AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
AUGUST 7, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 7 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 the preliminary plat for the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

3. Review and action on the final plat of the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

4. Hearing, review and action on the preliminary plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

5. Review and action on the final plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

6. Other Business

7. Site Plan Committee Report

8. Review and action on the minutes of the July 17, 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.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 7, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for the Kesler Subdivision, located at 435 East 200 North in the R1-7,500 Residential zone.

Review and action on the final plat of the Kesler Subdivision, located at 435 East 200 North in the R1-7,500 Residential zone.

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

BACKGROUND INFORMATION					
Location:		435 East 200 North			
Applicants:		Oak Hills Surveying			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-7,500			
Proposed Zoning:		NA			
Surrounding Zoning:	North	R1-7,500			
	South	R1-7,500			
	East	R1-7,500			
	West	R1-7,500			
Land Use Plan Designation:		Residential Medium Density (6 du/ac)			
Zoning within density range?		x	Yes		No

Background

The Kesler Subdivision is a two-lot proposal, located at the southwest corner of 450 East (Majestic Court) and 200 North. The existing home will remain and is proposed as Lot 1. Lot 1 will consist of 14,153 sq. ft. and Lot 2 will consist of 8,315 sq. ft. Both lots meet the minimum width, depth, and size requirements of the R1-7,500 zone. Access to Lot 1 will remain as is, and access to Lot 2 will be off of 450 East.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

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

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

   This criterion has been met.

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

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

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

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

e. The water rights conveyance documents have been provided.

   Any water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

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

FINAL PLAT

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

DENIAL

PRELIMINARY PLAN

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

FINAL PLAT

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

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of the Kesler Subdivision.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of the Kesler Subdivision.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/7/2019

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: Kesler Subdivision

Project Address: 435 East 200 North

Developer / Applicant's Name: Oak Hill Surveying

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/7/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
10. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

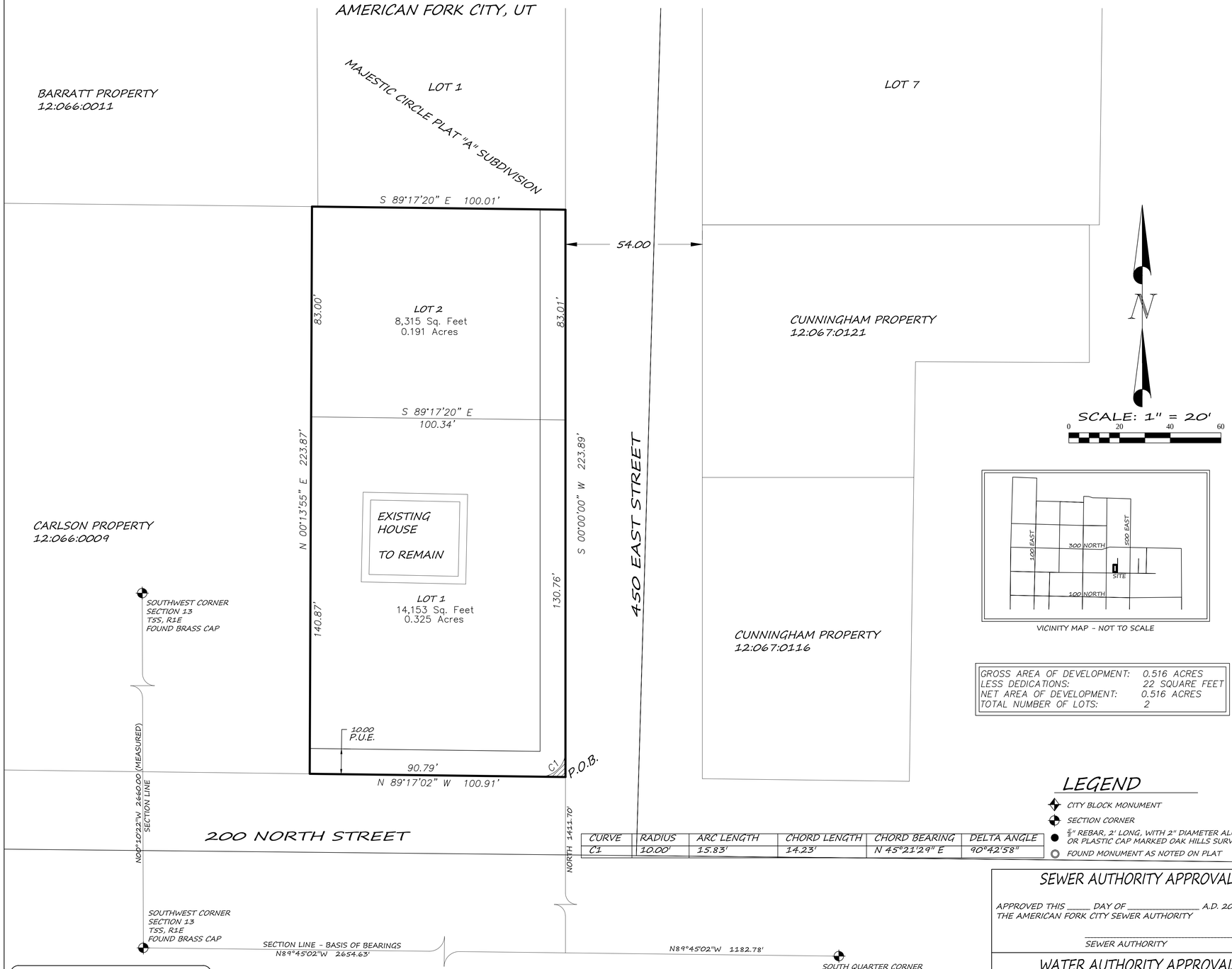
Plan Modifications Required:

1. Update plat to show right-of-way dedication for 200 North to meet local road width of 64 feet.

KESLER SUBDIVISION PLAT "A"

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

AMERICAN FORK CITY, UT



VICINITY MAP - NOT TO SCALE

GROSS AREA OF DEVELOPMENT:	0.516 ACRES
LESS DEDICATIONS:	22 SQUARE FEET
NET AREA OF DEVELOPMENT:	0.516 ACRES
TOTAL NUMBER OF LOTS:	2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.83'	14.23'	N 45°21'29" E	90°42'58"

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT

SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 2019 BY THE AMERICAN FORK CITY SEWER AUTHORITY

_____
SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 2019 BY THE AMERICAN FORK CITY WATER AUTHORITY

_____
WATER AUTHORITY

OAK HILLS SURVEYING
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Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail
obsurveying.com
Member UCLS/NSPS

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 450 EAST STREET AND THE NORTH LINE OF 200 NORTH STREET, WHICH POINT IS LOCATED N89°45'02"W 1182.78 FEET ALONG THE SECTION LINE AND NORTH 1411.70 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M; THENCE N89°17'02"W 100.91 FEET ALONG THE NORTH LINE OF 200 NORTH STREET TO A FENCE LINE, THENCE ALONG A LONG STANDING FENCE N00°13'55"E 223.87 FEET, THENCE S89°17'20"E 100.01 FEET ALONG THE SOUTH LINE OF MAJESTIC CIRCLE SUBDIVISION AND THE EXTENSION THEREOF TO THE WEST LINE OF 450 EAST STREET, THENCE ALONG STREET AS DEPICTED ON THE MAJESTIC CIRCLE SUBDIVISION PLAT SOUTH 223.89 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.516 ACRES.

BASIS OF BEARINGS IS N89°45'02"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

PRELIMINARY PLAT — MARCH 19, 2019
SURVEYOR — DATE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS DAVIES DENTAL PLAT "A" SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 2019

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE DAY OF _____ A.D. 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

A NOTARY PUBLIC COMMISSIONER IN UTAH COMMISSION NUMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS____DAY OF_____, AD, 2019.

_____ _____
Mayor: Council Member

_____ _____
Council Member Council Member

_____ _____
Council Member Council Member

_____ _____
City Engineer City Recorder

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS_____DAY OF _____ AD, 2019 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

_____ _____
PLANNER PLANNING COMMISSION CHAIRMAN

KESLER SUBDIVISION
PLAT "A"

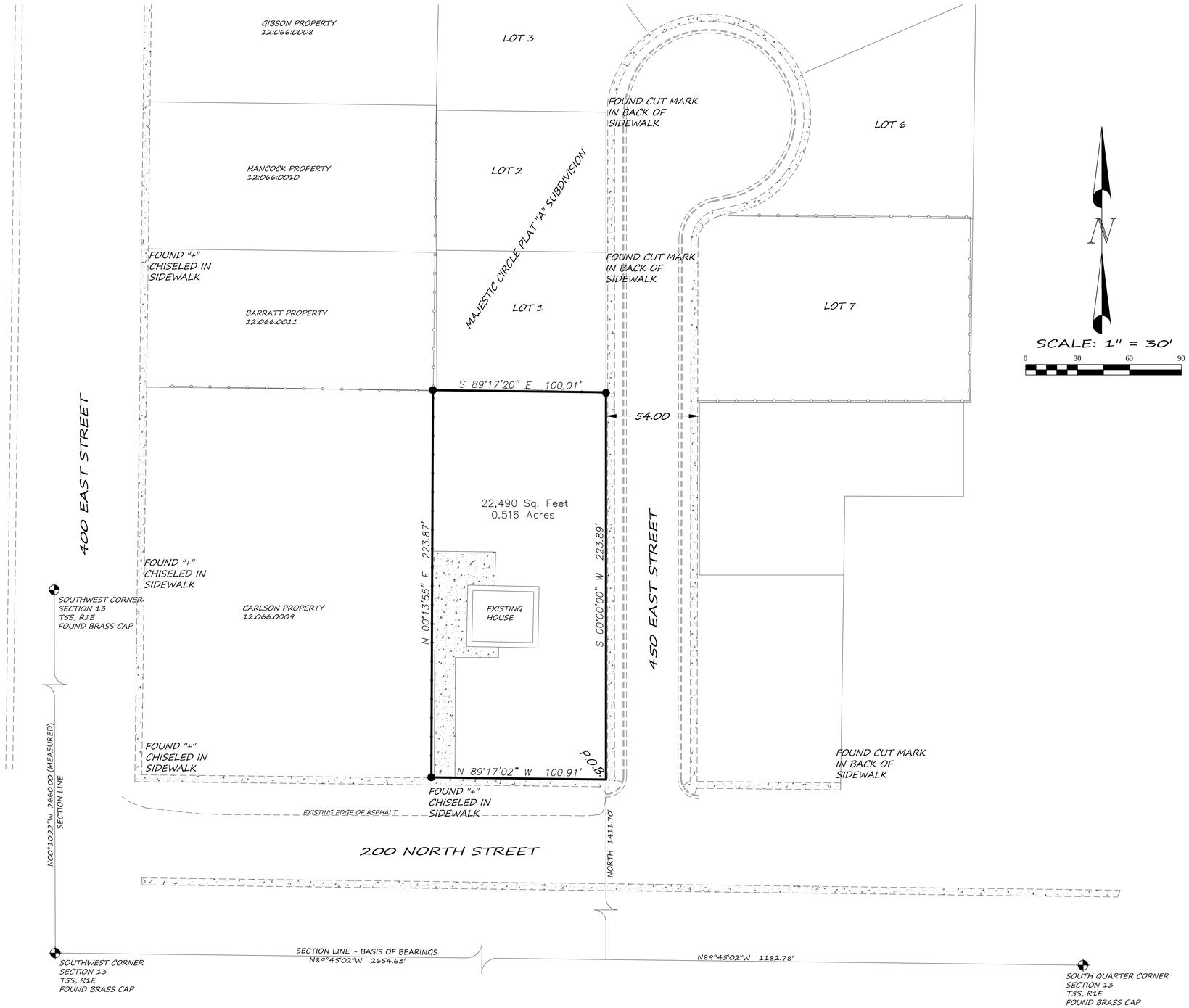
LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UTAH, COUNTY OF UTAH
SCALE: 1" = 20'

RECORDER SEAL	NOTARY PUBLIC SEAL	ENGINEER SEAL	SURVEYOR SEAL
			KEVIN S BISHOP 6508652 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

PRELIMINARY PLAT

KESLER PROPERTY

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UT



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BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 450 EAST STREET AND THE NORTH LINE OF 200 NORTH STREET, WHICH POINT IS LOCATED N89°45'02"W 1182.78 FEET ALONG THE SECTION LINE AND NORTH 1411.70 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M; THENCE N89°17'02"W 100.91 FEET ALONG THE NORTH LINE OF 200 NORTH STREET TO A FENCE LINE, THENCE ALONG A LONG STANDING FENCE N00°13'55"E 223.87 FEET, THENCE S89°17'20"E 100.01 FEET ALONG THE SOUTH LINE OF MAJESTIC CIRCLE SUBDIVISION AND THE EXTENSION THEREOF TO THE WEST LINE OF 450 EAST STREET, THENCE ALONG STREET AS DEPICTED ON THE MAJESTIC CIRCLE SUBDIVISION PLAT SOUTH 223.89 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.516 ACRES.

BASIS OF BEARINGS IS N89°45'02"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

SURVEYOR — APRIL 5, 2019 DATE

SURVEYOR'S NOTES

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MONUMENT THE BOUNDARIES OF PARCEL NO. 12:067:0045 AND PARCEL NO. 12:067:0052 OWNED BY CALVIN KESLER.

