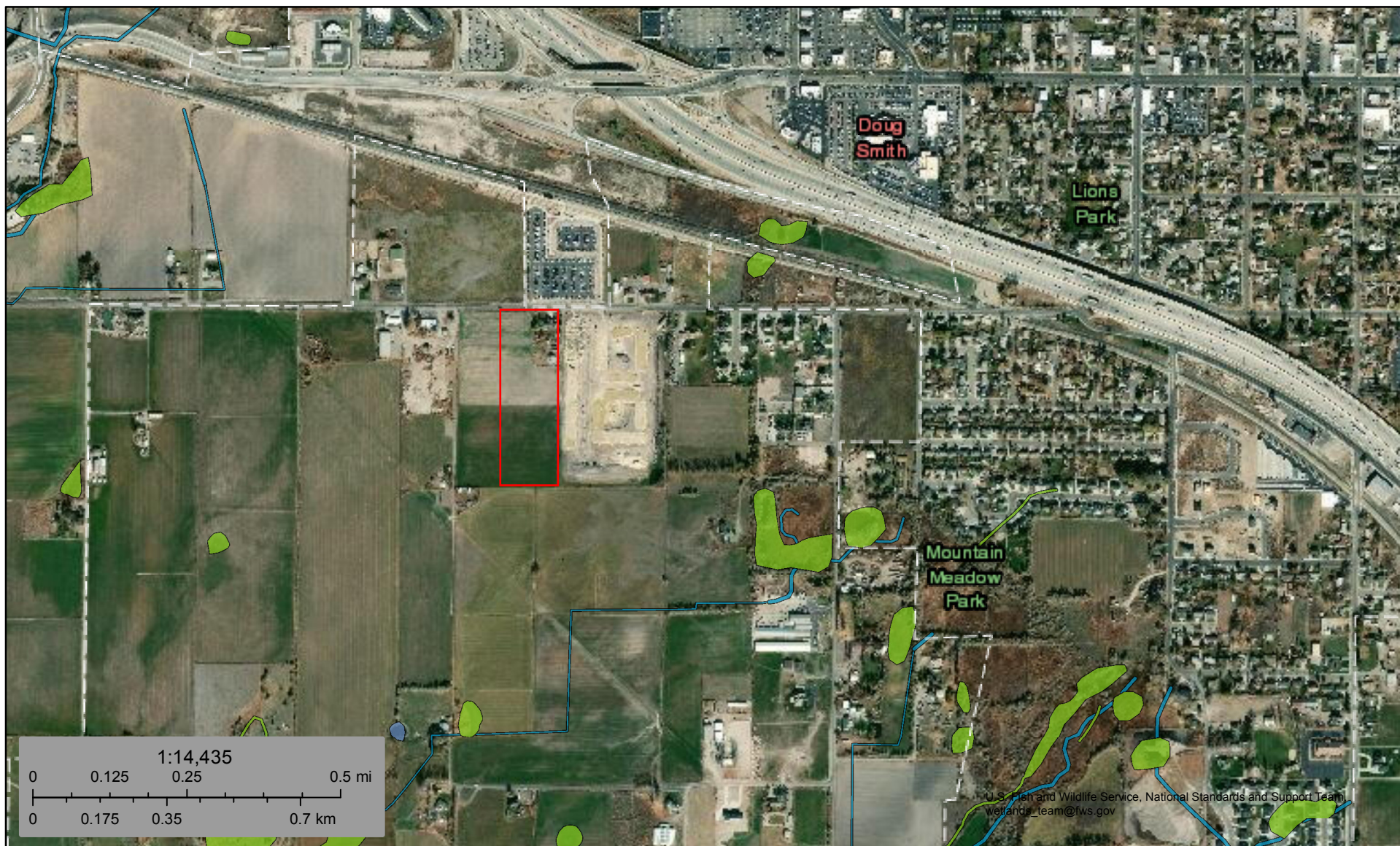
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



U.S. Fish and Wildlife Service

National Wetlands Inventory

AF Apartments - Wetland Inventory Map



January 29, 2019

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

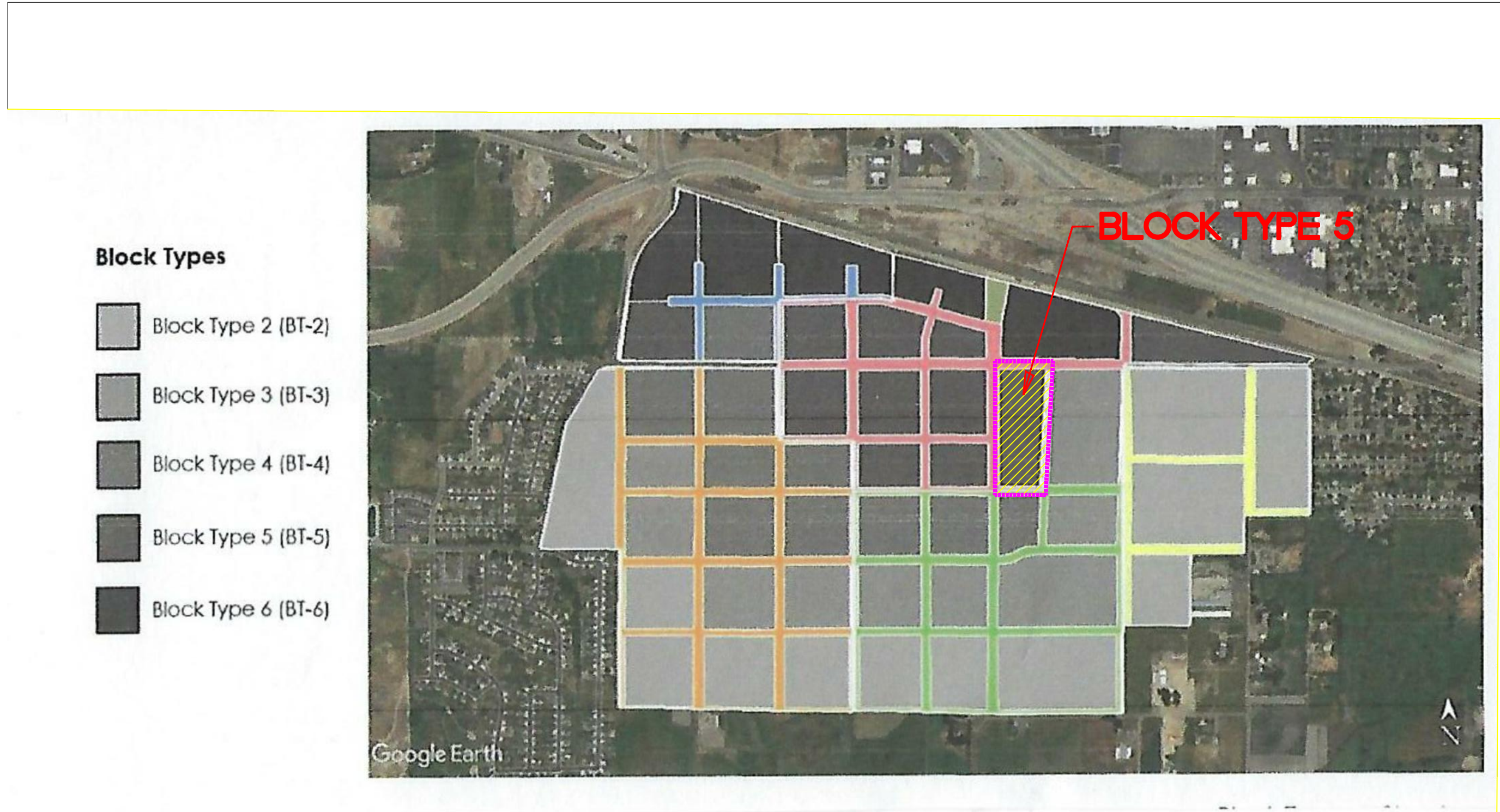
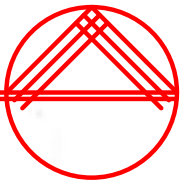


