AMERICAN FORK CITY PLANNING COMMISSION
REGULAR SESSION, SEPTEMBER 4, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 4, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on a zone map amendment from the RA-1 Residential Agricultural zone to the R-1-9,000 Residential zone located at 1195 East 300 North

3. Hearing, review and action on a land use map amendment from the Residential Low Density to the Professional Office designation, located at 1254 East 300 North

4. Hearing, review and action on a zone map amendment from the RA-1 Residential Agricultural to the PO-1 Professional Office zone, located at 1254 East 300 North

5. Hearing, review and action on a zone map amendment from the RA-1 Residential Agricultural zone to the R-1-9,000 Residential zone located at 665 West 750 North

6. Hearing, review and action on an amendment to Section 17.7.501.E.1.a of the American Fork City Development Code relating to the minimum project area in Single-Family Cluster PUD Projects

7. Hearing, review and action on a District Framework Plan for the Castlewood Project, located at 900 West 200 South in the TOD Transit Oriented Development zone

8. Hearing, review and action on modifications to Section 17.4.608 (408) Transit Oriented Development Table 4A Operational Overlays of the American Fork City Municipal Code

9. Other Business

10. Site Plan Committee Report

11. Review and action on the minutes of the August 7, 2019 Planning Commission Regular Session

12. 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: September 4, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the RA-1 Residential Agriculture zone to the R1-9,000 Residential zone located at 1195 East 300 North.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		1195 East 300 North			
Applicant:		John Heiner			
Existing Land Use:		Residential/Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential/Agriculture			
	East	Residential/Agriculture			
	West	Residential			
Existing Zoning:		RA-1			
Proposed Zoning:		R1-9,000			
Surrounding Zoning:	North	R1-9,000			
	South	RA-1			
	East	RA-1			
	West	R1-9,000			
Proposed Zone within Land Use Designation		X	Yes		No

Background

The applicant proposes to amend the zoning of two properties along the north side of 300 North, at approximately 1200 East, to the R1-9,000 zone. This is in anticipation of a residential subdivision. The City's Land Use Plan designates the area as "Low Density Residential" and the change to the R1-9,000 zone supports the underlying Land Use Plan. Current use of the properties is residential/agriculture.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

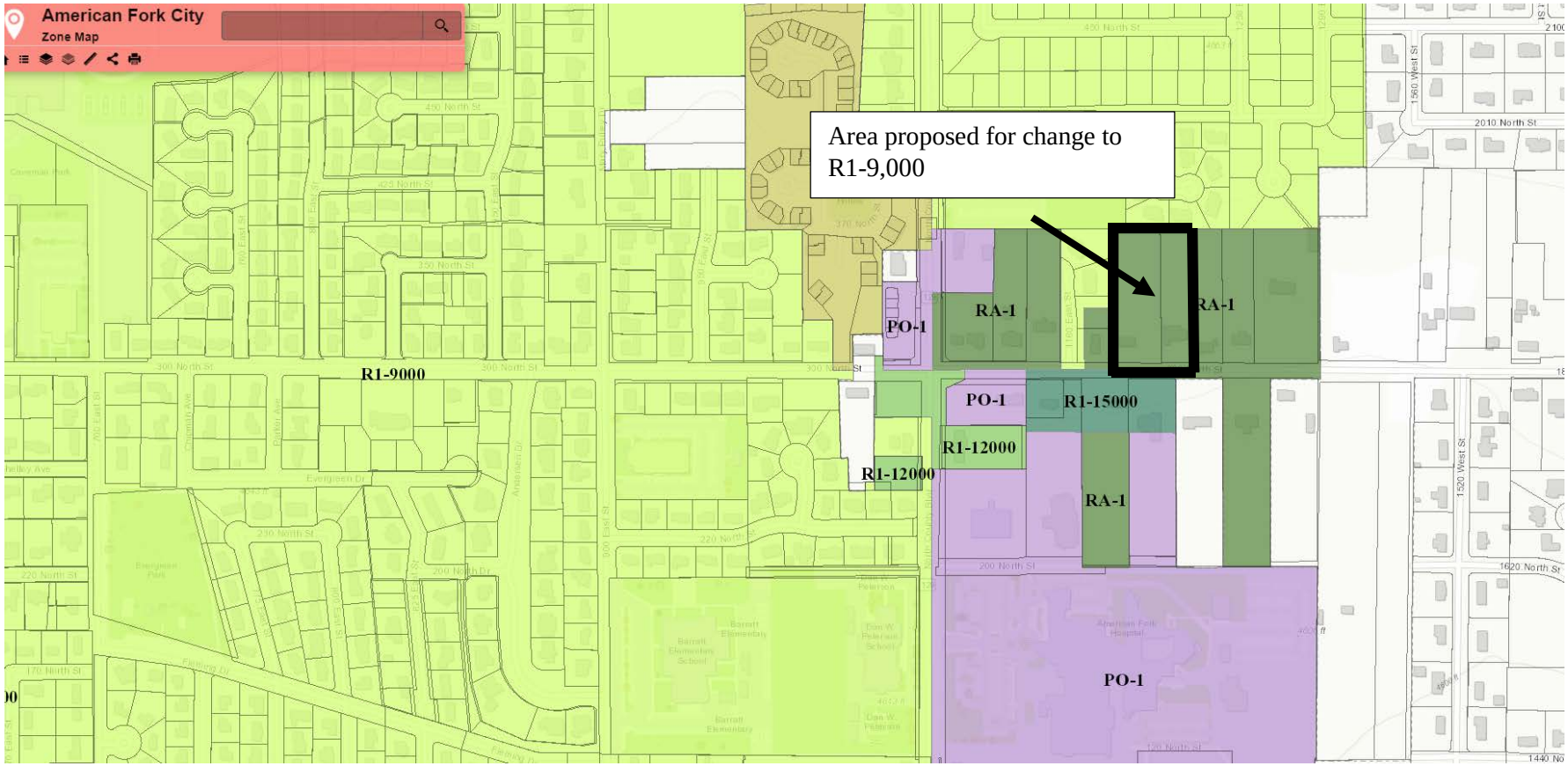
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