PARCEL NO. 12:067:0045 CONSISTS OF TWO SEPARATE AND INDIVIDUAL PARCELS EACH WITH A UNIQUE DESCRIPTION. ONE BEING A 5 FOOT WIDE STRIP, THE OTHER BEING 75 FEET IN WIDTH.

KESLER ORIGINALLY ACQUIRED THE PROPERTY IN 1974 BY THAT CERTAIN WARRANTY DEED RECORDED ON MAY 24, 1974 AS ENTRY 9215. THE PARCEL ORIGINALLY MEASURED 155.1 FEET WIDE BY 359.7 FEET DEEP. A PORTION OF THE PROPERTY WAS LATER INCLUDED IN THE MAJESTIC CIRCLE SUBDIVISION AND ROADWAY TO THE EAST AND NORTH.

THIS SURVEY PLACES ALL THE KESLER PROPERTY INTO A SINGLE DESCRIPTION, WHICH IS ESSENTIALLY BEING ALL THE PROPERTY ORIGINALLY PURCHASED IN 1974 AS PER THE DEED REFERENCED ABOVE, LESS ANY PORTION LYING WITHIN THE BOUNDS OF THE MAJESTIC CIRCLE SUBDIVISION.

THE SUBJECT PROPERTY IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON AUGUST 14, 1974 AS ENTRY 14794 (5 FOOT STRIP) AND THAT CERTAIN WARRANTY DEED RECORDED ON APRIL 19, 2001 AS ENTRY 36964:2001 AND QUIT CLAIM DEED ALSO RECORDED ON APRIL 19, 2001 AS ENTRY 36963:2001 (23 FOOT STRIP). THE REMAINING 75 FOOT PARCEL IS THE REMNANT OF THE ORIGINAL PURCHASE IN 1974 THAT WAS NEVER INCLUDED IN ANY PART OR DESCRIPTION OF THE SUBDIVISION.

THE NORTH AND EAST LINES OF THE SUBJECT PROPERTY ARE ALONG THE BOUNDARY OF THE RECORDED MAJESTIC CIRCLE SUBDIVISION PLAT. THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY WAS RUN ON AN EXTENSION OF THE BEARING DEPICTED AS THE SOUTH LINE OF 450 EAST STREET ON THE RECORDED MAJESTIC CIRCLE SUBDIVISION PLAT. THE WEST LINE WAS RUN ALONG A DECADES OLD LONG STANDING FENCE LINE AND EDGE OF A CONCRETE DRIVEWAY USING THE FOUND "+" CHISELED IN THE SIDEWALK ON 200 NORTH.

A SIGNIFICANT RETRACEMENT WAS MADE THROUGHOUT THE MAJESTIC CIRCLE SUBDIVISION TO FIND, LOCATED AND DISCOVER ANY ORIGINAL SURVEY MARKS, OCCUPATION LINES, AND EVIDENCE TO ASSIST IN THE DETERMINING OF THE CORRECT LOCATION OF THE STREET AND LOTS WITHIN THE SUBDIVISION. THE ROAD RIGHT-OF-WAY WAS PLACED APPROXIMATELY 1 FOOT BEHIND THE SIDEWALK AND FOUND MARKS IN THE SIDEWALK WERE USED TO DETERMINE THE LOT LINE LOCATIONS WITHIN THE PLAT.

THE EXISTING HOUSE ON THE SUBJECT PARCEL HAS A STREET ADDRESS OF 435 EAST 200 NORTH, AMERICAN FORK.

THE MAJESTIC CIRCLE SUBDIVISION WAS RECORDED ON OCTOBER 14, 1975 AS ENTRY 20607 AND MAP NO. 1444.

THE FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH AND APRIL OF 2019.

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- ⅝" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE

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kevin.oakhills@gmail

KEVIN S BISHOP 6508652 LICENSED PROFESSIONAL LAND SURVEYOR STATE OF UTAH
SURVEYOR SEAL

RECORD OF SURVEY FOR: CALVIN KESLER
PROJECT ADDRESS: 450 EAST
SECTION: 13
TOWNSHIP: 5 SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M
AMERICAN FORK
CRD No.

PROJECT NO: 19-155 (19-125)
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 04/05/2019
MAP SCALE: 1" = 30'

SHEET NO.
1 OF 1

PRELIMINARY PLAT
KESLER SUBDIVISION
PLAT "A"

HANCOCK PROPERTY
12:066:0010

LOT 2

MAJESTIC CIRCLE PLAT "A" SUBDIVISION

LOT 1

BARRATT PROPERTY
12:066:0011

EXISTING CURB & GUTTER

EXISTING FIRE HYDRANT

LOT 7

400 EAST STREET

S 89°17'20" E 100.01'

54.00

INSTALL NEW WATER LATERAL & METER

INSTALL NEW SEWER LATERAL

LOT 2
8,315 Sq. Feet
0.191 Acres

83.00'

83.01'

INSTALL NEW PRESSURIZED IRRIGATION LATERAL

S 89°17'20" E 100.34'

30.0

LOT 1
14,153 Sq. Feet
0.325 Acres

EXISTING HOUSE

N 00°13'55" E 223.87'

S 00°00'00" W 223.89'

450 EAST STREET

130.76'

140.87'

CARLSON PROPERTY
12:066:0009

IF THE PORTION OF THE DRIVEWAY THAT ACCESSES ONTO 450 EAST STREET DOES NOT MEET THE CITY CODE FOR CORNER CLEARANCE, IT WILL EITHER HAVE TO BE ALTERED TO MEET THE CODE, OR THE ACCESS WILL NEED TO BE ABANDONED.

10.00 P.U.E.

90.79'

C1

P.O.B.

N 89°17'02" W 100.91'

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

EXISTING EDGE OF ASPHALT

66.00

200 NORTH STREET

N

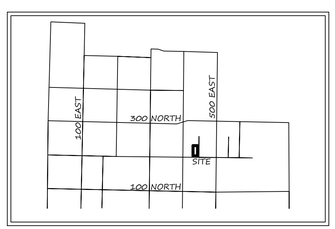
SCALE: 1" = 20'

0 20 40 60

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VICINITY MAP - NOT TO SCALE

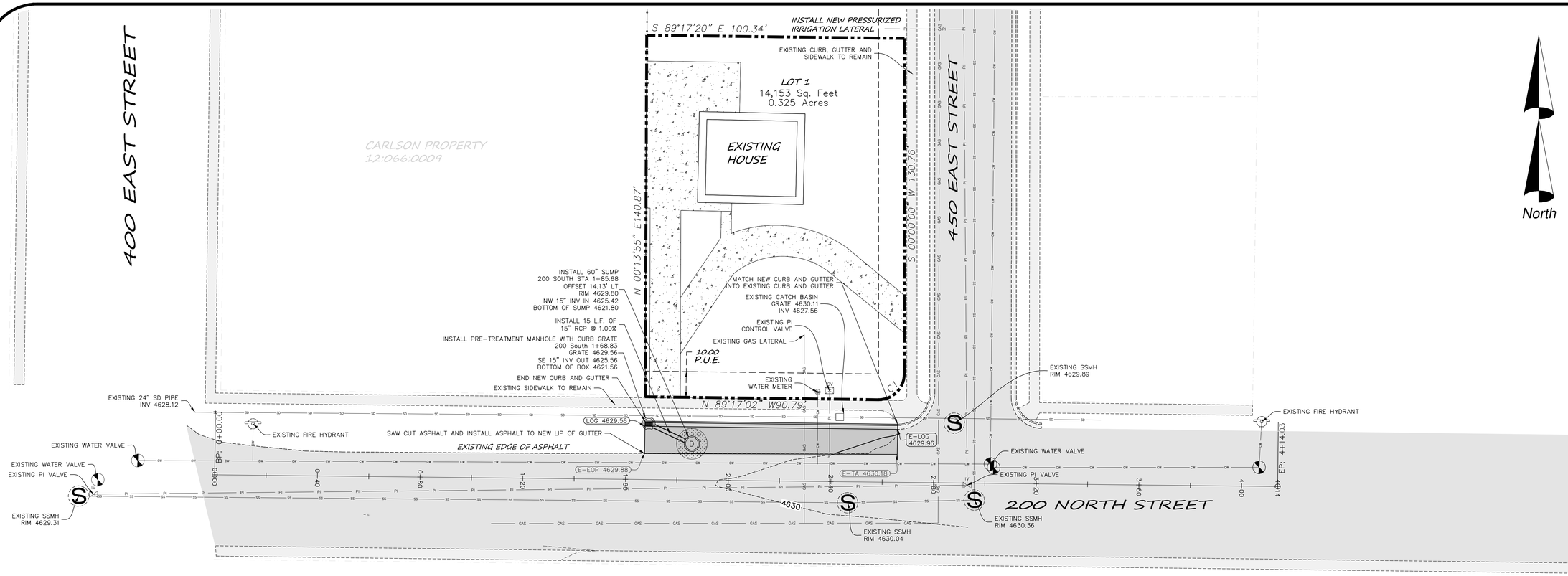
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KEVIN S. KESLER
PROFESSIONAL LAND SURVEYOR
6508652
STATE OF UTAH
SURVEYOR SEAL

RECORD OF SURVEY FOR: CALVIN KESLER
PROJECT ADDRESS: 450 EAST
AMERICAN FORK
SECTION: 13
TOWNSHIP: 5 SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M
CRD No.

PROJECT NO: 19-155 (19-125)
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 04/05/2019
MAP SCALE: 1" = 30'

SHEET NO.
1 OF 1

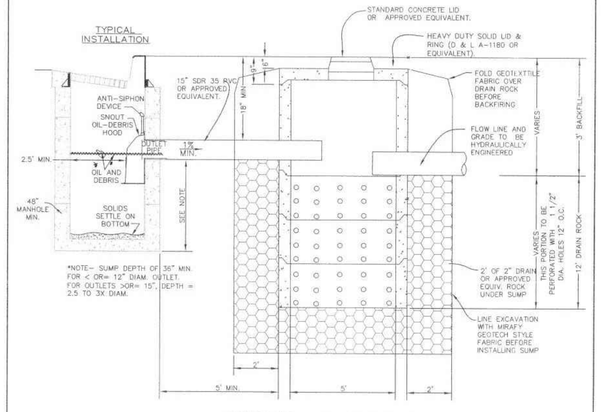


GRAPHIC SCALE

20 0 10 20 40 80

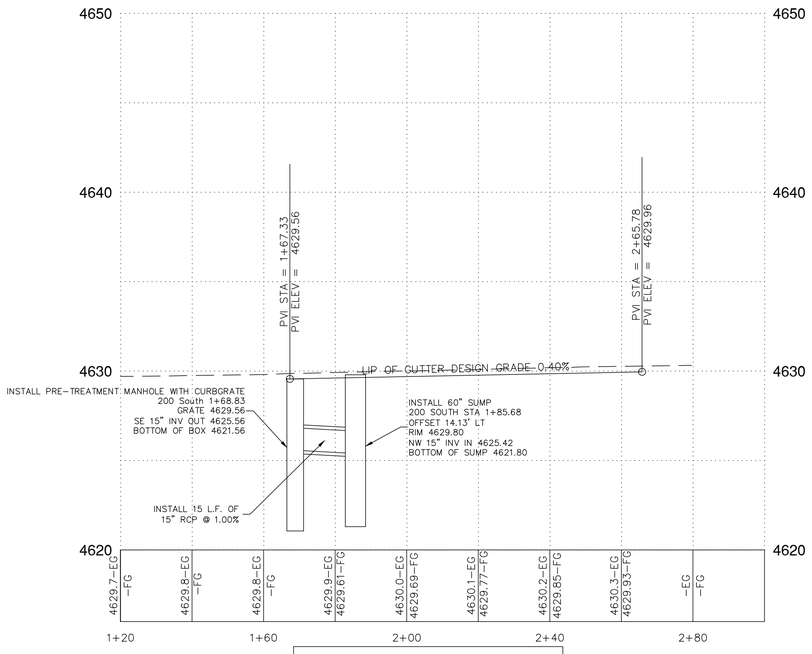
(IN FEET)
1 inch = 20 ft.