**EXHIBIT 6
BLOCK PLAN**

DATE: 22 MAR 2019



PROJECT NUMBER
18-045

SHEET TITLE
EXHIBIT 6
BLOCK PLAN
SCALE: 1" = 40'-0"

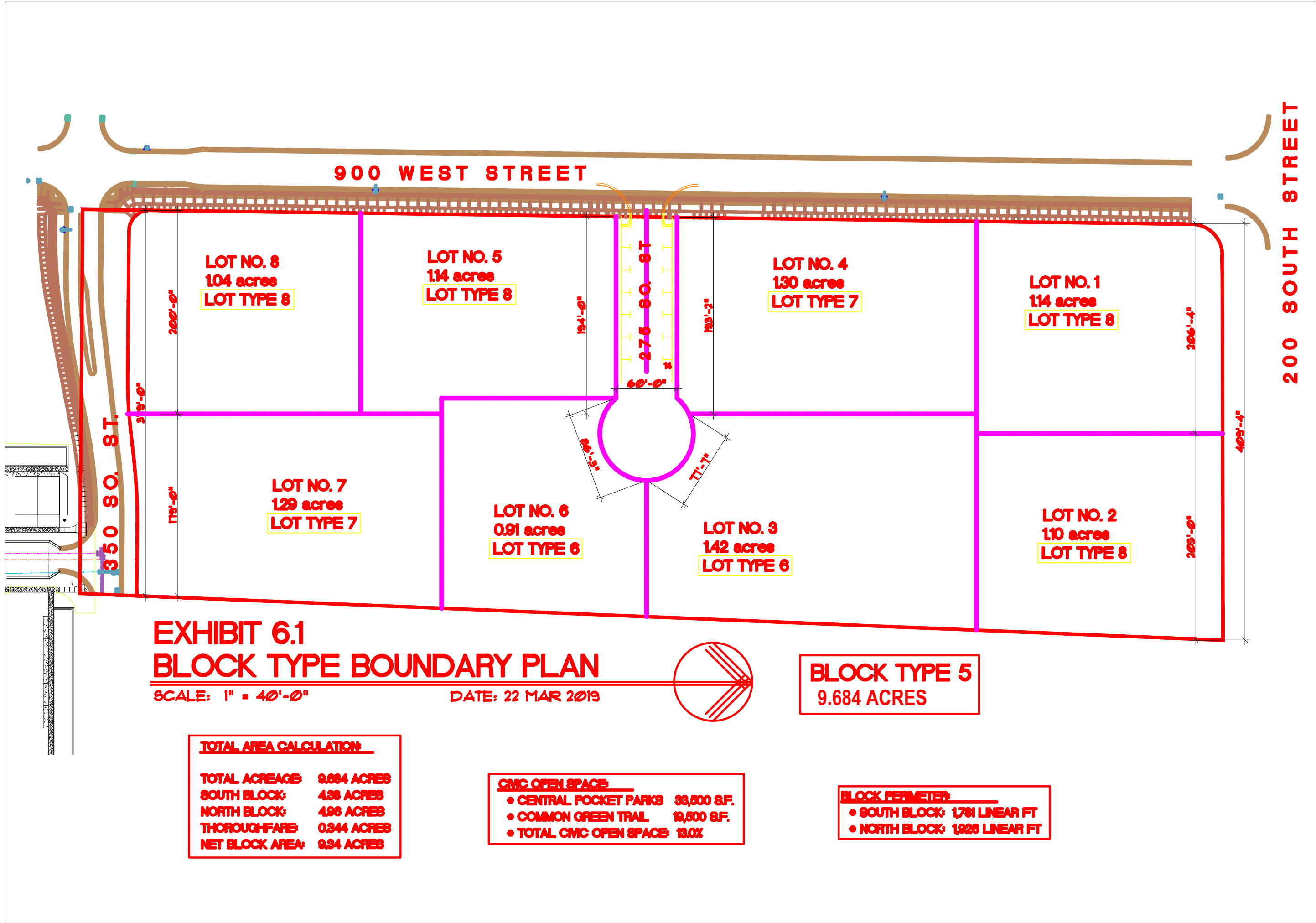
PROJECT/OWNER
AMERICAN FORK ARTS
900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

ARCHITECT
architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION DATE
XX

DATE
22 MAR 2019

SHEET NUMBER
EX 6



PROJECT NUMBER
18-045

SHEET TITLE
EXHIBIT 6.1
BLOCK PLAN DETAIL
SCALE: 1" = 40'-0"

PROJECT/OWNER
AMERICAN FORK APTS
900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