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

Zone Map Amendment



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

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: HEINER SUBDIVISION

Location: 1195 E 300 North

Reason/Description: Zone change

Utah County Parcel No(s): 14:017:0172 and 14:017:0173

Property Owner Name: JOHN HEINER (UNDER CONTRACT)

Property Owner Signature:

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

Name: JOHN HEINER

Address: 533 WEST STATE STREET, SUITE 102, PL. GROVE

Telephone: 801-787-7906 Fax: 801-785-3531

Email: jcheiner@yahoo.com

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

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

PAID $ 250
PLAN REVIEW DEPOSIT
7-25-19

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

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

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

☑	Property Size (acres): 3.04 Current Zone Classification: RA-1
☑	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ☑ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☑	What zone classification are you proposing for the area to be considered? R1-9000
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

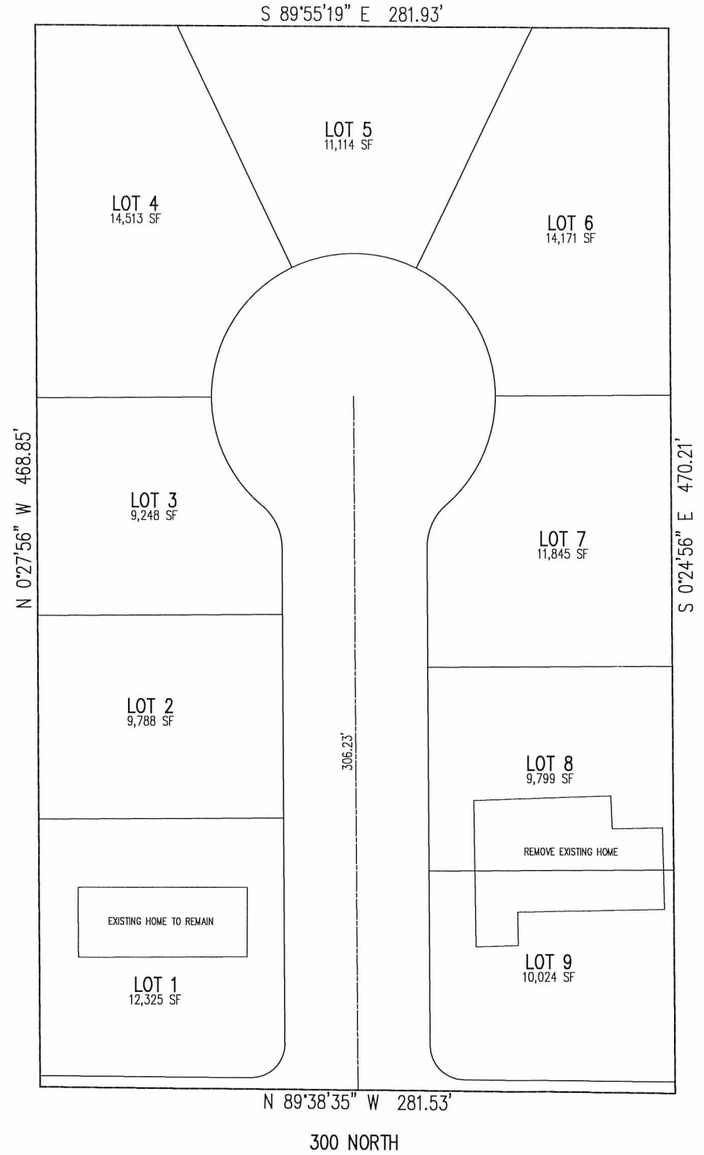
- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

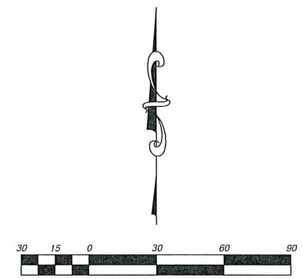
Heiner Subdivision

Reason for Zone Change

July 25, 2019

The properties included in the proposed zone change include two (2) existing homes and the large property behind them. The current homeowner who owns both homes does not desire to continue farming and caring for the large property and wants to obtain a higher use of the land by converting from the RA-1 agricultural zone to the R1-9000 zone. This zone will allow the combined property to be developed into smaller lots.





PROPERTY INFORATION:

UTAH COUNTY PARCEL NUMBERS 14:017:0172 AND 14:017:0173

COMBINED AREA CONTAINS 3.04 ACRES

ENTIRE PROPERTY IS TO BE CHANGED

ZONE INFORMATION:

CURRENT ZONE: RA-1
PROPOSED ZONE: R1-9000

BENCH MARK	REVISIONS		
	Rev.	Date	Description

Developer: John Heiner
Phone: 801-787-7906

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HEINER SUBDIVISION

AMERICAN FORK 1195 East 300 North UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

ZONE CHANGE CONCEPT PLAN

Scale: 1"=30'
Date: 07/25/19
C1

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: September 4, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment from the Residential Low Density to the Professional Office designation, located at 1254 East 300 North.