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP
REVISED:			DRAWING NO. 15.14
DATE: MAY 2002			
SCALE: VARIES			



200 South
5:1 VERT
STA = 1+20.00 to 3+00.00

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

REGISTERED PROFESSIONAL ENGINEER # 156744 Mark Scott Gardner Wood STATE OF UTAH SEAL

KESLER SUBDIVISION

KESLER

200 NORTH PLAN & PROFILE

No.	Revision	Date

1 OF 1 SHEETS

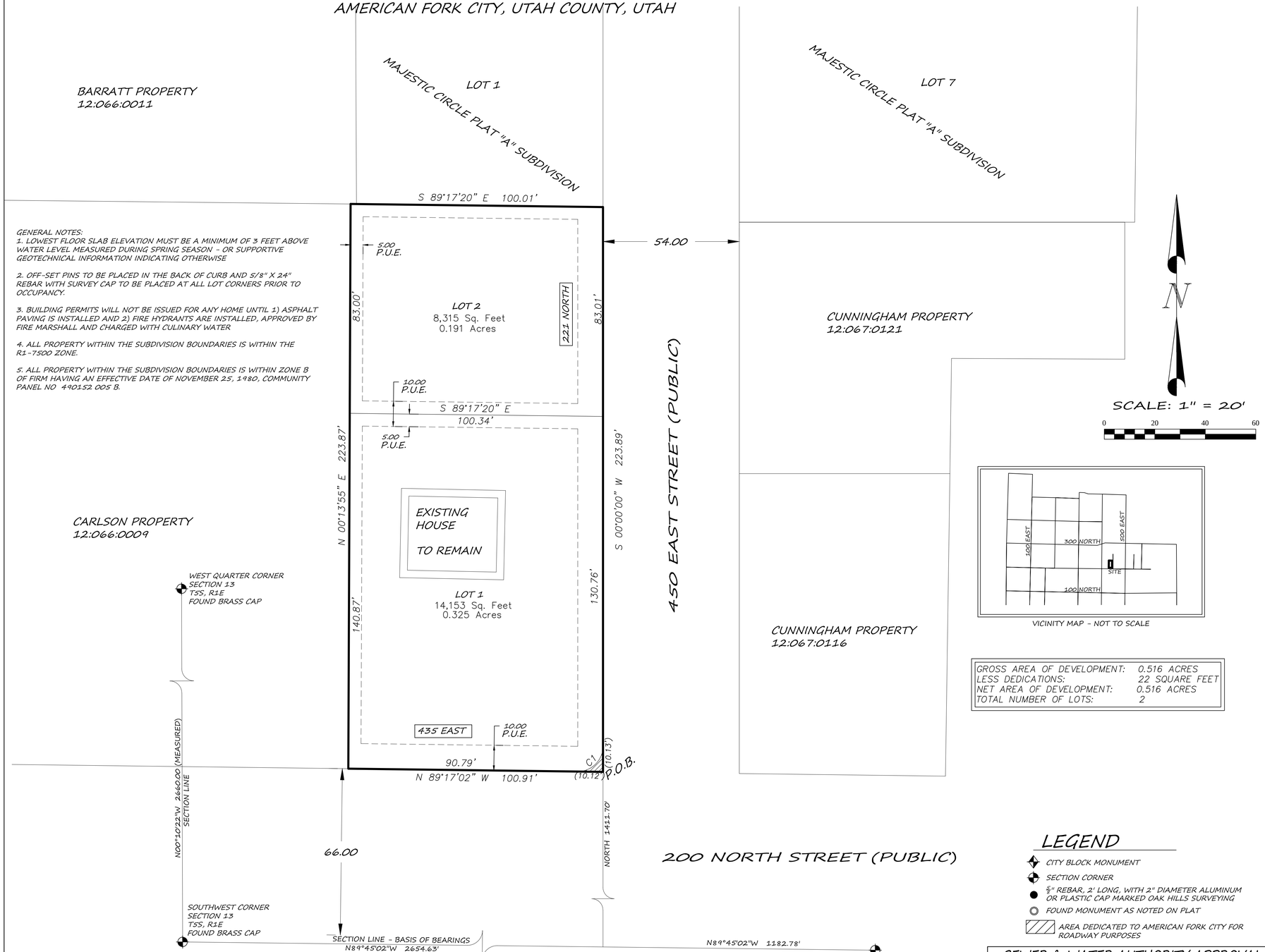
Proj # 921 - 2040

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ALL OPERATIONS WITHIN OR FROM THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. ARE STRICTLY PROHIBITED. THESE PLANS ARE THE PROPERTY OF A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY BUILDING 6D P. PROVO, UTAH 84604

P:\921-2040\DWG\921-2040-C3D.dwg 21 Jun 2019 3:39pm

KESLER SUBDIVISION PLAT "A"

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

2. OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS PRIOR TO OCCUPANCY.

3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY FIRE MARSHALL AND CHARGED WITH CULINARY WATER

4. ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARIES IS WITHIN THE R1-7500 ZONE.

5. ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARIES IS WITHIN ZONE B OF FIRM HAVING AN EFFECTIVE DATE OF NOVEMBER 25, 1980, COMMUNITY PANEL NO 490152 005 B.

GROSS AREA OF DEVELOPMENT:	0.516 ACRES
LESS DEDICATIONS:	22 SQUARE FEET
NET AREA OF DEVELOPMENT:	0.516 ACRES
TOTAL NUMBER OF LOTS:	2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.83'	14.23'	N 45°21'29" E	90°42'58"

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT
- AREA DEDICATED TO AMERICAN FORK CITY FOR ROADWAY PURPOSES

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2019 BY THE AMERICAN FORK CITY SEWER AUTHORITY

_____
SEWER & WATER AUTHORITY

OAK HILLS SURVEYING
Office locations
Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail
ohsurveying.com
Member UCLS/NSPS

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 450 EAST STREET AND THE NORTH LINE OF 200 NORTH STREET, WHICH POINT IS LOCATED N89°45'02"W 1182.78 FEET ALONG THE SECTION LINE AND NORTH 1411.70 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M; THENCE N89°17'02"W 100.91 FEET ALONG THE NORTH LINE OF 200 NORTH STREET TO A FENCE LINE, THENCE ALONG A LONG STANDING FENCE N00°13'55"E 223.87 FEET, THENCE S89°17'20"E 100.01 FEET ALONG THE SOUTH LINE OF MAJESTIC CIRCLE SUBDIVISION AND THE EXTENSION THEREOF TO THE WEST LINE OF 450 EAST STREET, THENCE ALONG STREET AS DEPICTED ON THE MAJESTIC CIRCLE SUBDIVISION PLAT SOUTH 223.89 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.516 ACRES.

BASIS OF BEARINGS IS N89°45'02"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

PRELIMINARY PLAT — JULY 15, 2019
SURVEYOR — DATE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS KESLER PLAT "A" SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 2019

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE DAY OF _____ A.D. 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

A NOTARY PUBLIC COMMISSIONER IN UTAH COMMISSION NUMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS____DAY OF_____, AD, 2019.

_____ _____
Mayor: Council Member

_____ _____
Council Member Council Member

_____ _____
Council Member Council Member

_____ _____
City Engineer City Recorder

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS_____DAY OF _____ AD, 2019 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

_____ _____
PLANNER PLANNING COMMISSION CHAIRMAN

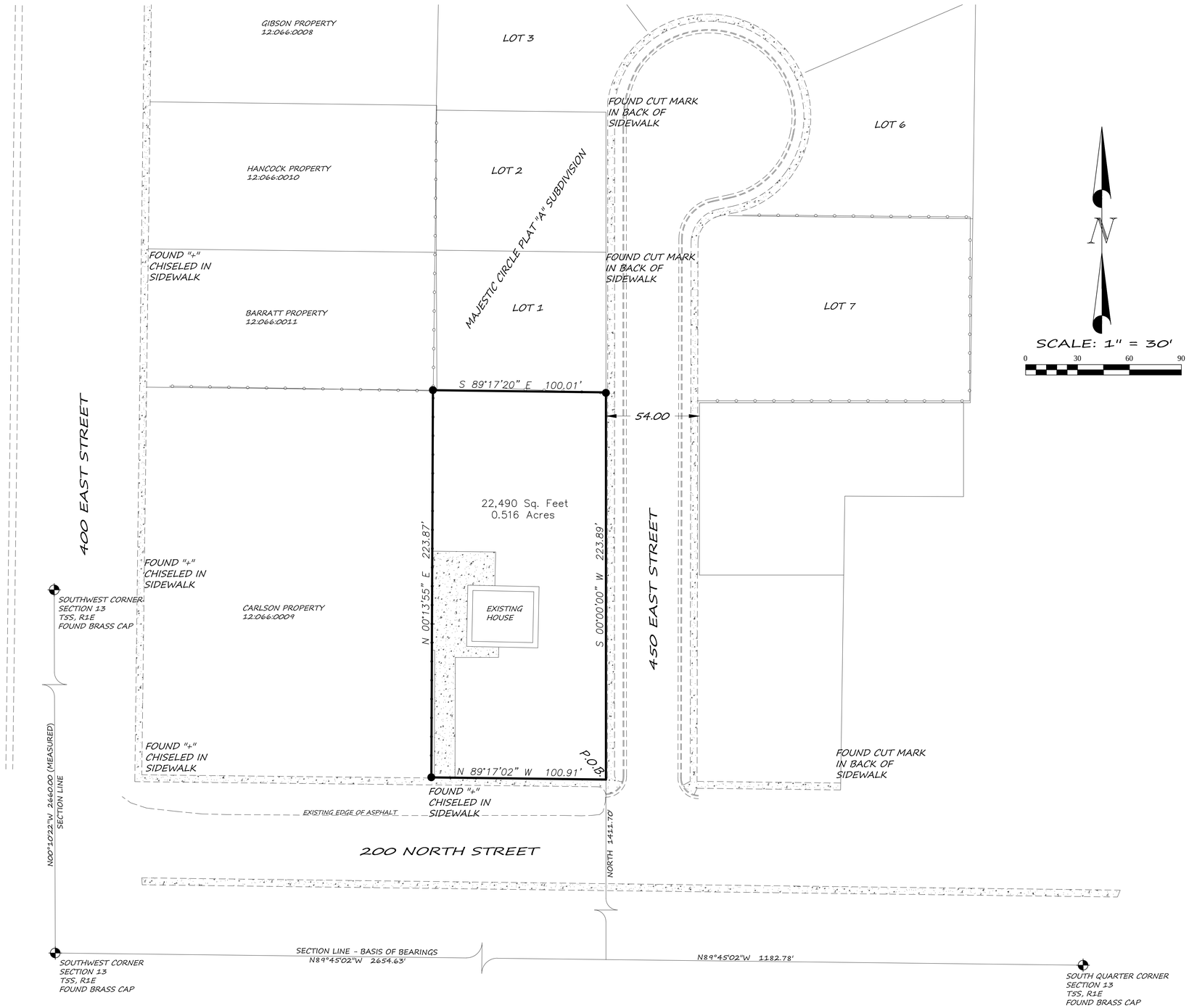
KESLER SUBDIVISION
PLAT "A"

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UTAH, COUNTY OF UTAH
SCALE: 1" = 20'

RECORDER SEAL	NOTARY PUBLIC SEAL		SURVEYOR SEAL
		PRELIMINARY PLAT	KEVIN S BISHOP 6508652 STATE OF UTAH

KESLER PROPERTY

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UT



SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 450 EAST STREET AND THE NORTH LINE OF 200 NORTH STREET, WHICH POINT IS LOCATED N89°45'02"W 1182.78 FEET ALONG THE SECTION LINE AND NORTH 1411.70 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M; THENCE N89°17'02"W 100.91 FEET ALONG THE NORTH LINE OF 200 NORTH STREET TO A FENCE LINE, THENCE ALONG A LONG STANDING FENCE N00°13'55"E 223.87 FEET, THENCE S89°17'20"E 100.01 FEET ALONG THE SOUTH LINE OF MAJESTIC CIRCLE SUBDIVISION AND THE EXTENSION THEREOF TO THE WEST LINE OF 450 EAST STREET, THENCE ALONG STREET AS DEPICTED ON THE MAJESTIC CIRCLE SUBDIVISION PLAT SOUTH 223.89 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.516 ACRES.

BASIS OF BEARINGS IS N89°45'02"W ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

SURVEYOR — APRIL 5, 2019 DATE

SURVEYOR'S NOTES

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MONUMENT THE BOUNDARIES OF PARCEL NO. 12:067:0045 AND PARCEL NO. 12:067:0052 OWNED BY CALVIN KESLER.

PARCEL NO. 12:067:0045 CONSISTS OF TWO SEPARATE AND INDIVIDUAL PARCELS EACH WITH A UNIQUE DESCRIPTION. ONE BEING A 5 FOOT WIDE STRIP, THE OTHER BEING 75 FEET IN WIDTH.

KESLER ORIGINALLY ACQUIRED THE PROPERTY IN 1974 BY THAT CERTAIN WARRANTY DEED RECORDED ON MAY 24, 1974 AS ENTRY 9215. THE PARCEL ORIGINALLY MEASURED 155.1 FEET WIDE BY 359.7 FEET DEEP. A PORTION OF THE PROPERTY WAS LATER INCLUDED IN THE MAJESTIC CIRCLE SUBDIVISION AND ROADWAY TO THE EAST AND NORTH.

THIS SURVEY PLACES ALL THE KESLER PROPERTY INTO A SINGLE DESCRIPTION, WHICH IS ESSENTIALLY BEING ALL THE PROPERTY ORIGINALLY PURCHASED IN 1974 AS PER THE DEED REFERENCED ABOVE, LESS ANY PORTION LYING WITHIN THE BOUNDS OF THE MAJESTIC CIRCLE SUBDIVISION.

THE SUBJECT PROPERTY IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON AUGUST 14, 1974 AS ENTRY 14794 (5 FOOT STRIP) AND THAT CERTAIN WARRANTY DEED RECORDED ON APRIL 19, 2001 AS ENTRY 36964:2001 AND QUIT CLAIM DEED ALSO RECORDED ON APRIL 19, 2001 AS ENTRY 36963:2001 (23 FOOT STRIP). THE REMAINING 75 FOOT PARCEL IS THE REMNANT OF THE ORIGINAL PURCHASE IN 1974 THAT WAS NEVER INCLUDED IN ANY PART OR DESCRIPTION OF THE SUBDIVISION.