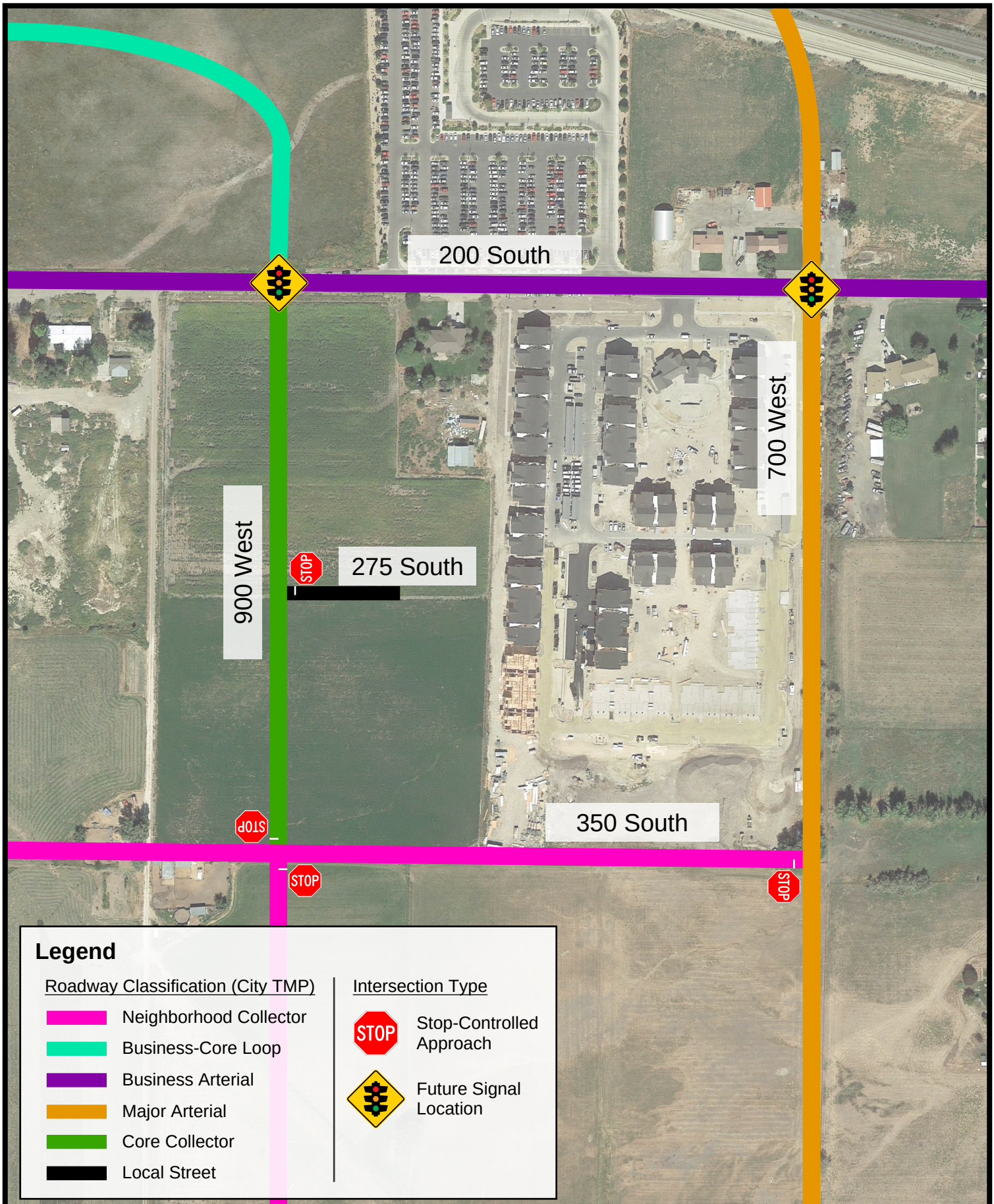
ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION DATE
XX

DATE
22 MAR 2019

SHEET NUMBER
EX 6.1



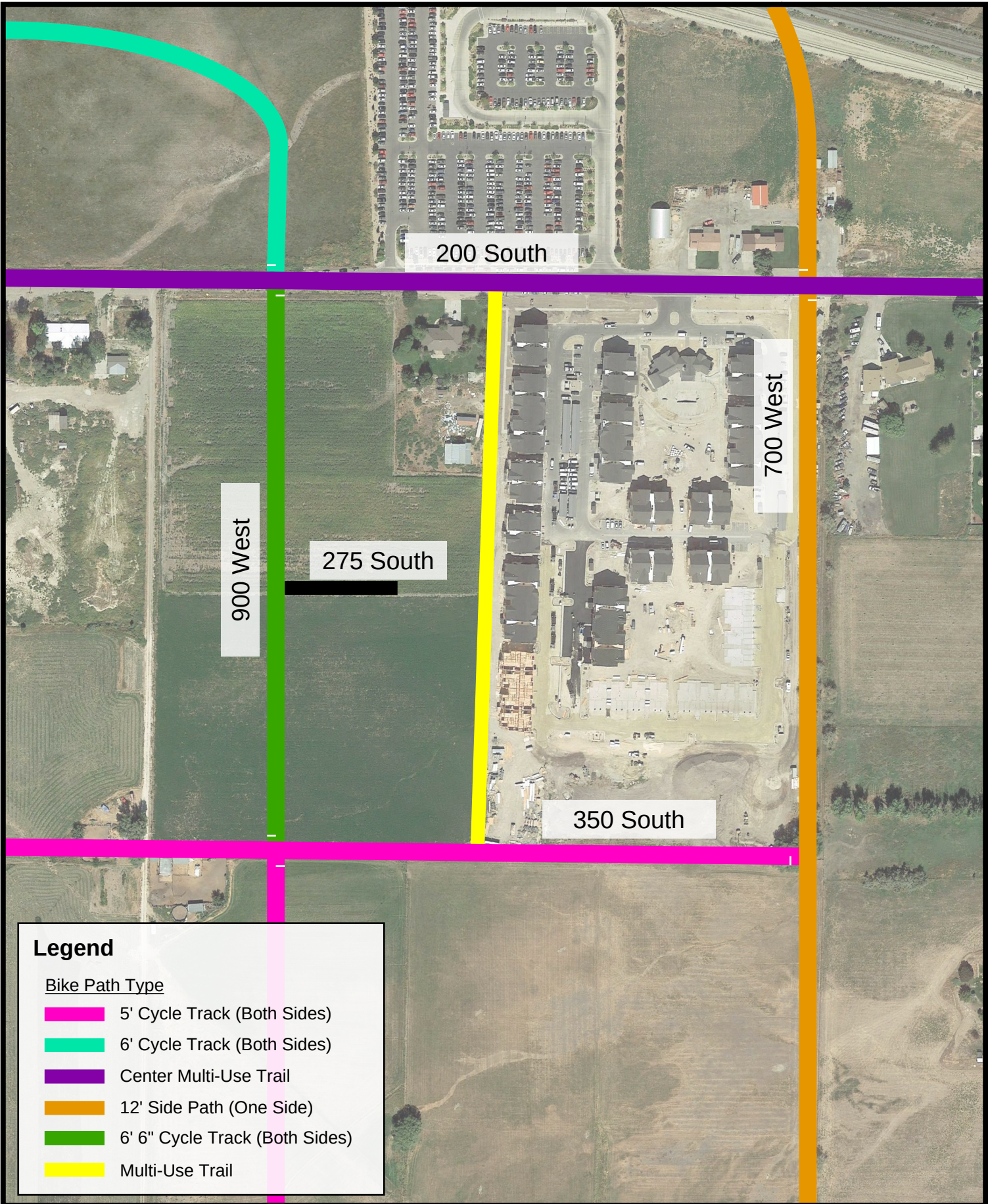
Legend

Roadway Classification (City TMP)

- Neighborhood Collector
- Business-Core Loop
- Business Arterial
- Major Arterial
- Core Collector
- Local Street