Hearing, review and action on a zone map amendment from the RA-1 Residential Agriculture zone to the PO-1 (Professional Office) zone, located at 1254 East 300 North.

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

BACKGROUND INFORMATION					
Location:		1254 East 300 North			
Applicants:		Jon Jensen			
Existing Land Use:		Residential/Agriculture			
Proposed Land Use:		Professional Office			
Surrounding Land Use:	North	Residential			
	South	Professional Office (AF Hospital)			
	East	Residential Agriculture			
	West	Residential Agriculture			
Existing Zoning:		RA-1			
Proposed Zoning:		PO-1			
Surrounding Zoning:	North	RA-1			
	South	PO-1			
	East	Transitional Residential 5 (Utah County)			
	West	Transitional Residential 5 (Utah County)			
Land Use Plan Designation:		Residential Low Density			
Zoning within Land Use Plan?		x	Yes (current zone)		No

Background

The applicant proposes to amend the land use and zone designations of a parcel located at 1254 E. 300 N. Current designations are Low Density Residential, and the RA-1 zone. Proposed designations are Professional Office and the PO-1 zone. Due to the parcel's proximity to existing Professional Office and PO-1 designations, the applicant requests amendments. Staff supports the change as it is located adjacent to the hospital, and on

the south side of 300 North. Past requests for amendments in this area to Professional Office have been supported.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment, from the Residential Low Density designation to the Professional Office designation.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

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

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment, to the PO-1 (Professional Office) zone.

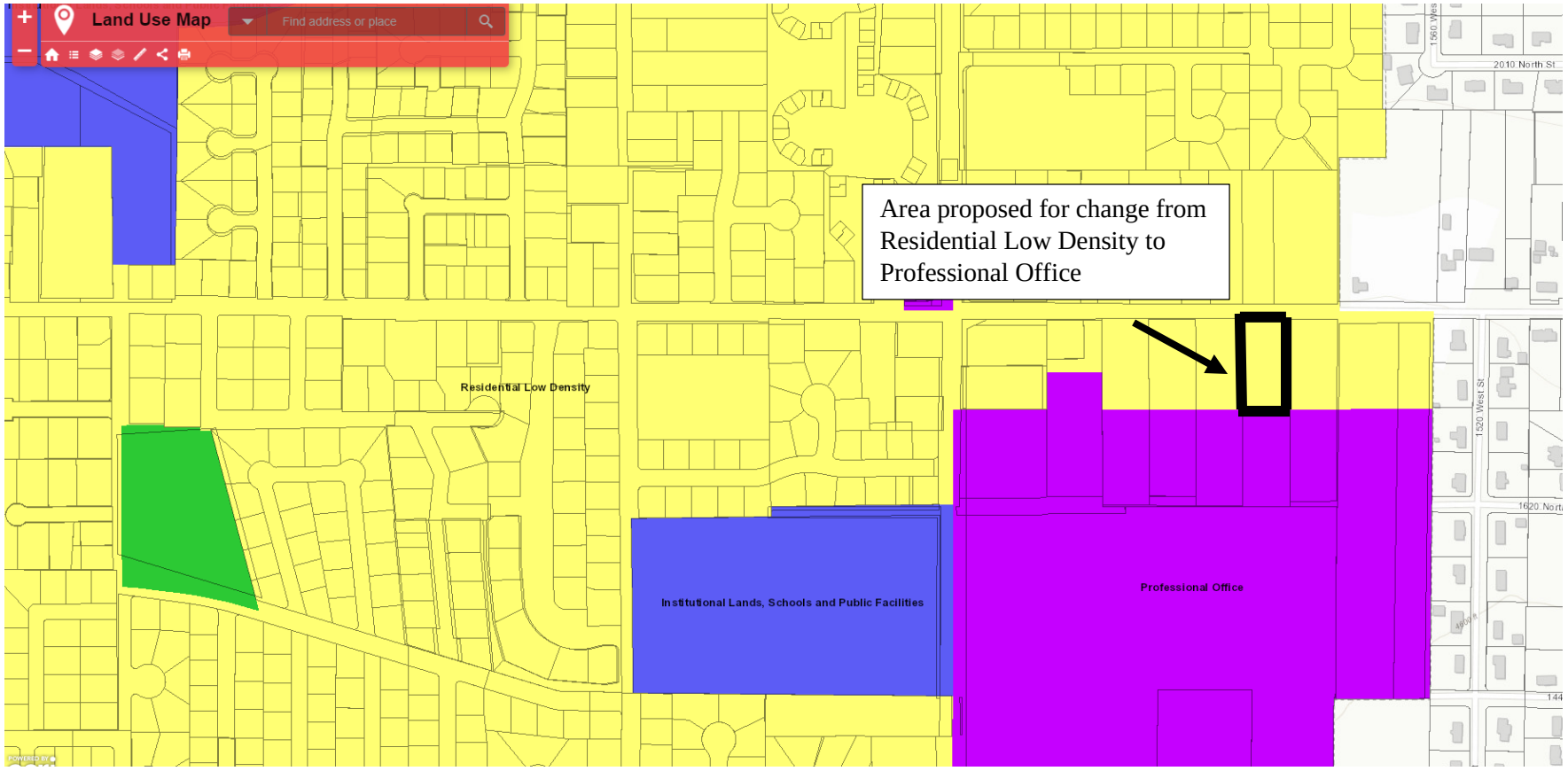
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