THE NORTH AND EAST LINES OF THE SUBJECT PROPERTY ARE ALONG THE BOUNDARY OF THE RECORDED MAJESTIC CIRCLE SUBDIVISION PLAT. THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY WAS RUN ON AN EXTENSION OF THE BEARING DEPICTED AS THE SOUTH LINE OF 450 EAST STREET ON THE RECORDED MAJESTIC CIRCLE SUBDIVISION PLAT. THE WEST LINE WAS RUN ALONG A DECADES OLD LONG STANDING FENCE LINE AND EDGE OF A CONCRETE DRIVEWAY USING THE FOUND "+" CHISELED IN THE SIDEWALK ON 200 NORTH.

A SIGNIFICANT RETRACEMENT WAS MADE THROUGHOUT THE MAJESTIC CIRCLE SUBDIVISION TO FIND, LOCATED AND DISCOVER ANY ORIGINAL SURVEY MARKS, OCCUPATION LINES, AND EVIDENCE TO ASSIST IN THE DETERMINING OF THE CORRECT LOCATION OF THE STREET AND LOTS WITHIN THE SUBDIVISION. THE ROAD RIGHT-OF-WAY WAS PLACED APPROXIMATELY 1 FOOT BEHIND THE SIDEWALK AND FOUND MARKS IN THE SIDEWALK WERE USED TO DETERMINE THE LOT LINE LOCATIONS WITHIN THE PLAT.

THE EXISTING HOUSE ON THE SUBJECT PARCEL HAS A STREET ADDRESS OF 435 EAST 200 NORTH, AMERICAN FORK.

THE MAJESTIC CIRCLE SUBDIVISION WAS RECORDED ON OCTOBER 14, 1975 AS ENTRY 20607 AND MAP NO. 1444.

THE FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH AND APRIL OF 2019.

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- ⅝" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE

OAK HILLS SURVEYING
Member UCLS/NSPS
Office locations
Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail

KEVIN S BISHOP 6508652 LICENSED PROFESSIONAL LAND SURVEYOR STATE OF UTAH
SURVEYOR SEAL

RECORD OF SURVEY FOR: CALVIN KESLER
PROJECT ADDRESS: 450 EAST
SECTION: 13
TOWNSHIP: 5 SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M
AMERICAN FORK
CRD No.

PROJECT NO: 19-155 (19-125)
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 04/05/2019
MAP SCALE: 1" = 30'

SHEET NO.
1 OF 1

PRELIMINARY PLAT
KESLER SUBDIVISION
PLAT "A"

HANCOCK PROPERTY
12:066:0010

LOT 2

MAJESTIC CIRCLE PLAT "A" SUBDIVISION

LOT 1

BARRATT PROPERTY
12:066:0011

EXISTING CURB & GUTTER

EXISTING FIRE HYDRANT

LOT 7

400 EAST STREET

S 89°17'20" E 100.01'

54.00

INSTALL NEW WATER LATERAL & METER

INSTALL NEW SEWER LATERAL

LOT 2
8,315 Sq. Feet
0.191 Acres

83.00'

83.01'

INSTALL NEW PRESSURIZED IRRIGATION LATERAL

S 89°17'20" E 100.34'

30.0

LOT 1
14,153 Sq. Feet
0.325 Acres

EXISTING HOUSE

N 00°13'55" E 223.87'

S 00°00'00" W 223.89'

450 EAST STREET

130.76'

140.87'

CARLSON PROPERTY
12:066:0009

IF THE PORTION OF THE DRIVEWAY THAT ACCESSES ONTO 450 EAST STREET DOES NOT MEET THE CITY CODE FOR CORNER CLEARANCE, IT WILL EITHER HAVE TO BE ALTERED TO MEET THE CODE, OR THE ACCESS WILL NEED TO BE ABANDONED.

10.00 P.U.E.

90.79'

C1

P.O.B.

N 89°17'02" W 100.91'

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

EXISTING EDGE OF ASPHALT

66.00

200 NORTH STREET

N

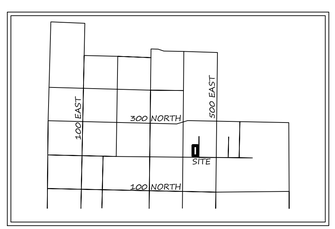
SCALE: 1" = 20'

0 20 40 60

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VICINITY MAP - NOT TO SCALE

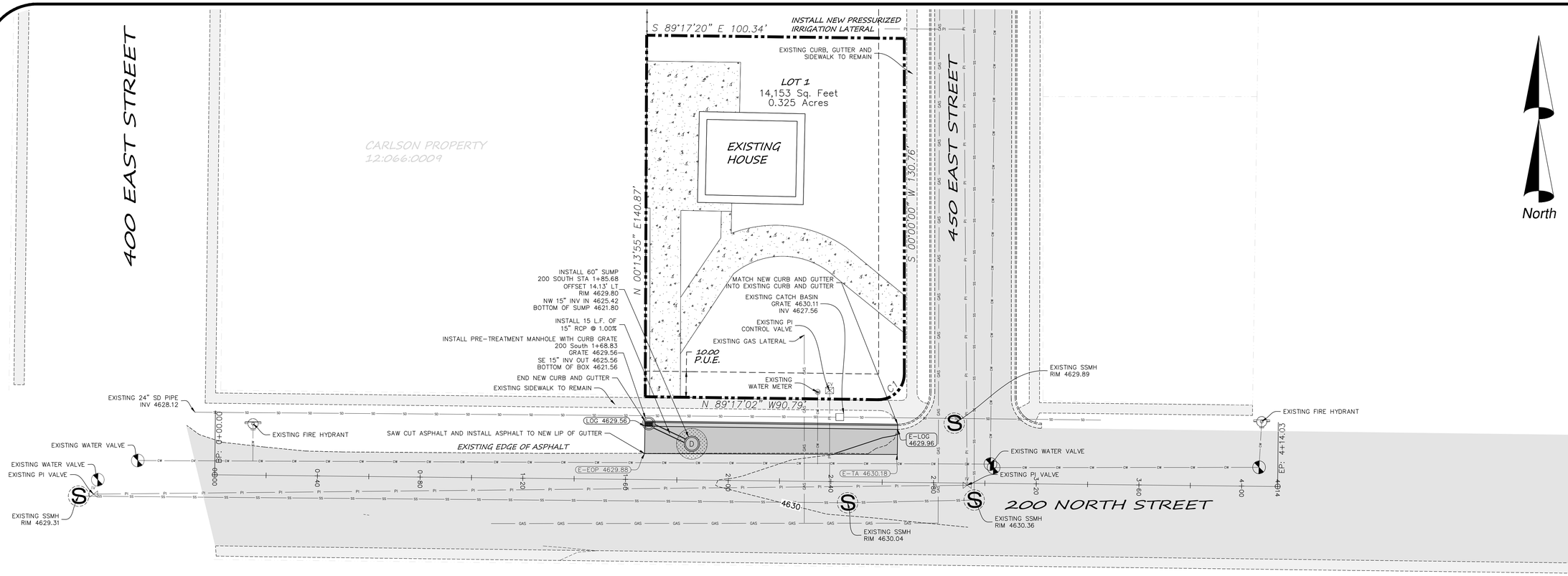
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KEVIN S. KESLER
PROFESSIONAL LAND SURVEYOR
6508652
STATE OF UTAH
SURVEYOR SEAL

RECORD OF SURVEY FOR: CALVIN KESLER
PROJECT ADDRESS: 450 EAST
AMERICAN FORK
SECTION: 13
TOWNSHIP: 5 SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M
CRD No.

PROJECT NO: 19-155 (19-125)
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 04/05/2019
MAP SCALE: 1" = 30'

SHEET NO.
1 OF 1

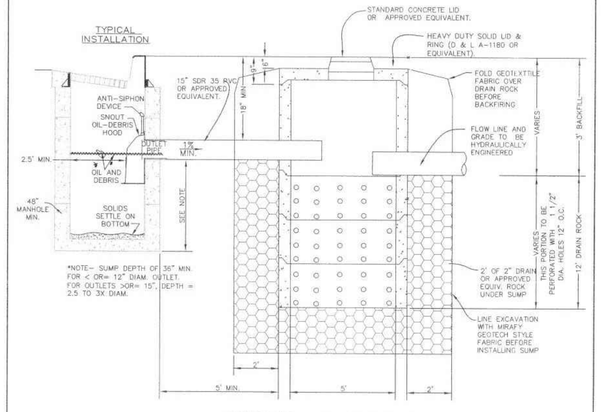


GRAPHIC SCALE

20 0 10 20 40 80

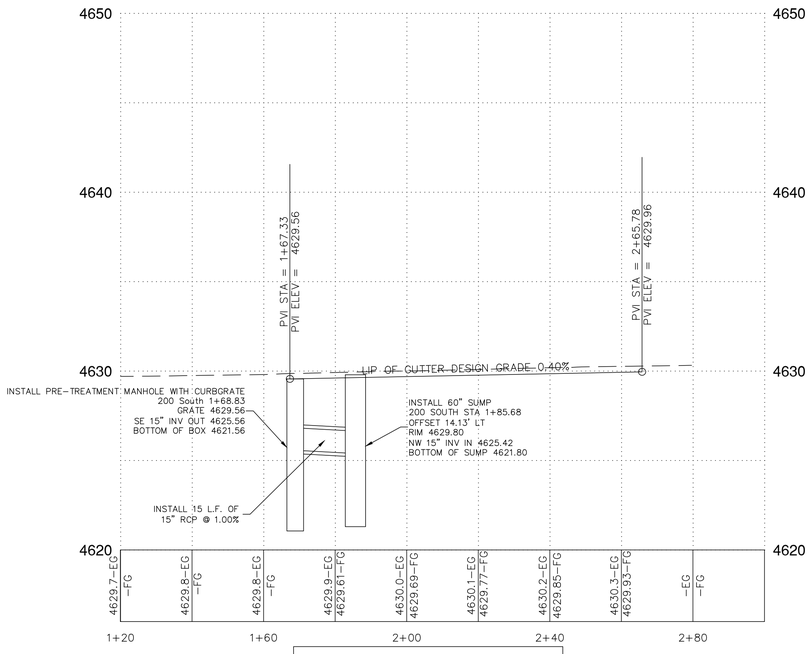
(IN FEET)
1 inch = 20 ft.

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP
REVISED:			DRAWING NO. 15.14
DATE: MAY 2002			
SCALE: VARIES			



200 South
5:1 VERT
STA = 1+20.00 to 3+00.00

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

REGISTERED PROFESSIONAL ENGINEER # 156744 Mark Scott Gardner Wood STATE OF UTAH SEAL

KESLER SUBDIVISION

KESLER

200 NORTH PLAN & PROFILE

No.	Revision	Date

1 OF 1 SHEETS

Proj # 921 - 2040

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ALL OPERATIONS WITHIN OR FROM THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. ARE STRICTLY PROHIBITED. THESE PLANS ARE THE PROPERTY OF A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY BUILDING 6D P. PROVO, UTAH 84604

P:\921-2040\DWG\921-2040-C3D.dwg 21 Jun 2019 3:39pm

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 7, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for the Allred Subdivision, located at 1030 East 300 North in the R1-9,000 Residential zone.

Review and action on the final plat of the Allred Subdivision, located at 1030 East 300 North in the R1-9,000 Residential zone.

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

BACKGROUND INFORMATION					
Location:		1030 East 300 North			
Applicants:		Lew Swain-Wilding Engineering			
Existing Land Use:		Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-9,000			
Proposed Zoning:		NA			
Surrounding Zoning:	North	R1-9,000			
	South	R1-9,000			
	East	Transitional Residential 5 (Utah County)			
	West	R1-9,000			
Land Use Plan Designation:		Residential Low Density (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

The Allred Subdivision is a two-lot proposal, located at 1030 East 300 North. The property is vacant. Lot 1 will consist of 9,166 sq. ft. and Lot 2 will consist of 9,149 sq. ft. Access to both lots will be off of 300 North.

The property is the subject of an agreement between the property owner and the City, which allows subdivision of property and right-of-way dedication of 300 North. With the

dedication of 300 North, the property is slightly under the depth requirement for subdivision; however, the City Council has agreed to allow development in exchange for right-of-way dedication. The resulting subdivision plat has been placed on the agenda. Staff supports the proposal.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Low Density Residential". The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

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

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

   This criterion has been met.

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

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

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

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

e. The water rights conveyance documents have been provided.

   Any water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. Per prior approval of an agreement between the City and property owner, the final plat meets the criteria as found in Section 17.8.211 of the Development Code.

3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

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

FINAL PLAT

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

DENIAL

PRELIMINARY PLAN

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

FINAL PLAT

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

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of the Allred Subdivision.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of the Allred Subdivision.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/7/2019

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: Allred Subdivision

Project Address: 1030 East 300 North

Developer / Applicant's Name: Lew Swain/Wilding Engineering

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/7/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
11. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1. Include plat notes.
2. Show current land use & zoning on plat.