Intersection Type

- STOP Stop-Controlled Approach
- ⚡ Future Signal Location



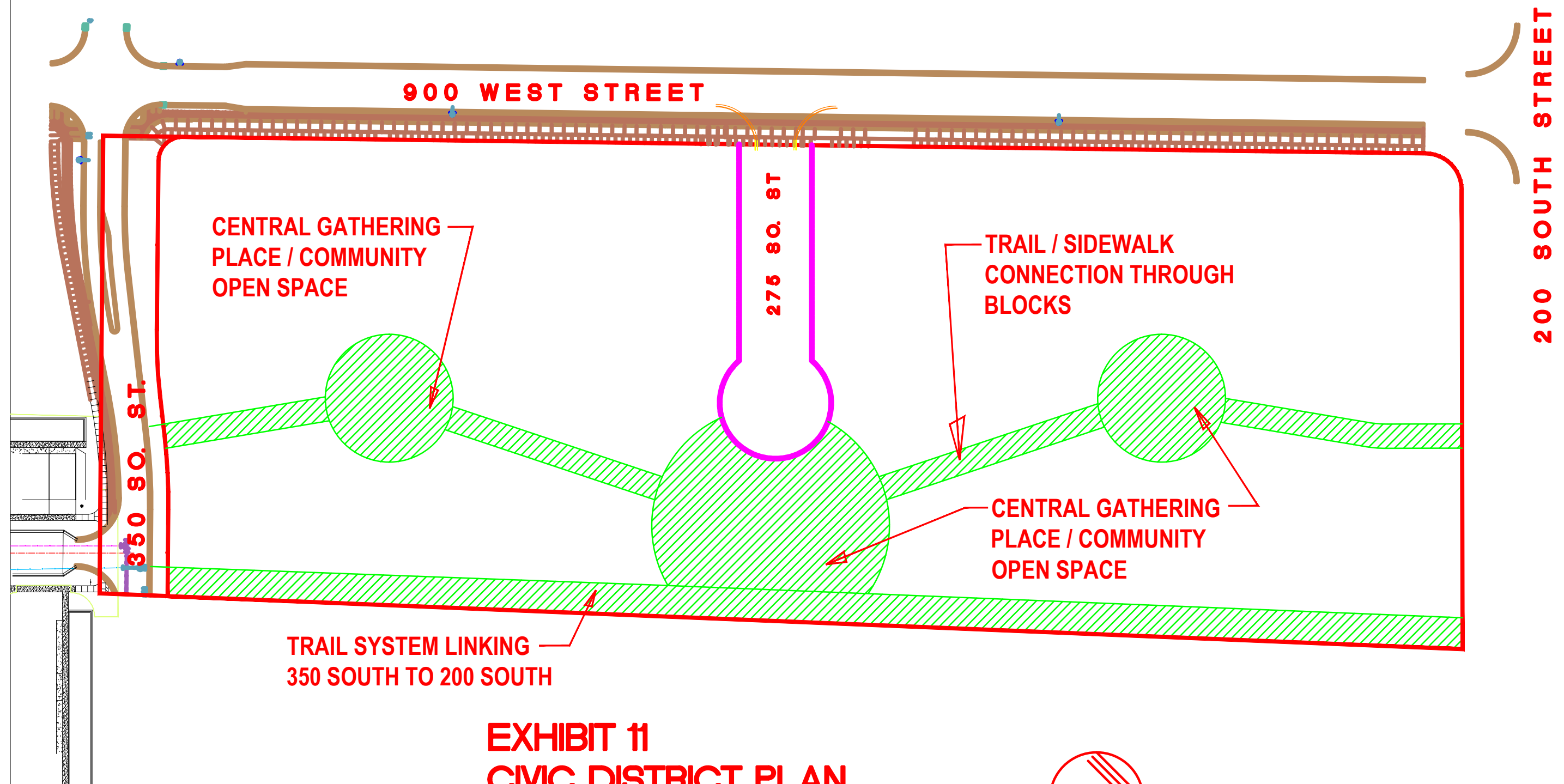
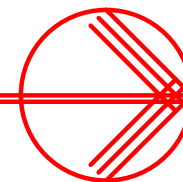


EXHIBIT 11

CIVIC DISTRICT PLAN

SCALE: 1" = 40'-0"

DATE: 22 MAR 2019



**NOTE: OPEN SPACE FOR
TRANSIT CORE / MIXED
USE TO BE 5-10% OF SITE**

PROJECT NUMBER

18-045

SHEET TITLE

EXHIBIT 11
CIVIC DISTRICT PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER

AMERICAN FORK APTS

900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

ARCHITECT

architecture

layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX



REVISION DATE

✕

ATE

2 MAR 2019

SHEET NUMBER

EX 11

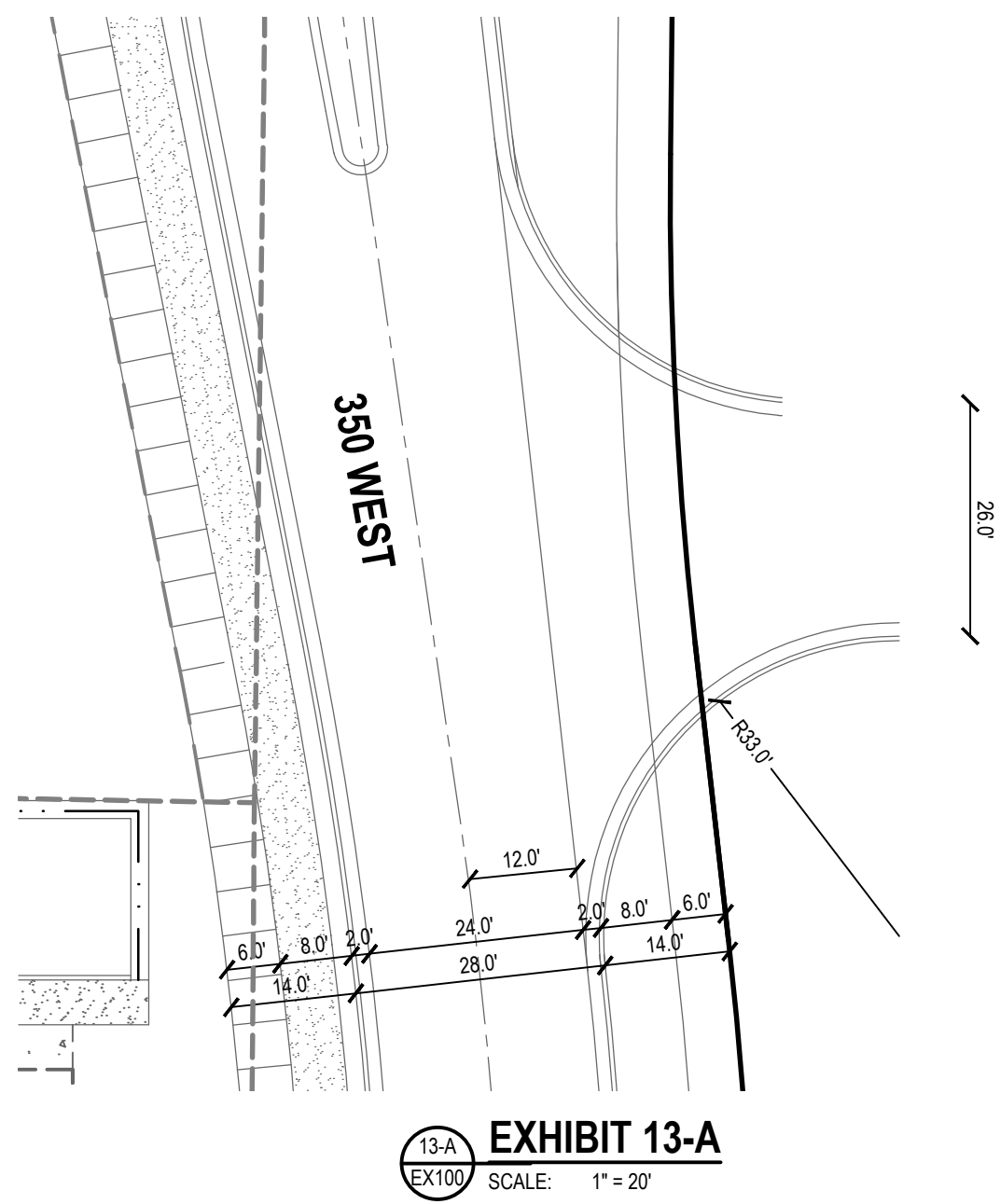
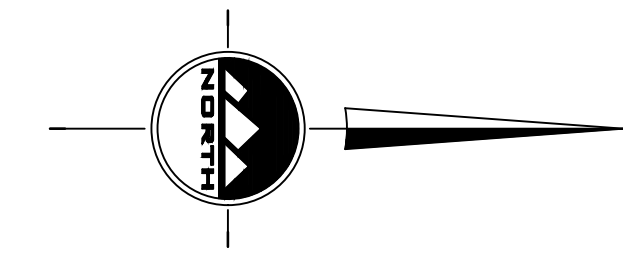
811