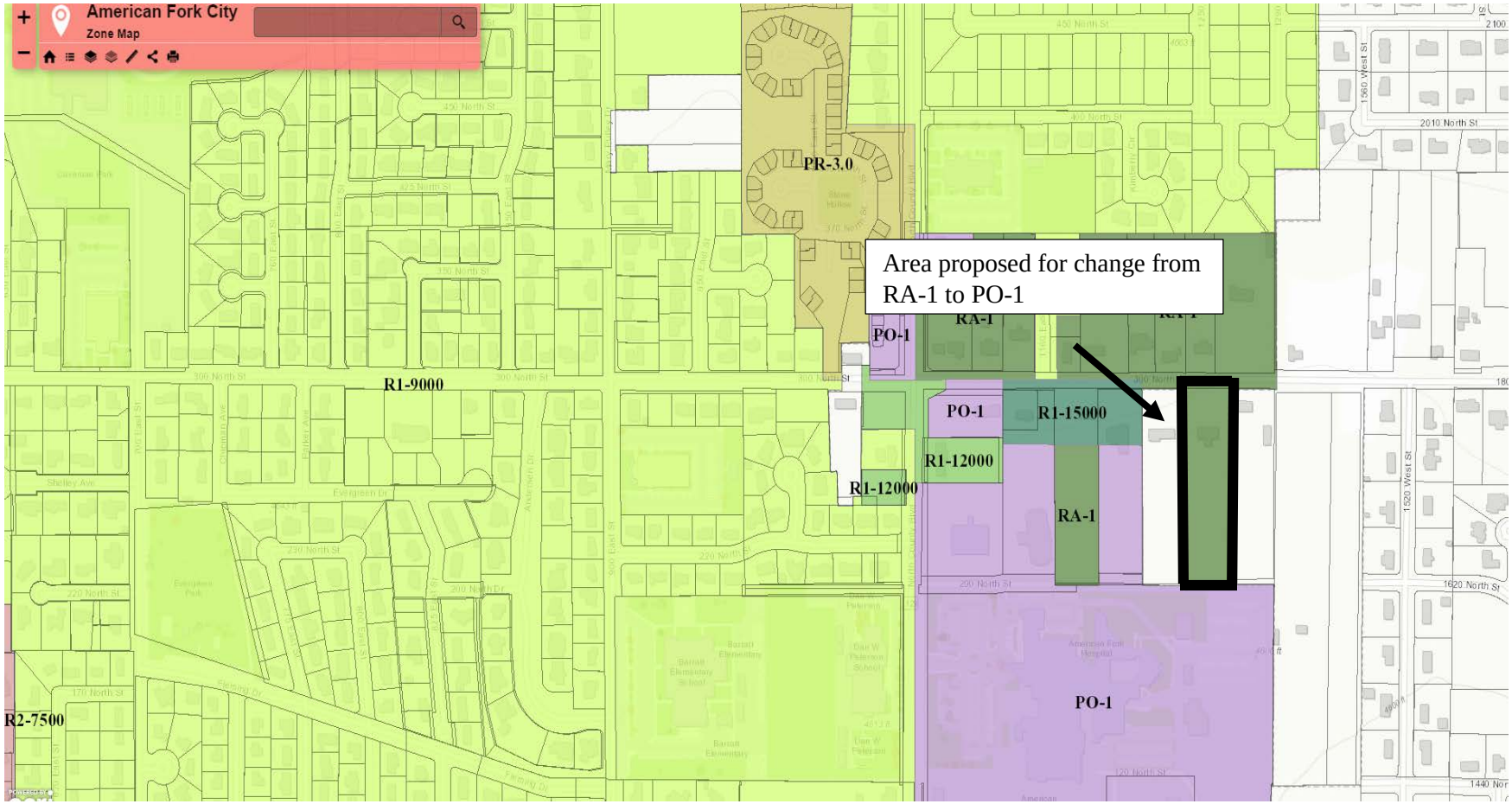
TABLE

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

Land Use Map


Land Use Map
Find address or place
Area proposed for change from Residential Low Density to Professional Office
Residential Low Density
Institutional Lands, Schools and Public Facilities
Professional Office
2010 North St
1520 West St

Zone Map


American Fork City
Zone Map
PR-3.0
Area proposed for change from RA-1 to PO-1
RA-1
PO-1
R1-9000
PO-1
R1-15000
R1-12000
R1-12000
RA-1
PO-1
R2-7500

DocuSign Envelope ID: 5E18C474-533C-4AAF-9B94-00B1DC679325

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

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: [redacted] 300 NORTH Plaza

Location: 1254 E. 300 N.

Reason/Description: Professional office Zoning

Utah County Parcel No(s): 14:017:00393

Property Owner Name: Hubert & Alana Issel

Property Owner Signature: DocuSigned by: Jana White for The Estate of Hubert R. & Alana L. Issel 8/5/2019
4889192A725C44D...

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

Name: Jon Jensen

Address: PO Box 970271, Orem UT 84097

Telephone: 385-201-7848 Fax: —

Email: vndegnia@gmail.com

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

1. ~~Five~~ 3 **paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a <u>full plan set</u> in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: $250.00

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

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

☑	Property Size (acres): 2.51 Current Zone Classification: RA-1
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☑	What zone classification are you proposing for the area to be considered? PO-1
☐	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

Proposed Zone Change

Re: 1254 E. 300 N.