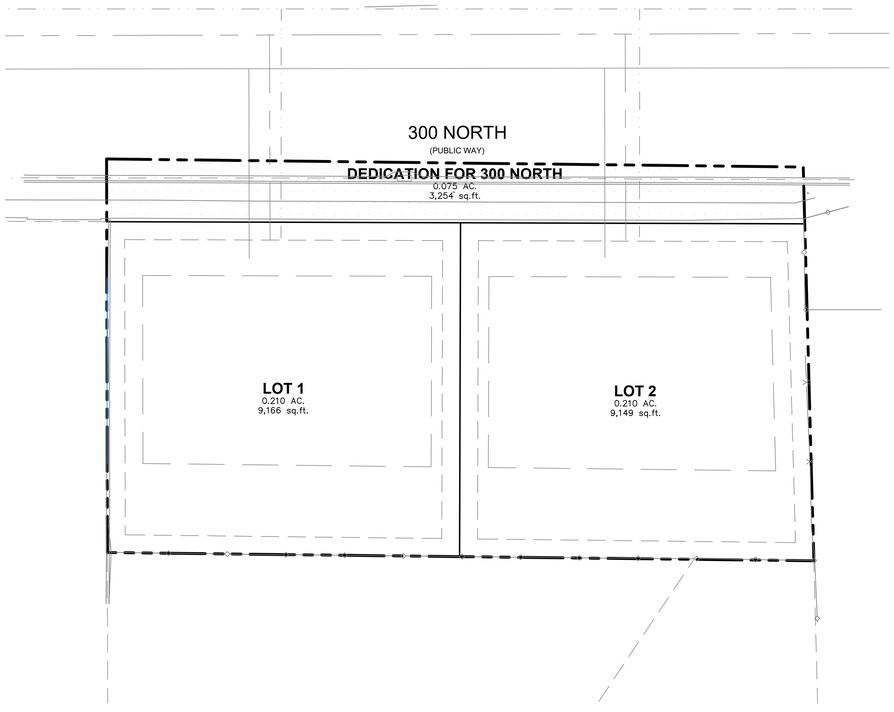
ALLRED SUBDIVISION

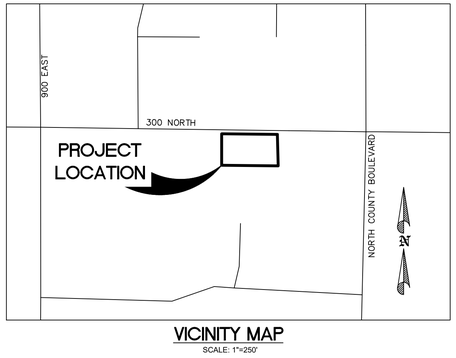
GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM AMERICAN FORK CITY.
2. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
5. LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS.
6. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
8. CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
9. WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
10. IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
11. DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER, PROPER DOCUMENTATION SHALL BE PROVIDED TO AMERICAN FORK CITY WATER DEPARTMENT.

EROSION CONTROL NOTES:

1. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
4. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
5. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.





VICINITY MAP
SCALE: 1"=250'

SHEET INDEX

C101	COVER SHEET
1 OF 1	PRELIMINARY PLAT
1 OF 1	RECORD OF SURVEY
C201	SITE PLAN
C202	UTILITY PLAN
C203	GRADING AND DRAINAGE PLAN

CONTACT LIST

DEVELOPER:
LEW SWAIN
801-550-1377
HLSWAIN@GMAIL.COM

PROJECT ENGINEER:
WILDING ENGINEERING
TOMMY SCHERBEL, E.I.T.
801-553-8112
TSCHERBEL@WILDINGENGINEERING.COM

AMERICAN FORK ENGINEERING:
BEN HUNTER, P.E.
801-763-3060
BHUNTER@AFCITY.NET

Scale 1" = 20 ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\19027 Allred Property American Fork\dwg\19027 Base.dwg
PLOT DATE: May 03, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALLRED SUBDIVISION

COVER

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19027

REGISTERED PROFESSIONAL ENGINEER #157952 DAVID PRESTON WILDING STATE OF UTAH

ENGINEER'S STAMP

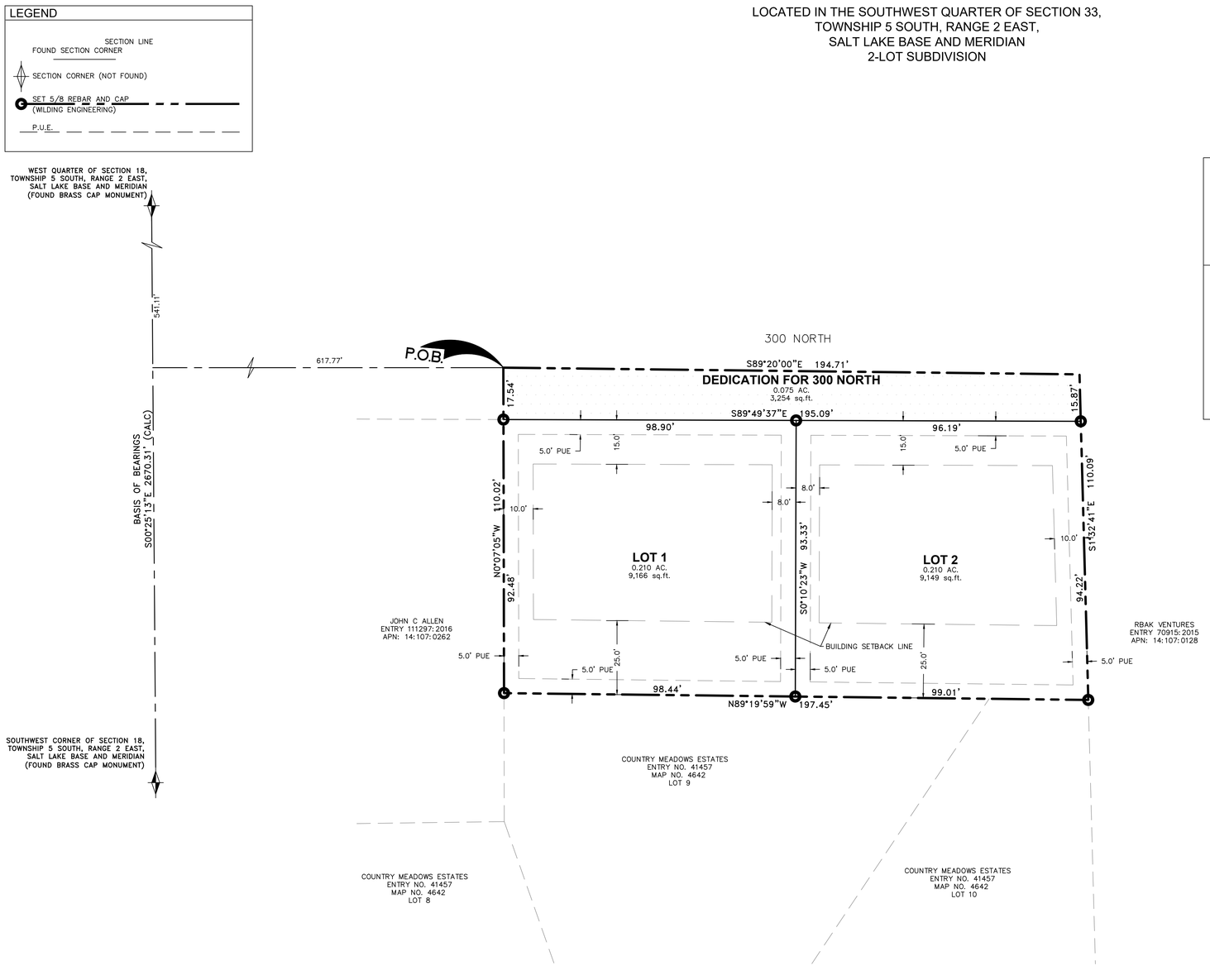
DATE 05/01/2019

SCALE 1" = 20'

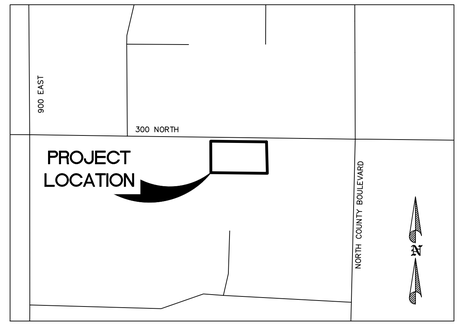
SHEET C101

ALLRED SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
2-LOT SUBDIVISION







VICINITY MAP
SCALE: 1"=250'

MATERIAL EXCAVATED FROM THE BASEMENT OF THE NEW HOMES TO BE USED AS REQUIRED TO RAISE THE REAR OF THE LOT SUFFICIENTLY TO DIRECT EXCESS SURFACE WATER TO THE NORTH AROUND THE STRUCTURE AND INTO THE STREET.
THE OWNER OF EACH LOT SHALL CONSTRUCT BERMS ALONG THE SIDE PROPERTY LINES TO KEEP EXCESS SURFACE WATER FROM RUNNING TO THE ADJACENT PROPERTIES.
ON-SITE RETENTION PONDS ARE NOT TO BE FILLED IN OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER;

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____
SIGNATURE DATE

PROPERTY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°25'13" EAST ALONG THE SECTION LINE A DISTANCE OF 541.11 FEET AND EAST 617.77 FEET FROM THE WEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°20'00" EAST 194.72 FEET; THENCE SOUTH 01°32'41" EAST 110.09 FEET TO THE NORTHEAST CORNER OF LOT 10, COUNTRY MEADOWS ESTATES PLAT "A", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 89°19'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 197.45 FEET; THENCE NORTH 00°07'05" WEST 110.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,570 SQUARE FEET OR 0.495 ACRES, MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°25'13" EAST BETWEEN THE WEST QUARTER AND THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE

SEE THE RECORD OF SURVEY FILED WITH THE UTAH COUNTY SURVEYOR'S OFFICE FOR INFORMATION REGARDING THE BOUNDARY OF THIS SUBDIVISION.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS "ALLRED SUBDIVISION", AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO AMERICAN FORK CITY CORPORATION.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2017.

_____
MILDRED T. ALLRED
TRUSTEE OF THE RAVSTEN FAMILY TRUST DATED FEBRUARY 7, 2005

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, 2017.

_____ _____
MAYOR MAYOR

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED_____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____, 2017, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION

ALLRED SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDIATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

_____ _____
SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
COMMISSION NUMBER EXPIRATION DATE

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS OUTSIDE THE LIMIT OF STUDY AREA, AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP # 4955170120B EFFECTIVE 07/17/2002.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS_____DAY OF_____
A.D., 20_____ BY THE WATER AND SEWER AUTHORITY.

_____
AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT DIRECTOR

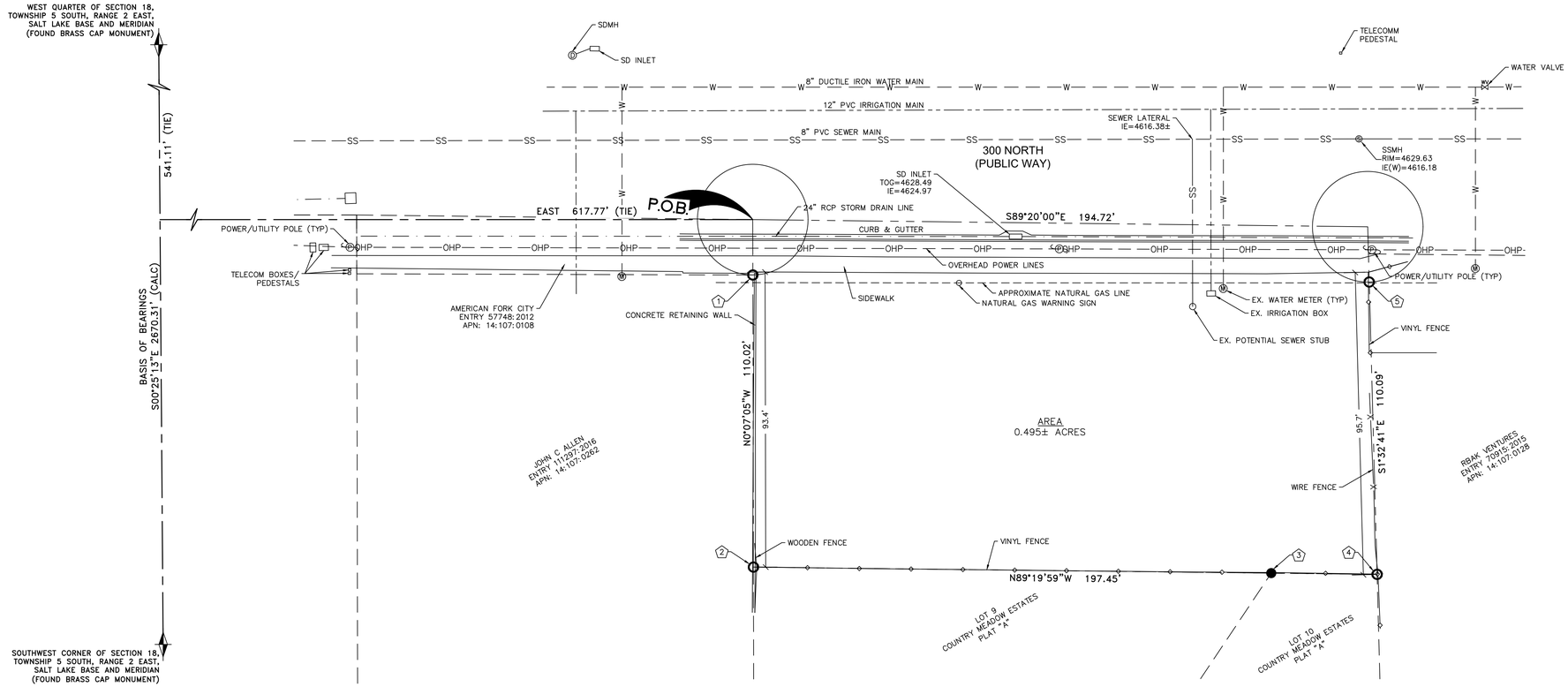
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR KAGAN M. DIXON No. 9061091 STATE OF UTAH			

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\19027 Allred Property American Fork\dwg\19027 Plat Prelim.dwg
PLOT DATE: Jul 09, 2019

ALLRED PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



20 0 20 40

Scale 1" = 20 ft

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

PROFESSIONAL LAND SURVEYOR
KAGAN M. DIXON
No. 9061091
3/27/18
STATE OF UTAH

TITLE DESCRIPTION

COMMENCING SOUTH 0°25'13" EAST 541.11 FEET ALONG SECTION LINE AND EAST 617.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 18. TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°20'0" EAST 194.72 FEET; THENCE SOUTH 1°32'41" EAST 110.09 FEET; THENCE NORTH 89°19'59" WEST 197.45 FEET; THENCE NORTH 0°7'5" WEST 110.02 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°25'13" EAST BETWEEN THE WEST QUARTER AND THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.