Know what's below.
Call before you dig.

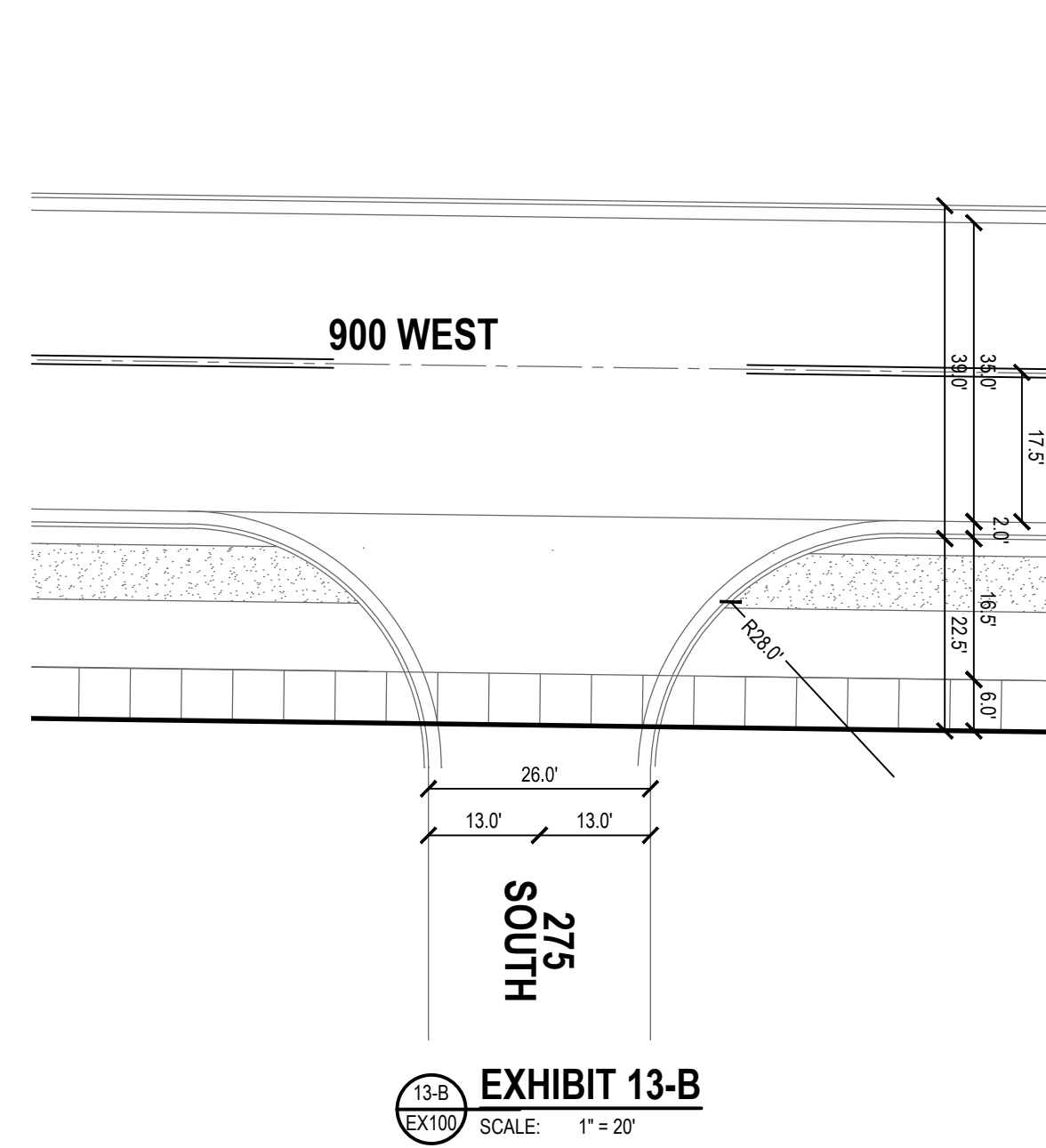
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