Existing Zoning: RA-1

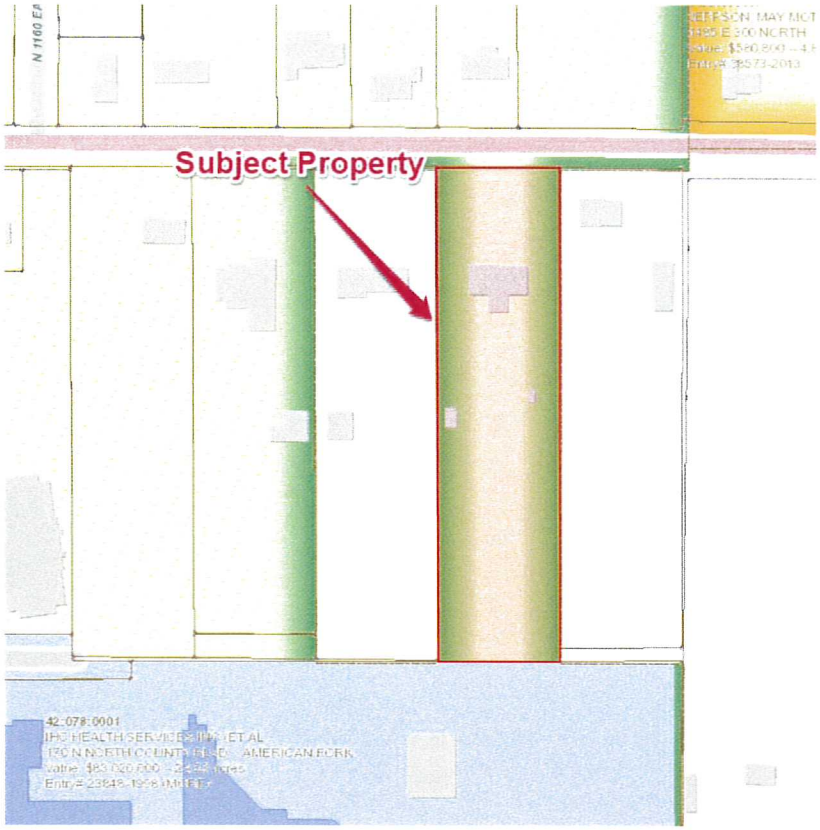
Proposed Zone Change: RA-1 to PO-1

Parcel ID# 14:017:0033

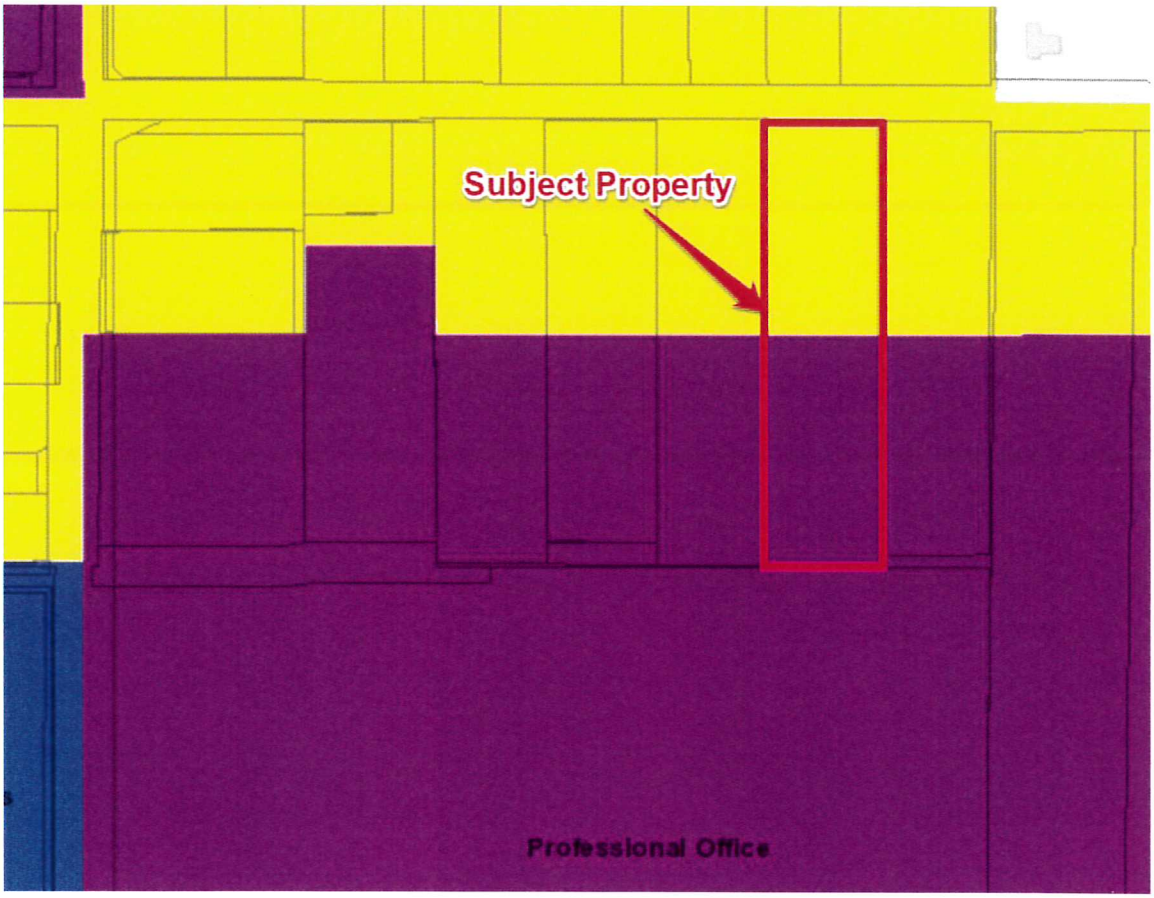
What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code?