IT APPEARS THAT 300 NORTH HAS BEEN WIDENED IN RECENT YEARS, HOWEVER, NO QUIT CLAIM DEED COULD BE FOUND. IT IS RECOMMENDED THAT THIS BE BROUGHT TO THE ATTENTION OF THE PROPER MUNICIPALITIES TO RESOLVE.

PRESCRIPTIVE RIGHTS FOR THE USE OF 300 NORTH MAY EXIST ACROSS THE PROPERTY.

TABLE OF ADJACENT STRUCTURES

1. SET REBAR AND CAP 0.9'± BEHIND WALK 17.5'± FROM PROPERTY CORNER ON LINE
2. SET REBAR AND CAP 1.0'± WEST OF FENCE CORNER
3. FOUND REBAR AND CAP (ILLEGIBLE) ON PROPERTY LINE
4. SET REBAR AND CAP 0.1'± SOUTH OF FENCE
5. SET REBAR AND CAP 0.2'± EAST OF FENCE 17.5'± FROM PROPERTY CORNER ON LINE

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY DATED MAY 22, 2017, FILE NO. 01459–27575.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WLDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) TITLE REPORT EXCEPTIONS, SCHEDULE B PART II

ITEMS	1–13	NOT ADDRESSED BY THIS SURVEY.
ITEM	14	BOUNDARY LINE AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 8, 1988, AS ENTRY NO. 19682, IN BOOK 2525, AT PAGE 184, OF COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
ITEM	15	BOUNDARY LINE AGREEMENT (FENCE LINE) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 30, 1992, AS ENTRY NO. 38146, IN BOOK 2973, AT PAGE 857, OF COUNTY RECORDS. (TITLE DESCRIPTION APPEARS TO ALREADY REFLECT THIS BOUNDARY LINE AGREEMENT)
ITEM	16	BOUNDARY LINE AGREEMENT (FENCE LINE) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 30, 1992, AS ENTRY NO. 38146, IN BOOK 2973, AT PAGE 860, OF COUNTY RECORDS. (TITLE DESCRIPTION APPEARS TO ALREADY REFLECT THIS BOUNDARY LINE AGREEMENT)
ITEM	17	RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO TO USE FOR STREET AND INCIDENTAL PURPOSES THAT PORTION OF THE PREMISES LYING WITHIN THE BOUNDARIES OF 300 NORTH STREET. (SEE NARRATIVE FOR INFORMATION REGARDING THIS EXCEPTION)

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- 1 — 2 ADJACENT STRUCTURES

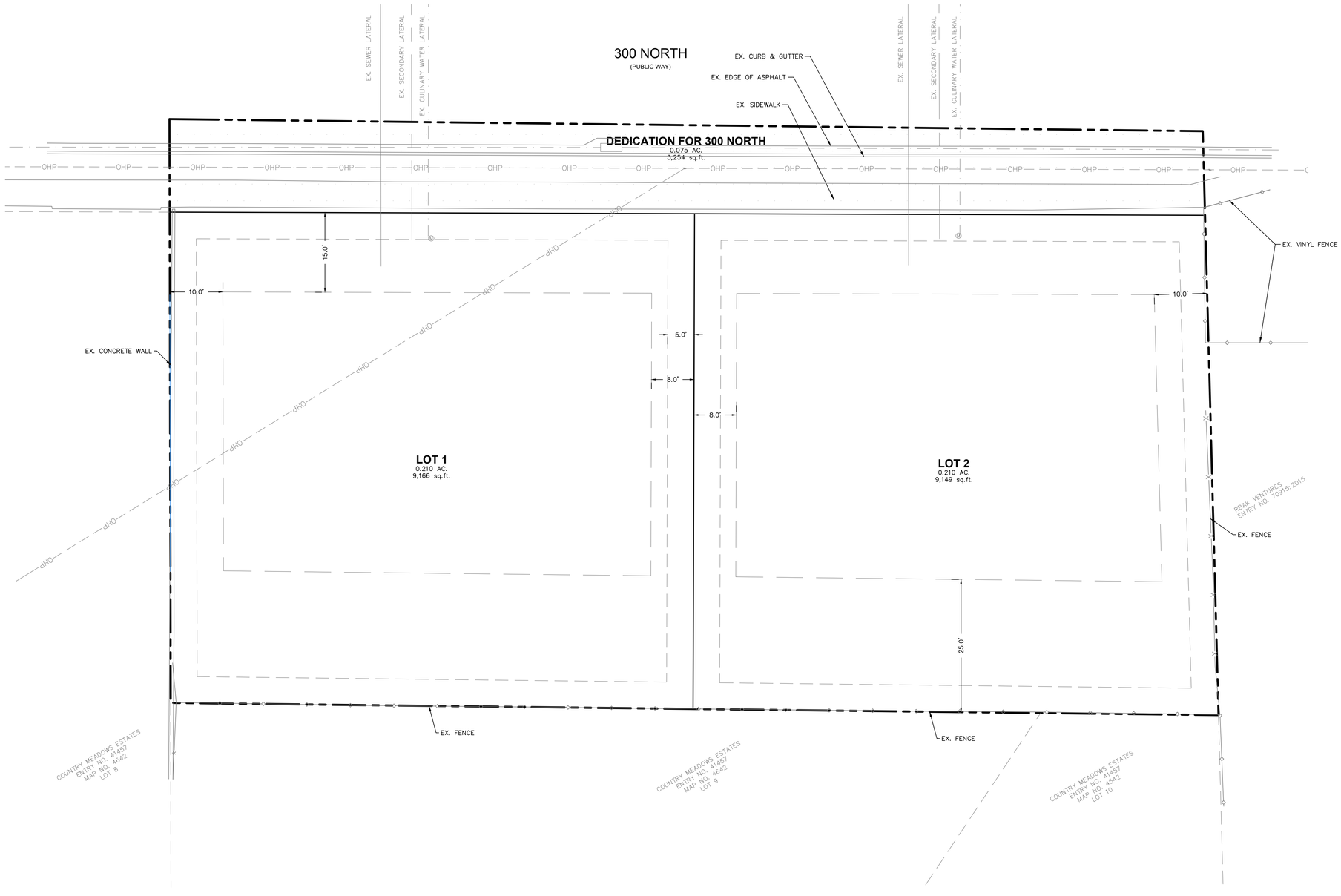
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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\19027 Allred Property American Fork\dwg\19027 ROS.dwg
PLOT DATE: May 03, 2019

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	ALLRED PROPERTY
LOCATION	APPROX 1020 E 300 N
DRAWN	KMD
CHECKED	SWD
	AMERICAN FORK, UTAH
COUNTY:	UTAH
DATE	03/22/2018
SCALE	1" = 20'
SHEET	1 OF 1



N

20 0 20 40

Scale 1" = 20 ft

WILDING
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14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\19027 Allred Property American Fork\dwg\19027 Base.dwg
PLOT DATE: May 03, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALLRED SUBDIVISION

SITE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19027

REGISTERED PROFESSIONAL ENGINEER #157952 DAVID PRESTON WILDING STATE OF UTAH 5/1/19

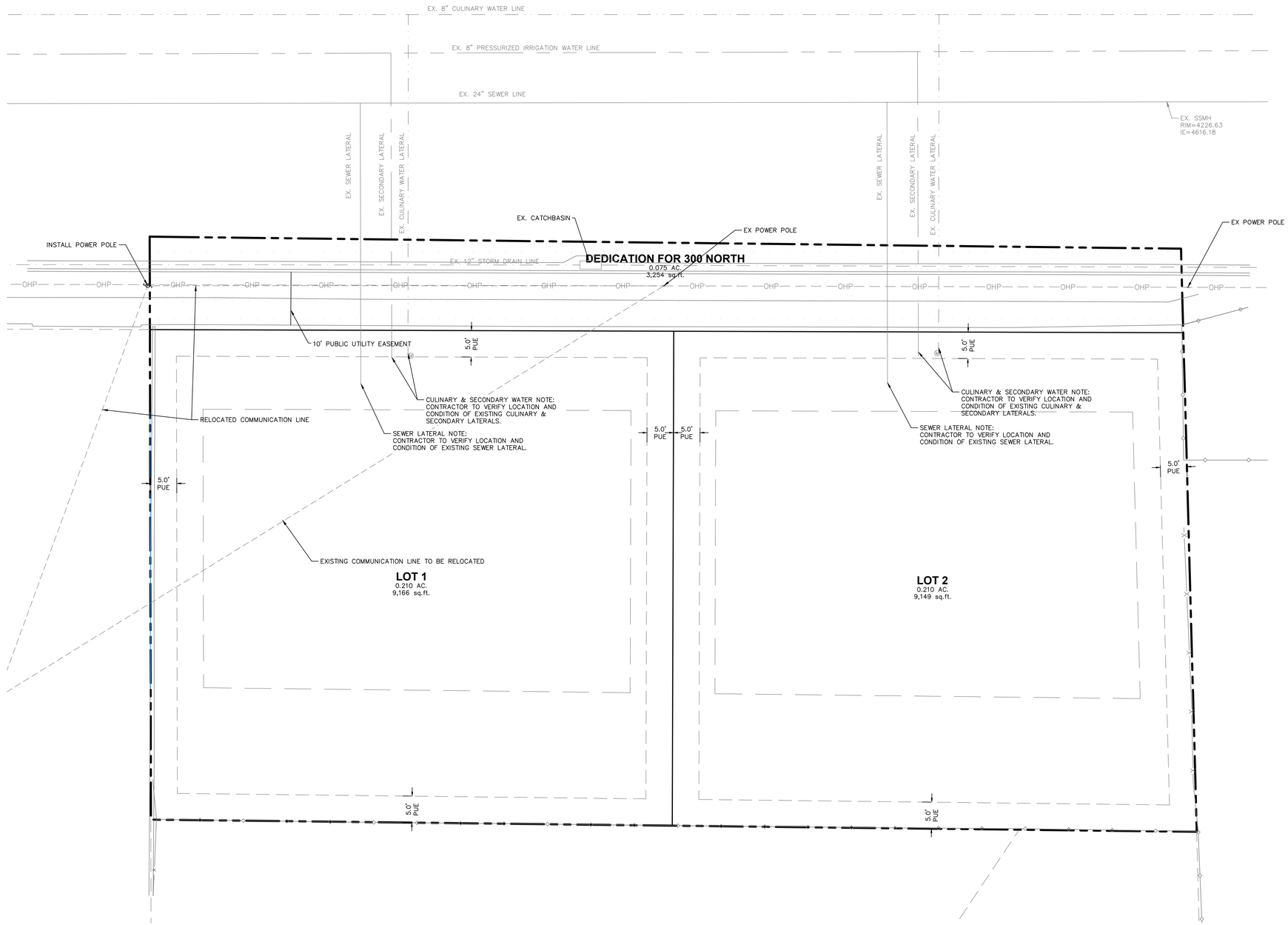
ENGINEER'S STAMP

DATE 05/01/2019

SCALE 1" = 20'

SHEET C201

UTILITY PLAN



N

20 0 20 40

Scale 1" = 20 ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING UTILITY LATERALS

G:\DATA\19027 Allred Property American Fork\dwg\19027 Base.dwg
PLOT DATE: Jun 07, 2019