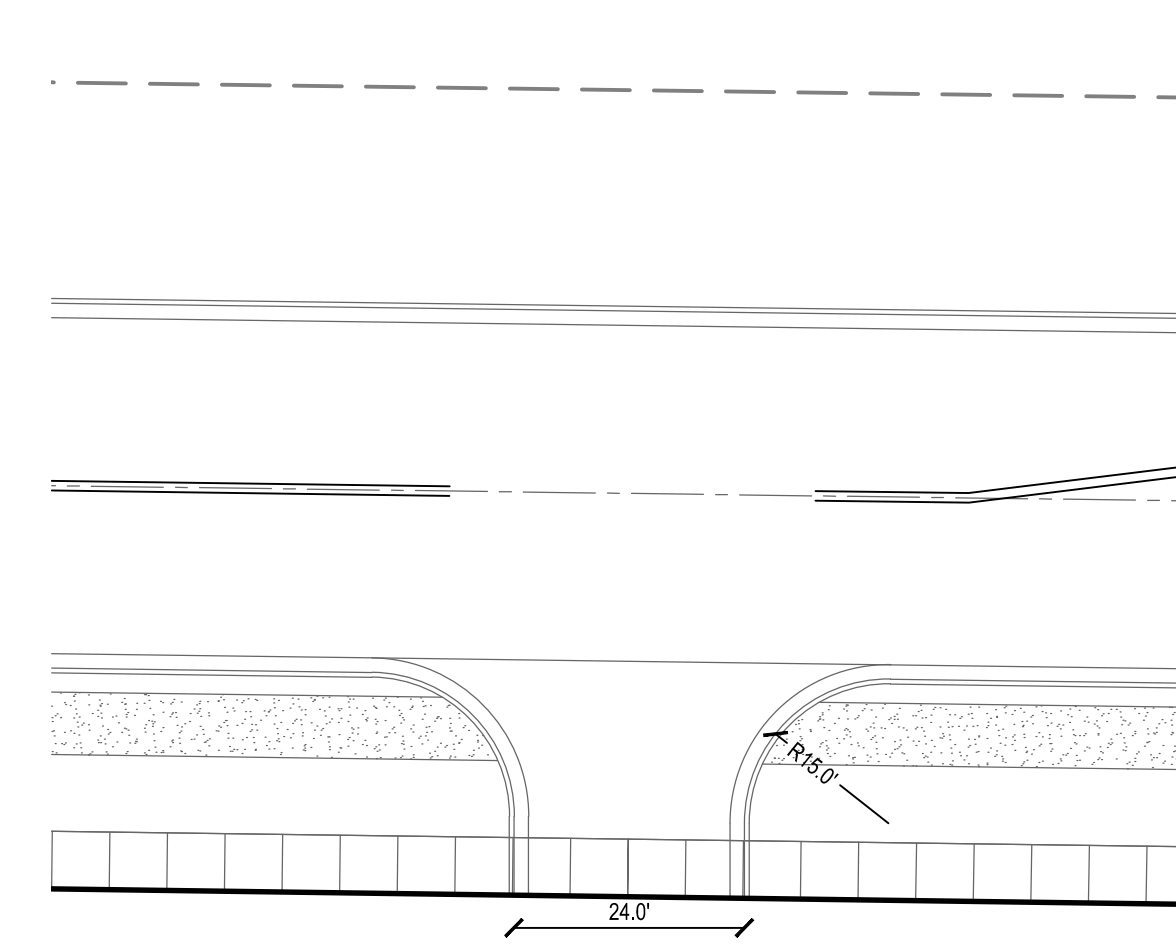
NORTH HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



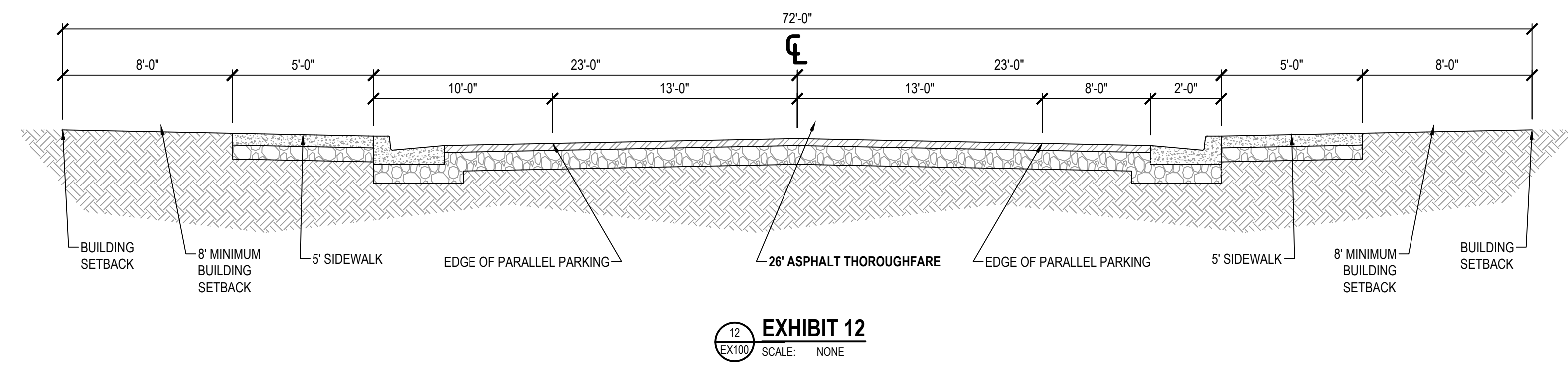
13-A
EX100
EXHIBIT 13-A
SCALE: 1" = 20'



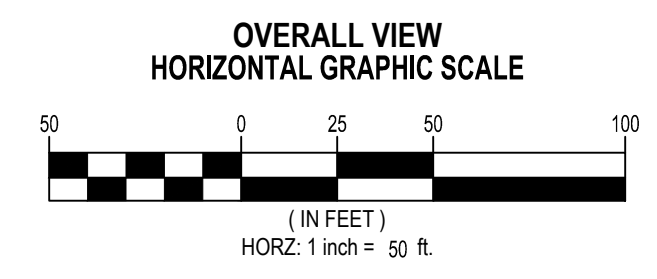
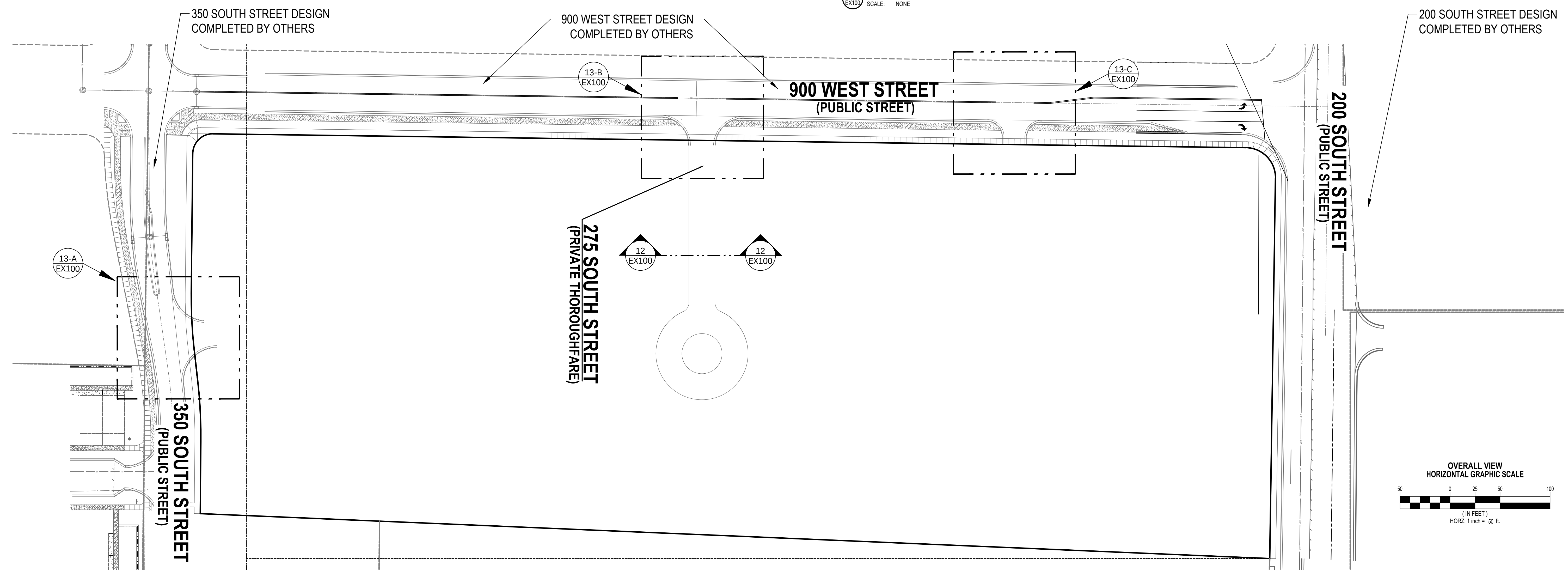
13-B
EX100
EXHIBIT 13-B
SCALE: 1" = 20'