The 2.51 acre property contiguous to the American Fork Hospital is currently zoned RA-1. The Master Land Use map/plan shows this property as PO-1. Our application for a zone change is consistent with the Master Land Use plan. Both the land use map/plan, other existing uses nearby (hospital, other professional offices, etc) support the city's long-term vision and current development code.

Map Exhibit A

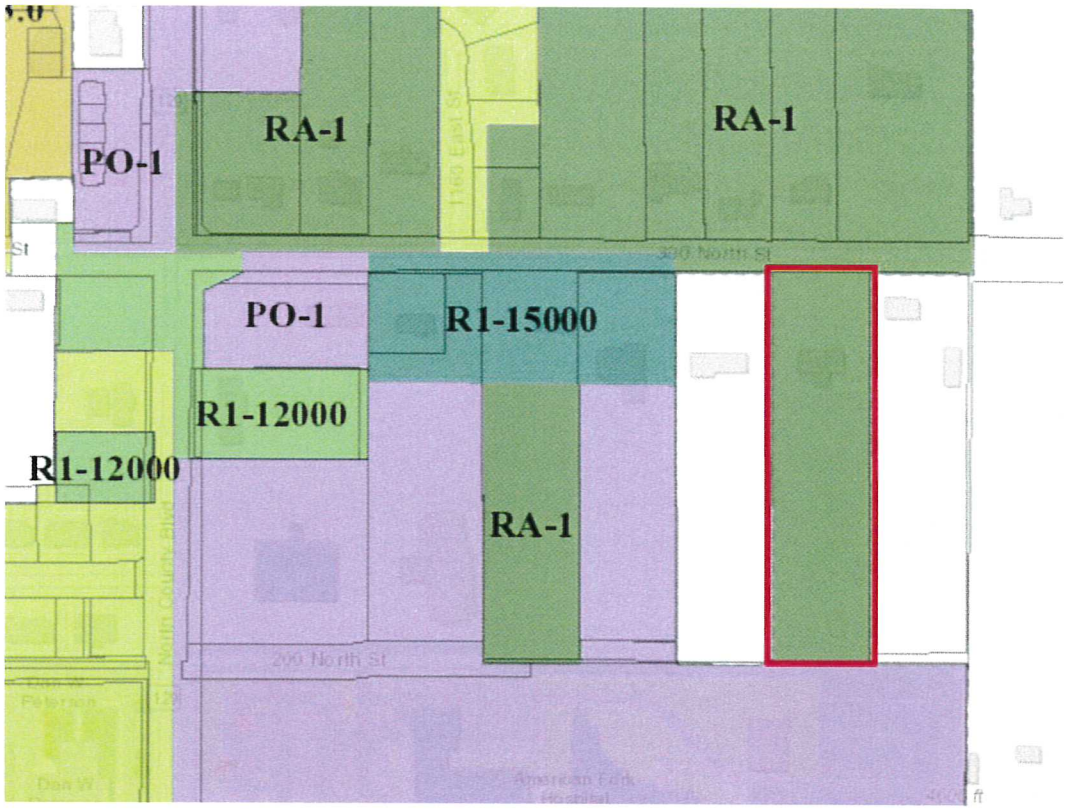


Master Land Use Map



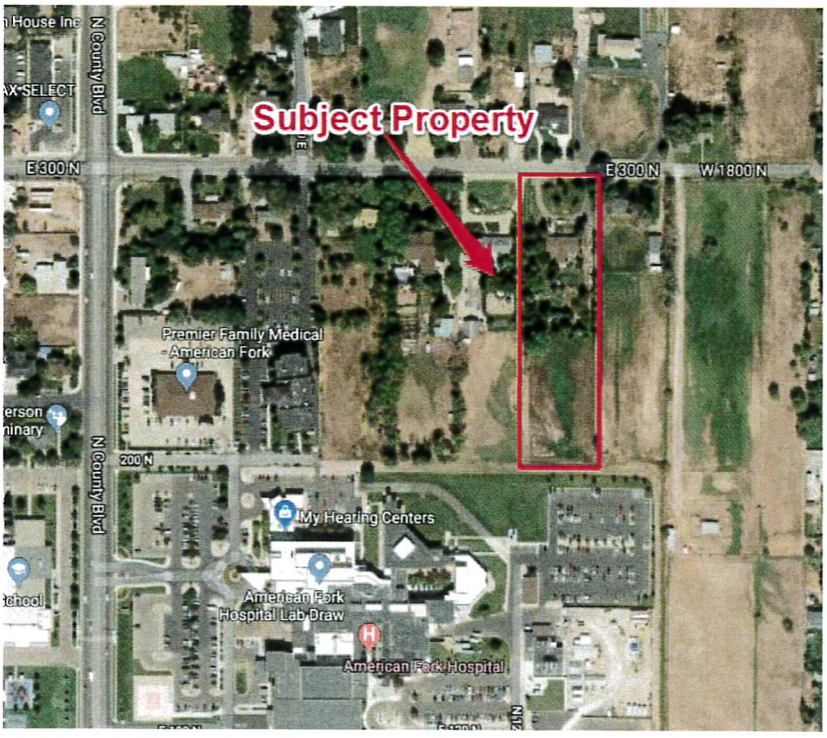
Map Exhibit B

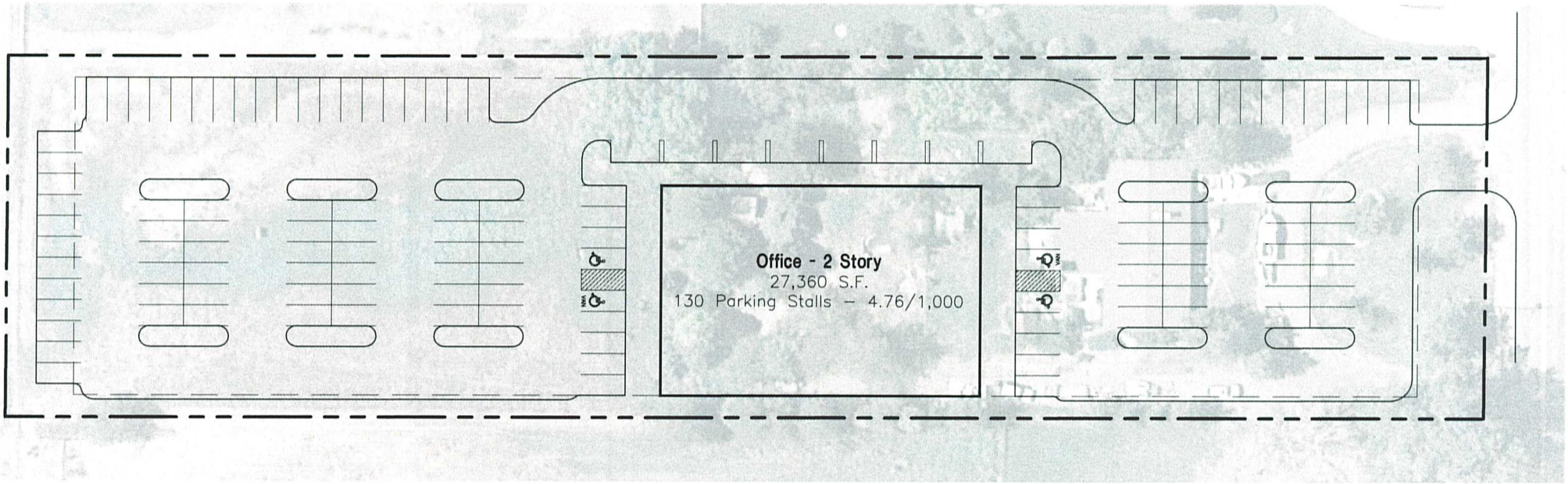
Zone Map



Map Exhibit C

General Location Map




Office - 2 Story
27,360 S.F.
130 Parking Stalls – 4.76/1,000

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: September 4, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the RA-1 Residential Agriculture zone to the R1-9,000 Residential zone located at 665 West 750 North.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		665 West 750 North			