NO.	REVISION	DATE
1	RELOCATED COMMUNICATION LINE	6/7/19

PROJECT INFORMATION

ALLRED SUBDIVISION

UTILITY PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19027

REGISTERED PROFESSIONAL ENGINEER #157962 DAVID PRESTON WILDING STATE OF UTAH

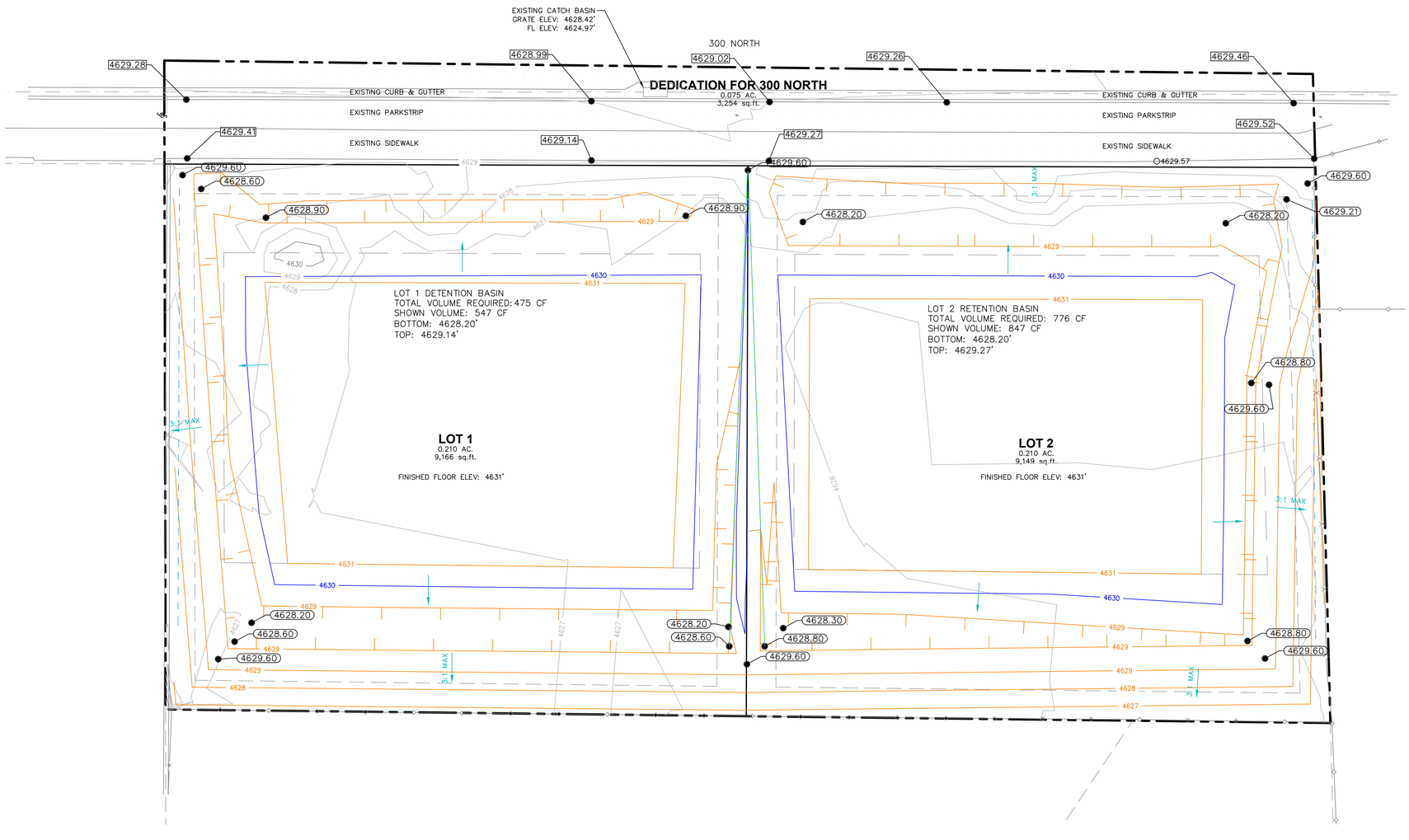
ENGINEER'S STAMP

DATE 05/01/2019

SCALE 1" = 10'

SHEET C202

GRADING & DRAINAGE PLAN



Scale 1" = 20 ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

GENERAL NOTES:

1. RETENTION BASINS SHOWN ARE ONLY SUGGESTIONS. THE DESIGN OF EACH RETENTION BASIN CAN BE ALTERED AS LONG AS THE TOTAL CAPACITY SHOWN IS MET.
2. CONTRACTOR WILL ENSURE STORMWATER IS RETAINED WITHIN EACH LOT. STORMWATER WILL NOT CROSS PROPERTY BOUNDARIES AND WILL EXIT ONLY OUT THE FRONT OF THE LOT.
3. ON-SITE RETENTION PONDS ARE NOT TO BE FILLED IN OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR EXISTING
- UTILITY EASEMENT
- BOTTOM OF PROPERTY BERM
- DRAINAGE DIRECTION
- EXISTING CATCH BASIN
- EXISTING SPOT ELEVATIONS 4449.55
- PROPOSED SPOT ELEVATIONS 4451.34

G:\DATA\19027 Allred Property American Fork\dwg\19027 Base.dwg
PLOT DATE: Jul 09, 2019

NO.	REVISION	DATE
1	AMERICAN FORK CITY COMMENTS	7-2-19

PROJECT INFORMATION

ALLRED SUBDIVISION

GRADING & DRAINAGE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19027

REGISTERED PROFESSIONAL ENGINEER #157952 DAVID PRESTON WILDING STATE OF UTAH

ENGINEER'S STAMP

DATE 05/01/2019

SCALE 1" = 20'

SHEET C203

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JULY 17, 2019

The American Fork City Planning Commission met in a regular session on July 17, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Christine Anderson
	Geoff Dupaix
	Harold Dudley
	Rod Brocious
Absent:	Eric Franson
	Chris Christiansen
	Rebecca Staten
Staff Present:	Adam Olsen, Senior Planner
	Wendelin Knobloch, Planner
	Lisa Halversen, Administrative Assistant
	Tim Merrill, Attorney
	Ben Hunter, Engineer
	David Bunker, City Administrator

Also Present: Carolyn and Monte Lloyd, Joseph White, Doug Smith, Stephen Homer

1. Pledge of Allegiance

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

2. Review and action on a site plan for an accessory structure located in the area of 851 West 620 South in the PR 3.0 Residential zone

Mr. Olsen explained that the applicants request site plan approval to construct a 2,016 square foot accessory structure at approximately 851 West 620 South. The proposed accessory structure will be located at the southeast corner of the property. The property is roughly one acre in size. Access to the structure will be provided by an existing driveway off of 620 South. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet, or greater, requires approval by the Planning Commission.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. It is a straightforward project, similar to what the other neighbors have, with not much infrastructure.

Ms. Carolyn Lloyd, property owner, said that this will be used for storage for trailers, etc.

Mr. Dupaix moved to approve the site plan for an accessory structure with the findings listed 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**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

3. Hearing, review and action on a request for reasonable accommodation for a residential facility for persons with disabilities located at 98 Roosevelt Ave in the R-2-7,500 Residential zone.

Mr. Olsen said that the city received a request to locate a facility for disabilities at this address. Staff determined it didn't meet code and sent a letter to applicants. The city received a response letter asking for reasonable accommodations. This request has to have a hearing scheduled within 28 days, thus, they are before the planning commission tonight. Applicants have submitted material outlining their reasoning for asking for these accommodations. Tim Merrill, city attorney, is here tonight to answer any questions. Staff's position is that the application does not meet code.

Mr. Joseph White, director of Mentor Works, provides a program for those transitioning from incarceration with substance abuse issues. When they come out of incarceration, they're required to get a job, etc. Mentor Works got a community development block grant to use for a facility that they feel meets state code, they will be getting a business license from the city. They will not provide services for sex offenders.

Mr. Brocious asked about safety concerns, lack of required bathrooms and access for disabled customers.

Mr. White says that this house won't accommodate another bathroom, all residents are the same sex, it would have to be an addition to the home and he doesn't know where they would put it.

Chairman Woffinden brought up the issue of code requirements of ¾ mile between two group living facilities. Also, he is concerned that there are no permits for the basement finish that can be inspected.

Mr. White says that an elderly facility is covered under a different code, and this house meets state code.

Chairman Woffinden replied that there is no wheelchair ramp, and they don't know that the basement meets city code. He doesn't feel that the commission can just approve it on somebody's word that it meets code. He feels that the main issues are lack of bathroom facilities, lack of disability access, no basement permits, and the ¾ mile distance requirement. He pointed out that they can't change the rules, it has to meet city code in order to get commission approval.

Ms. Anderson sees the same 4 issues. If you set any one issue aside, there are still three others.

Mr. White added that they aren't asking for code to be changed, just an accommodation. Substance abuse is a disability itself, and currently there is nobody needing wheelchair access.

Mr. Brocious replied that ignoring code requirements of disability access is asking for more than reasonable accommodation, disability access should always be included. He felt that maybe the bathroom issue could be worked out.

Mr. Tim Merrill, city attorney, supports the mission of Metro Works, they are doing a good thing. He doesn't feel that this specific house is a good fit. A separate bathroom is required for a live-in manager and this house is inadequate. The definition of reasonable accommodation requires disabled persons to have opportunities. This request benefits Metro Works, not disabled people. He feels that commissioners can work out the issue of the permitted basement, and Metro Works has recalculated occupancy to meet code, but overall, there are so many things that are not serving the disabled with this plan, he recommends denial.

Public Hearing Opened

Mr. Steve Homer, attorney for Metro Works, commented on the ¾ mile issue. He doesn't feel that the city interpretation is supported by the way the ordinance is written. The code reads "No residential facility for elderly persons shall be established within ¾ mile of another." His client is not establishing a facility for elderly persons. The ordinance doesn't apply here. He feels that this is a straw man issue, not a reasonable interpretation, and he makes his arguments in his letter. He cites Brown vs. Sandy City which says that zoning ordinances should be strictly construed in favor of property owners. The two issues he sees are a disability ramp and bathroom facilities. Metro Works is not dealing with people who need a ramp, why are we arbitrarily requiring this ramp for some fictional person? If there is a resident who is wheelchair bound, the federal government would step in and require access to be added. In his view, the real issue is the bathroom requirement, that's where the reasonable accommodation comes in. Metro Works is not interested in rewriting the ordinance, they are just asking the city to choose to not require something. This home won't be noticeably different from any other home on the outside. Metro Works feels that the city is being very antagonistic to this group of people. Of course they can add a bathroom, but the law says that they are entitled to ask for reasonable accommodation to protect and accommodate their future clients.

Ms. Anderson said that she wants to say yes to this project, but in a place that works with the standards they're supposed to be upholding.

Chairman Woffinden stated that state code requires another bathroom. This site doesn't meet code in all 4 areas. If the applicants don't like the commission's decision, they can appeal to the city council, but our hands are tied.

Mr. Dupaix thinks that commissioners can be flexible with the basement inspection issue, but he is struggling with the ¾ mile rule's explanation from both sides. He wouldn't read this proposal as violating the ordinance because it's not an elderly facility. He would like some help understanding the rationale behind the ¾ mile elderly rule.

Mr. Merrill said that courts have upheld this ¾ mile radius to avoid the clustering of group homes that would change a residential neighborhood. He said that he language was inartfully drafted, it probably should have said "elderly or persons with disability"can't be in ¾ mile radius of another facility for elderly or persons with disability. This is not a reasonable accommodation.

Mr. Dupaix agreed with the code that the staff needs to have a separate bathroom. He knows it would cost to retrofit, but there's not a gray area here. Clients and administrators can share cooking facilities, but not a bathroom. He is leaning toward denial, he wants to be consistent.

Mr. White replied that if they build a ramp and a bathroom, there's still a ¾ mile issue. Are they going to be hard-corre on this? Would commissioners still be unwilling to give any reasonable accommodation?

Ms. Anderson feels like the state requirements have to stay, but she's willing to be flexible on issues like the basement inspections.

Mr. White agreed they could do inspections, they could build a ramp.

Ms. Anderson is considering tabling.

Chairman Woffinden wants to deny the application based on the application not meeting code requirements.

Mr. Brocious asked if it's beneficial to Mentor Works if the motion was tabled, can they come back in the future after doing more?

Chairman Woffinden said that Mentor Works can appeal to city council if it doesn't pass.

Mr. Dupaix asked Mentor Works if they can go back and fix some of the things that are issues.

Mr. Olsen said these issues have to be fixed before the meeting with the commissioners. If the commission denies the proposal, it will go on to city council and they can make decision. If it's tabled, it comes back to the planning commission. If you give approval, it is approved.

Public Hearing Closed

Ms. Anderson made a motion to table the Mentor Works transition home proposal. Mr. Brocious seconded the motion.

Mr. Dudley says that with regards to reasonable accommodations, a plan should be brought in that shows that some of the problem issues and how they would be resolved. In order to meet the intent of the ordinance, he needs to see that they are willing to make those changes in their plans, and maybe reach an accommodation based on a building site plan.

Mr. Olsen said that if all of these things were done, it would be approved.

Ms. Anderson asks what the commission is going to require that they come back with, if the tabling motion passes.

Mr. Merrill says that tabling the motion throws the ball back into Metro Works' court.

Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried

4. Hearing, review and action on a Land Use Map Amendment from the Residential Medium Density to the Design Commercial designation located at 76 Roosevelt Avenue

Chairman Woffinden indicated that the following two items will be discussed together but voted on separately.