13-C
EX100
EXHIBIT 13-C
SCALE: 1" = 20'



12
EX100
EXHIBIT 12
SCALE: NONE



EN SIGN

THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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FOR:
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6740 SOUTH 1300 EAST, STE 200
SALT LAKE CITY, UTAH, 84121
CONTACT:
DUANE RASMUSSEN
PHONE: 801-000-0000

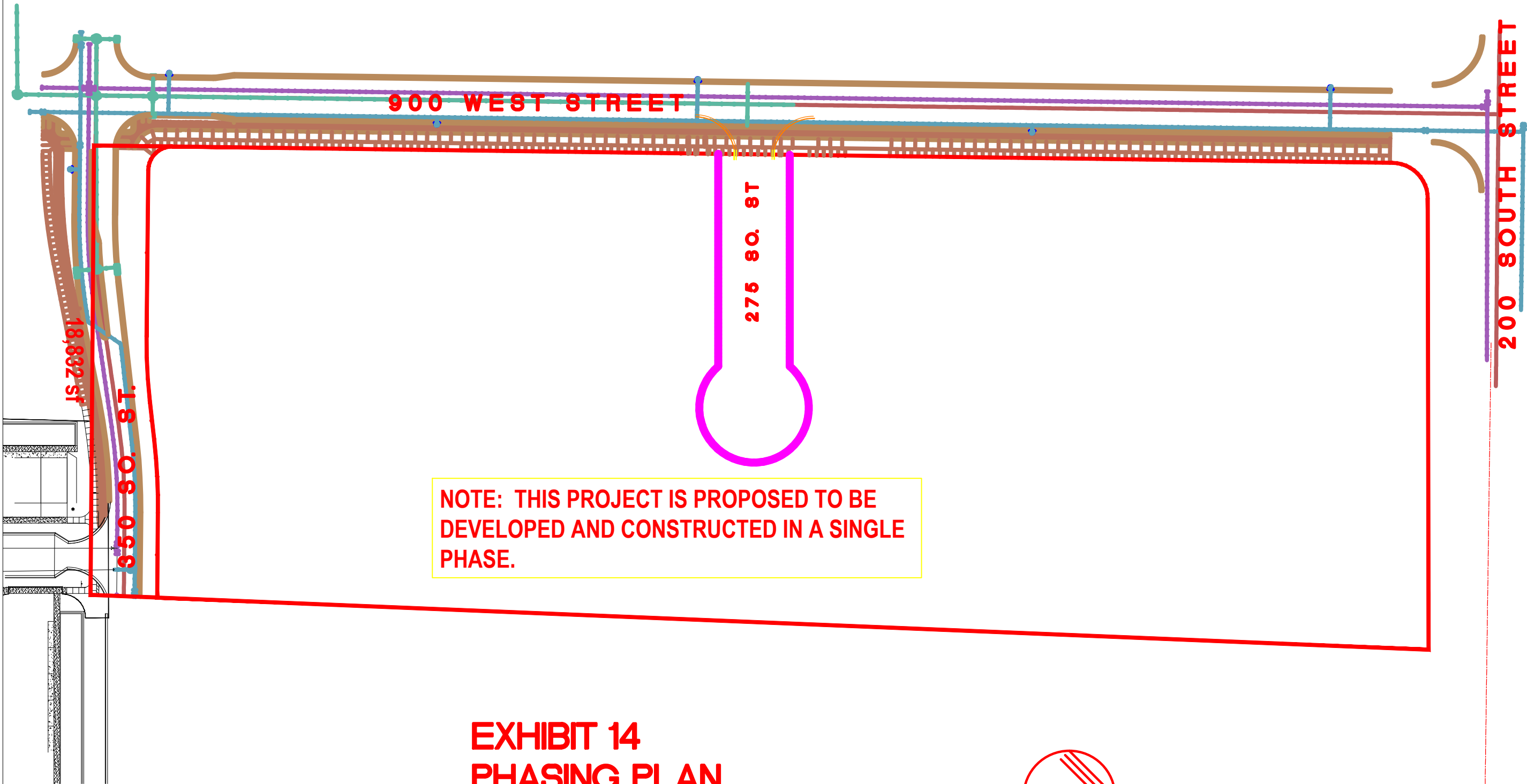
CASTLEWOOD AMERICAN FORK APTS

900 WEST 200 SOUTH
AMERICAN FORK, UTAH

THOROUGHFARE AND
INTERSECTION
ASSEMBLIES EXHIBIT

PROJECT NUMBER
86188
PRINT DATE
5/21/19
DRAWN BY
E. FISHER
CHECKED BY
J. FORD
PROJECT MANAGER
J. FORD

EX-12 & 13

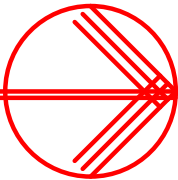


NOTE: THIS PROJECT IS PROPOSED TO BE DEVELOPED AND CONSTRUCTED IN A SINGLE PHASE.

EXHIBIT 14
PHASING PLAN

SCALE: 1" = 40'-0"

DATE: 22 MAR 2019



PROJECT NUMBER
18-045

SHEET TITLE
EXHIBIT 14
PHASE PLAN
SCALE: 1" = 40'-0"

PROJECT/OWNER
AMERICAN FORK APTS
900 WEST 200 SOUTH
AMERICAN FORK, UTAH
CASTLEWOOD DEVELOPMENT

ARCHITECT
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layton, utah 84040
(801) 593-9338
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REVISION DATE
XX

DATE
22 MAR 2019

SHEET NUMBER
EX 14

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MAY 22, 2019

The American Fork City Planning Commission met in a regular session on May 22, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Christine Anderson
Rebecca Staten
Eric Franson
Chris Christiansen

Absent: Rod Brocious
Harold Dudley
Geoff Dupaix

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

Also Present: Brent Skidmore, Stacy Morris

1. Pledge of Allegiance

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

2. Hearing, review and action on an amended site plan for the American Fork City Public Works Complex located at 275 East 200 North in the PF-Public Facilities zone

Mr. Olsen said that in 2012, approval was granted for a warehouse structure for the Police Department. The Police Department is in need of an additional warehouse/storage structure, and it is proposed to be located east of the existing warehouse building, and west of the parking lot at the Public Works building; interior to the property. The proposed structure is 1,200 square feet. It is proposed as a metal structure with two bay doors on the south side of the building.

As this is interior to the Public Works Complex, visibility is minimal from 200 North, or any adjacent properties.

Mr. Hunter indicated that the Engineering Division recommends approval of the project.

Mr. Josh Christensen, representing the Police Department, pointed out that they have storage needs for incident command vehicles, evidence, stolen property, etc. They need a couple more bays.