Applicant:		Lisa McDougle/Davies Design			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		RA-1			
Proposed Zoning:		R1-9,000			
Surrounding Zoning:	North	RA-1			
	South	PR-3.0			
	East	R1-9,000			
	West	R1-9,000			
Proposed Zone within Land Use Designation		X	Yes		No

Background

The applicants propose an amendment to a portion of property that is zoned both R1-9,000 and RA-1. The majority of the property is zoned R1-9,000. A change to the R1-9,000 zone will bring the entire parcel under one zone designation. The underlying Land Use Map designates this area as Low Density Residential. The proposed amendment is in compliance with the City's Land Use Map.

A Development Code text amendment is proposed (following agenda item) that will affect the development potential of this area. However, the zone map amendment acts independent of the proposed code text amendment, and is supported by the underlying Land Use Map.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

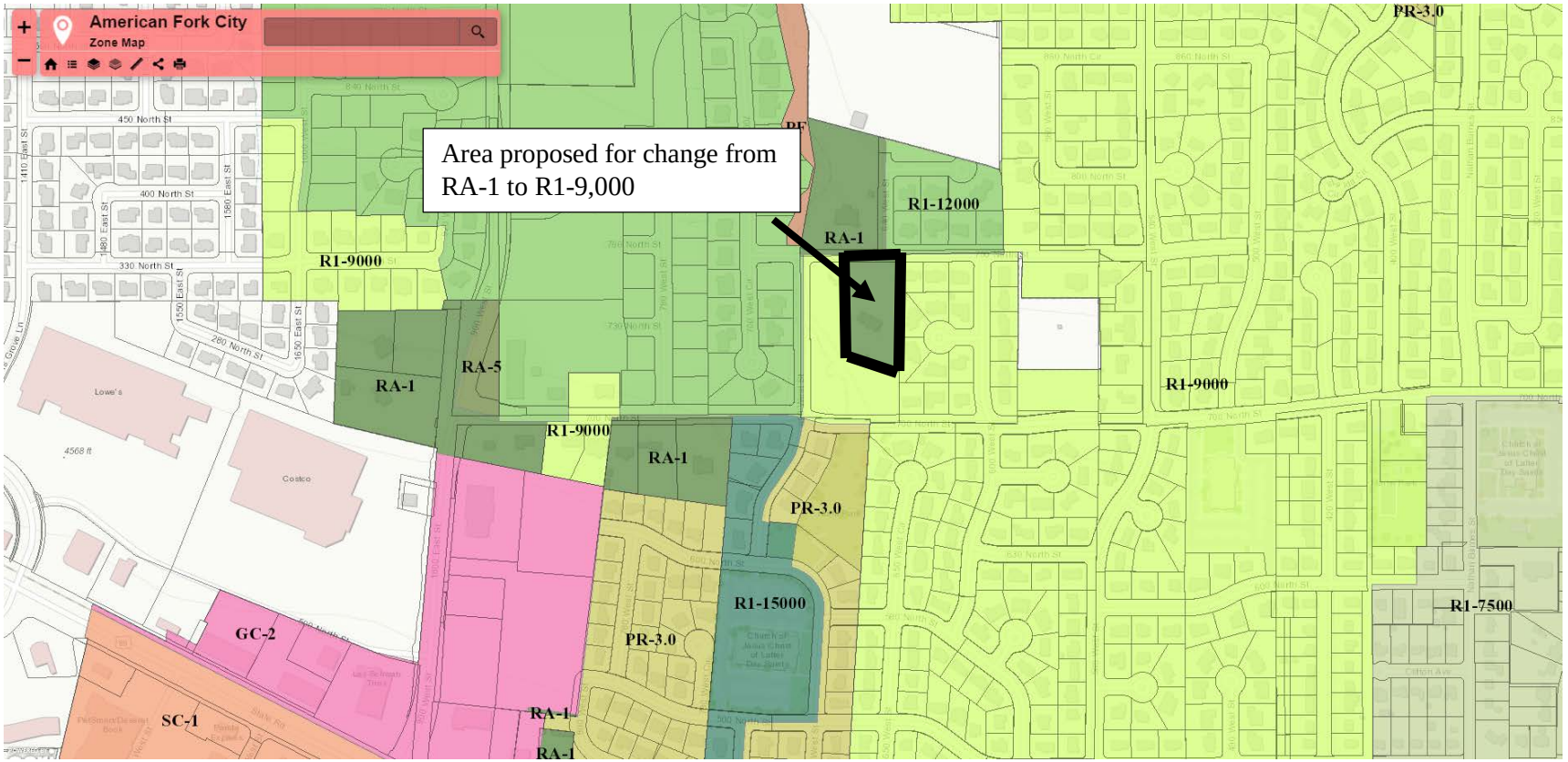
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