Mr. Olsen stated that Doug Smith Auto has purchased an additional property along the west side of Roosevelt Avenue, in anticipation of dealership expansion. The existing home will be demolished. The request to amend the underlying land use and zone map designations is the first step toward site plan approval.

Mr. Hunter said that he has no additional comments from the Engineering Division.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of a land use map amendment at 76 Roosevelt Ave, from the Residential Medium density designation to the Design Commercial designation.

Rod seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

5. Hearing, review and action on a Zone Map Amendment from the R-2-7,500 Residential to the SC-1 Planned Shopping Center zone located at 76 Roosevelt Avenue

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of a zone map amendment at 76 Roosevelt Ave, from the R2-7,500 Residential zone to the SC-1 zone.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

6. Hearing, review and action on an amended site plan for the Doug Smith Autoplex located at 523 West Main Street in the SC-1 Planned Shopping Center zone

Mr. Olsen reminded commissioners that land use and zone map amendments were approved in March of this year (2019) in anticipation of this expansion; and, an additional request for land use and zone map amendment was heard prior to this item. Doug Smith proposes a Subaru dealership expansion. The dealership has closed on an additional property (previous agenda item) and proposes an expansion of parking area for inventory. The area approved for amendments earlier this year will also consist of additional parking area for inventory. The Subaru building will be expanded to the north, south, and an area along the west side of the current structure. The wall and landscape area, existing along the northern portion of Roosevelt Ave. will be continued south, along the west side of the street. No access is proposed off of Roosevelt Avenue. Renderings of the proposed expansion are provided in the submittal materials.

Mr. Hunter stated that the Engineering Division recommends approval, but there are a few conditions on the engineering report. Engineering has not received confirmation from the fire marshal that their comments have been addressed. The conditions for approval include providing 20'water line easement, providing the plat that shows consolidating lots, and addressing comments from TRC and the fire marshal.

Mr. Dupaix asked what the fire issues are, and if Mr. Hunter is confident that they will be addressed.

Mr. Hunter replied that some of the dimensions might have been a bit narrow to allow fire trucks to maneuver. If it's too tight, they will need to do some modifications.

Public Hearing Opened

Public Hearing Closed

Mr. Doug Smith said that they are outgrowing their current site, and they need to either fix it or move. This plan gives them more space to process cars and people and space for more parking.

Mr. Brocious moved to recommend approval of the amended site plan for the Doug Smith Subaru expansion, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

7. Hearing, review and action on a Land Use Map Amendment from the Residential Medium Density to the General Commercial designation, located at 11 South 500 East

Chairman Woffinden indicated that items 7 and 8 will be discussed together but voted on separately.

Mr. Olsen stated that the applicants wish to amend the underlying land use designation from a residential to a commercial designation. In addition, they wish to amend the current zoning from residential to commercial (GC-1). The property is surrounded on the south, east, and west by commercial zoning, and has a potential purchaser, should the zone be changed to commercial. Amending the underlying Land Use map will bring a commercial designation to Main Street. Staff is supportive of both changes.

Mr. Hunter indicated that the Engineering Division has no additional coments.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious indicated that he feels this is largely a residential area, and there's an opportunity on this corner to put something that won't detract from the residential nature.

Mr. Olsen says that he hasn't seen any plans, he foresees the existing home being converted to office use. It's a tight property to make anything work there, there may be light rail thru the area in the future. Any site plan will come before the commission and be reviewed by staff.

Ms. Anderson moved to recommend approval of a Land Use Map Amendment, at 11 South 500 East, from the Residential Medium Density designation to the General Commercial designation.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

8. Hearing, review and action on a Zone Map Amendment from the R-2-7,500 Residential zone to the GC-1 General Commercial zone, located at 11 South 500 East

Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to recommend approval of a zone map amendment at 11 South 500 East, from the R2-7,500 Residential zone to the GC-1 (General Commercial) zone.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

9. Hearing, review and action on a Zone Map Amendment from the R-1-7,500 Residential zone to the R-4-7,500 Residential zone located at 161 West Pacific Drive

Mr. Olsen stated that the applicant proposes a zone map amendment to the R4-7,500 zone in order to construct a 4-plex. The underlying Land Use plan designation is Residential High Density, and the change to the R4-7,500 is supported by the underlying designation. Staff supports the zone map amendment request.

Mr. Hunter said that there are no issues or comments from engineering.

Public Hearing Opened

Public Hearing Closed

Mr. Knobloch indicated that the applicant is out of the country this week and is not here to address the commission.

Ms. Anderson moved to recommend approval of a zone map amendment at 161 West Pacific Drive from the R1-7,500 zone to the R4-7,500 zone.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

10. Review and action on a site plan for Abundant Brands located at 472 East Elm Street in the GC-1 zone

Mr. Olsen said that Abundant Brands proposes to construct a 13,300 sq. ft. office and warehouse building on a vacant lot north of the CVS Pharmacy, fronting Elm Street. The lot was divided as part of the CVS subdivision; it was approved in 2016. Access to the site is off of Elm Street. Parking is provided per City requirements. Landscape plans and elevations of the proposed structure are included in the submittal. Landscaping complies with City requirements. Applicant isn't able to be here tonight.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. There are a couple of unique utility challenges, and the applicant has met those challenges. Additional improvements on the north side will be part of the project, such as sidewalk.

Mr. Dupaix moved to approve the site plan for Abundant Brands located at 472 E. Elm St. with the finding listed 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**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

11. Review and action on the final plat for Willow Glen Phase 2, consisting of 78 units, located in the area of 400 South 700 West in the TOD zone

Mr. Olsen stated that Willow Glen Preliminary was approved in August 2018. Phase 1, consisting of 112 units, was approved and is under construction. Phase 2, final plat, is under consideration for approval; consisting of 78 units. Primary access to the development will be off of a newly constructed 700 West, with a connection to 900 West (under construction) serving as a secondary access. Properties to the west have recently completed annexation, providing the 900 West connection.
Renderings of the proposed structures are included in the submittal materials. Landscape plans are also provided. Phase 2 is consistent with the approved preliminary plan.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. Infrastructure was addressed in preliminary plans, 700 West is constructed and 900 West and 350 South are getting close.

Mr. Grant Lefgren, of Keystone Construction says that they took the Planning Commission recommendations to heart and would love to have the commissioners join them for the open house when finished.

Mr. Dudley moved to recommend approval of the final plat for Willow Glen Phase 2, with the findings listed 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**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

12. Hearing, review and action on a District Framework Plan for the Hoggard Project, located in the area of 1000 West 350 South in the TOD zone

Mr. Olsen stated that the area comprising of this District Framework Plan consists of approximately 11 acres. It is located in the area of 1000 West 350 South, and runs from north to south. Nearly the entirety lies within the Garden District, with a small area within the Transit Core District. Within these districts, the General Mixed-Use sub-district comprises a majority of the property; with small amounts of the Neighborhood Edge sub-district to the south, and a small portion of the Mixed Use Core sub-district to the north.
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 still 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. This is probably the most straightforward of the district framework plans, they aren't asking for changes in roads, etc. The developer is working closely with the property owner to the east to integrate blocks and meet minimum standards.

Ms. Anderson asked if requests are being made to change blocks?

Mr. Olsen replied that they will integrate with the property to the east to make necessary changes happen.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. The property owner has been working closely with neighbors, we've been finalizing the operational overlay and the curve that was previously affirmed by commission.

Chairman Woffinden thanks city staff for working out these details.

Mike Hathorne with Community One, representing applicant, clarified that they are asking to approve a change in block types, from a 3 and 4 to a 2 and 3 to be in conformance with block type changes already approved for neighboring landowners.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to recommend approval of the District Framework Plan, with the finding as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**

Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

13. Hearing, review and action on an amended site plan for Roderick Catalyst Business Park Phase 1 located in the area of 1500 South 500 East in the PI-1 Planned Industrial zone

Mr. Olsen indicated that in 2015, this area was annexed into the City under the Catalyst Annexation. This site plan represents the first phase in a multi-phase office-warehouse development. Phase I, amended, consists of 2 office-warehouse structures, totaling 304,905 sq. ft. on approximately 20 acres. The site is bounded by 1500 South on the north, 500 East on the east, and a future 1600 South on the south. Access will be provided off of 400 East (an internal road), 1600 South, and 500 East.
Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. Renderings of the structures are also provided in the submittal materials. Trails (sidepaths) will be constructed along the south side of 1500 South and west side of 500 East, as identified in the City's Bicycle and Pedestrian Master Plan. This was anticipated with the annexation and identified in the annexation agreement.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. Existing infrastructure is in place, upsized utilities have been incorporated.

Mr. Brocious says that this is a big development, he asked if the systems such as the water system would be adequate for peak demand times.

Mr. Hunter says that staff does hydraulic modeling to ensure the water requirements will be met. There are existing and upsized utilities for PI and storm drain, sewer and water.

Mr. Brocious asks a similar question about roads, he wants to know if there are any road deficiencies that will occur from this development. Ben says there may be necessary improvements to be made off 1100 South and 500 East. City staff will be doing a warrant study to identify these needs with the city council.

Mr. Brocious asks if a warrant study could put this future phase of development in jeopardy.

Mr. Hunter replied that warrant studies may indicate that a downgrade in service is appropriate. It will let us know if an intersection is not functioning well.

Mr. Brocious asked about drainage, all water comes to a 60 inch pipe and then to a slue. He asked if there are improvements that will need to be made to the slue.

Mr. Hunter says they required cross section info to determine if slue can handle the additional flows, the study said that the slues will be ok. The city would make sure that stormwater and drainage issues would be addressed, as we will be maintaining them. Annexation is in progress in the area, site plans would convey ownership to city. Old ditches aren't being used for irrigation but are still carrying flows, it's not a major concern on the city side.

Mr. Brocious says ownership issues of slues are housekeeping that should be taken care of. Pipe flows for storm drain can release a 25 year event, will they detain a 100 year event on site?

Mr. Hunter replied that some pipe sizes have been increased to accommodate larger storm events. Because of the close proximity to lake, they will discharge at a higher rate, and will provide ponding for such events as a 100 year storm as well.

Mr. Brocious asked if their parking lots will flood.

Mr. Hunter affirmed, and said that the drawings indicate that parking lots will flood and will provide storage for storm water. He pointed out drawings where ponding would occur in parking lots.

Mr. Brocious gave a suggestion that the 60 inch pipe in-section looks like it should be modified. Mr. Hunter agreed that he would speak to the developer's engineers about this.

Chairman Woffinden says water will keep going all the way to the lake.

Mr. Dupaix says as they start approving these types of developments, traffic will only increase, will need to be accommodated.

Public Hearing Opened

Mr. Ben Wheat, of Roderick Enterprises, said they decided to scale back and go slower with their development because of concerns with surrounding properties. They appreciate the city's help getting them to this point.

Ms. Anderson expressed approval of their plan.

Ms. Anderson moved to recommend approval of the amended commercial site plan for Roderick Catalyst Business Park, Phase I, with the finding and condition listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

14. Review and action on the amended final plat for Roderick Catalyst Phase 1 Subdivision located in the area of 1500 South 500 East in the PI-1 Planned industrial zone

Mr. Olsen stated that a final plat was approved earlier in 2019, consisting of four lots. The applicants have amended the final plat to include only two lots, and a future development area. The

two lots face 1500 South and 500 East. Internal streets (400 East, 1600 South) are proposed and will be constructed with the development.
This final plat represents the first phase of a multi-phase subdivision and development. Phase I consists of 2 lots, totaling approximately 20 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of slightly over 58 acres.

Ms. Anderson moved to recommend approval of the Roderick Catalyst Phase I Subdivision, with the finding and condition as listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

15. Hearing, review and action on amendments to the American Fork City Municipal Code related to private streets

Mr. Hunter said that from time to time developers will request private streets in their developments. There has been a separate street cross section that they could follow, with utilities being private, etc. These streets would be a maintenance responsibility of the HOA. Occasionally we also receive requests from HOA's to accept private infrastructure as public infrastructure. Council asked us to address when we would and wouldn't accept private infrastructure and the responsibility to maintain it. The code that you see spells out what those policies would be. Anyone who wants to develop a private street would now have to meet the same standards as a public street. The biggest change is the width of the local minimum requirement, the asphalt is reduced by 2 feet. These changes are based on requests from city council.

Ms. Anderson expressed approval.

Public Hearing Opened

Public Hearing Closed

Ms. Anderson moved to approve the amendments to the city municipal code relating to private streets.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**

Harold Dudley **Aye**

The motion carried.

Mr. Dupaix says it is important to build to city standards in the first place, this is a good idea.

16. Other Business

Mr. Olson says that the date for a summer dinner needs to be set. Typically the first week of school on Friday or Saturday, or the week of august 23 at the park. He is open to ideas for catering, suggests Wllabys. Commissioners plan to have the dinner on August 22, 6:30, catered by Wallaby's, meeting at Rotary Park.

Mr. Dupaix brings up his concerns about 1120 North failing. He asks Engineering to please look at it. David Bunker says that they have to look at alternative ways to pay for road repairs, other cities are looking at transportation taxes, some are being challenged in court. Road maintenance has been neglected in the past.

17. Site Plan Review

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. August meetings will be on the 7and 21.

18. Review and action on the minutes of the June 19, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the June 19, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Rod Brocious	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**

The motion carried.

Mr. Dupaix moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adiourned at 9 pm