UNAPPROVED MINUTES

1 Their plan is to keep their existing building for evidence, and use a couple of new bays to keep the
2 vehicles in.

3 **Public Hearing Opened**

4 Ms. Stacy Morris is a neighbor and owns the property on the south side of the proposed building.
5 She understands the need for evidence storage, but is concerned because she feels there needs to
6 be more privacy, such as a wall. Their family can see as evidence is searched and stored. She likes
7 the wall around the public works site across the street. She pointed out that there has been a lot of
8 police activity at the site over the last few weeks and her family can see from their yard everything
9 that is happening. Police activity needs to be more secure and more private.

10 Mr. Christensen agreed that they need more room so that they can have more privacy and security.

11 Ms. Morris would like a wall put up now to ensure future privacy.

12 Mr. Franson asked if the Police Department is opposed to putting up a wall.

13 Mr. Christensen said that they have money for the building but not a wall at this point. They aren't
14 opposed to putting up a wall, they just don't have the money in the budget for it.

15 Mr. Olsen said that if the commissioners feel that a wall needs to be added, they can put that in a
16 motion and it will go to council and council can discuss it.

17 **Public Hearing Closed**

18

19 **Mr. Franson moved to recommend approval of the proposed site plan with the condition that**
20 **the city place a wall around the property on the south side.**

21 **Motion died for lack of a second.**

22 **Ms. Staten moved to recommend approval of the proposed site plan with the condition that**
23 **city council provides funds within two years to build a privacy wall for south side neighbors**
24 **and possibly west neighbors.**

25 Mr. Brent Skidmore asks to speak, he said that fences make great neighbors and they aren't that
26 expensive. If it was his property, he would demand a wall because of lights, noise and activity
27 that will be going on there. He feels that the neighbors deserve privacy.

28 Mr. Franson stated that if this were a business and not the Police Department, the business wouldn't
29 be allowed to infringe on the neighbors.

30 Ms. Anderson suggested that privacy slats in fencing might be a solution.

31 **Mr. Franson seconded Ms. Staten's motion.**

32 Mr. Olsen indicated that the budget is not final yet, and if the council feels this is a priority, they
33 can put it in the budget.

UNAPPROVED MINUTES

Ms. Staten said that it is important for the Police Department to have the building, but it is also important for the neighbors to have the privacy. She believes it needs to be high on the priority list, and not something that is pushed down the road for years.

Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Eric Franson	Aye
Rebecca Staten	Aye
Chris Christiansen	Nay

The motion carried.

Mr. Christiansen clarified that he agrees that the Police Department needs the building, but he doesn't agree with the requirement for a privacy wall. He would like to give the Police Department room to solve the problem themselves and not put stipulations on the motion.

3. Hearing, review and action on a land use map amendment located in the area of 1500 South 31 East from the Resort and Residential Very-Low Density to the Design Industrial designation

Chairman Woffinden indicated that items 3 and 4 will be discussed together.

Mr. Olsen stated that the applicants request land use and zone map amendments for approximately 28.4 acres in the area of 31 East 1500 South. The amendments would change the underlying land use designation to Design Industrial, and the zoning to PI-1. The area lies south of the proposed Vineyard Connector and north of 1500 South. The area is currently designated Very-Low Density Residential and Resort. A change to Design Industrial makes sense, as future commercial uses will be present to the south and west, and the Vineyard Connector constructed to the north.

Should the amendments be approved, the applicant will return with a site plan illustrating uses complying with the PI-1 zone.

Ms. Anderson asked about property in the area that would be left with previous zoning.

Mr. Olsen said that this requested amendment is not a city initiative, nearby properties may be left with different zoning until they are annexed.

Ms. Staten asked if there is approved residential zoning to the west of this proposed change. Mr. Olsen shows the differently zoned properties on the map.

Ms. Anderson asked if they envision residential in that area. Mr. Olsen affirmed that it seems likely that some areas will stay residential. The area south of 1500 South is zoned PI-1, that seems to be the current boundary.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed land use map amendment. They have no comments or concerns.

UNAPPROVED MINUTES

Public Hearing Opened on land use map amendment

Public Hearing Closed

Public Hearing Opened on zone map amendment

Public Hearing Closed

Mr. Brent Skidmore, applicant, representing Sky Harbor LLC, indicated that the 1500 South is zoned residential. His property is still in the county, it has been approved for annexation but the city wants him to tear down his hay barn first. He feels that it isn't a desirable residential neighborhood, there are storage units and a sewer lift station. There is a church farm that is now owned by Roderick, who plans to build office buildings, it is not a good residential neighborhood. He is trying to get all of his property zoned for industrial use, and not have it remain partially marine and partially residential. He thinks that everything north of Carson's house could be residential, there's a church there as well. He added that UDOT is buying some pieces of property for a road.

Mr. Christiansen moved to recommend approval of a land use map amendment, in the area of 1500 South 31 East from the Resort and Residential Very Low-Density to the Design Industrial designation.

Ms. Anderson seconded the motion.

Mr. Franson would like to see a city-initiated cleanup of zoning moving forward.

Ms. Staten agrees, she would like to have this be the end of the zoning changes in this area.

Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Eric Franson	Aye
Rebecca Staten	Aye
Chris Christiansen	Aye

The motion carried.

4. Hearing, review and action on a zone map amendment located in the area of 1500 South 31 East from the M-1 Marina and R-1-20,000 Residential zones to the PI-1 Planned Industrial zone

Mr. Hunter said that the Engineering Division recommends approval of the proposed zone change.

UNAPPROVED MINUTES

1 **Mr. Christiansen moved to recommend approval of the zone map amendment from the M-1**
2 **Marina and R-1-20,000 Residential zones to the PI-1 zone, in the area of 1500 South 100 East.**

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

4	Chairman Woffinden	Aye
5	Christine Anderson	Aye
6	Eric Franson	Aye
7	Rebecca Staten	Aye
8	Chris Christiansen	Aye

9 **The motion carried.**

10
11 5. Other Business

12
13 None

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15
16 6. Site Plan Committee Report

17
18 Mr. Knobloch reviewed the appointments from upcoming Technical Review Committee meeting.
19 He showed the upcoming agenda for the Planning Commission meeting on June 5, there are
20 basically just 2 items. These agenda items include a district framework plan and a zone/land use
21 amendment.

22
23 7. Review and action on the minutes of the May 8, 2019 Planning Commission Regular
24 Session

25
26 **Ms. Staten moved to approve the minutes of the May 8, 2019 Planning Commission Regular**
27 **Session.**

28
29 **Ms. Anderson seconded the motion. Voting was as follows:**

30		
31	Chairman Woffinden	Aye
32	Christine Anderson	Aye
33	Eric Franson	Aye
34	Rebecca Staten	Aye
35	Chris Christiansen	Abstain

36 **The motion carried.**

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38 **Ms. Staten moved to adjourn.**

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40 **Ms. Anderson seconded the motion. All concurred.**

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42 Meeting adjourned at 7:45 pm.

UNAPPROVED MINUTES

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2 Lisa Halversen, Administrative Assistant
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