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

Zone Map Amendment



DocuSign Envelope ID: B6E58AEC-0491-415C-A48E-F311FDFB7ECD

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

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Spring Creek

Location: 665 W. 750 N.

Reason/Description: [redacted] RA1 to R1-9000

Utah County Parcel No(s): 1 +/- acre of 46:714:0020

Property Owner Name: Lisa McDougle

Property Owner Signature: DocuSigned by: Lisa McDougle A9E4105F23634C9...

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

Name: Davies Design Build

Address: 240 N. 1200 E. #201, Lehi UT 84043

Telephone: 385-201-7848 Fax: —

Email: dev@daviesdesignbuild.com

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

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

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

☑	Property Size (acres): +/- 1 acre Current Zone Classification: RA1 & R1-9000
☑	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☑	What zone classification are you proposing for the area to be considered? R1-9000
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

Proposed Zone Change

Re: 665 W. 750 N.

Existing Zoning: R1-9000 & RA-1

Proposed Zone Change: RA-1 to R1-9000

Parcel ID# 46:714:0020

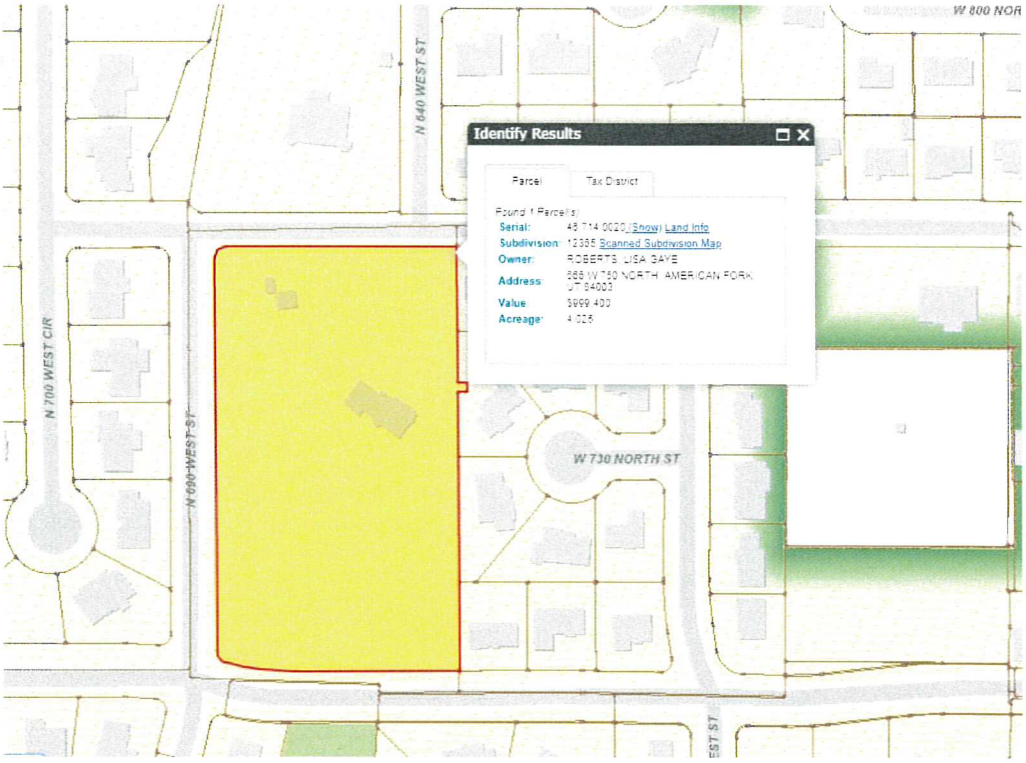
What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code?

The current parcel has two zonings within its boundaries. (see map exhibit)

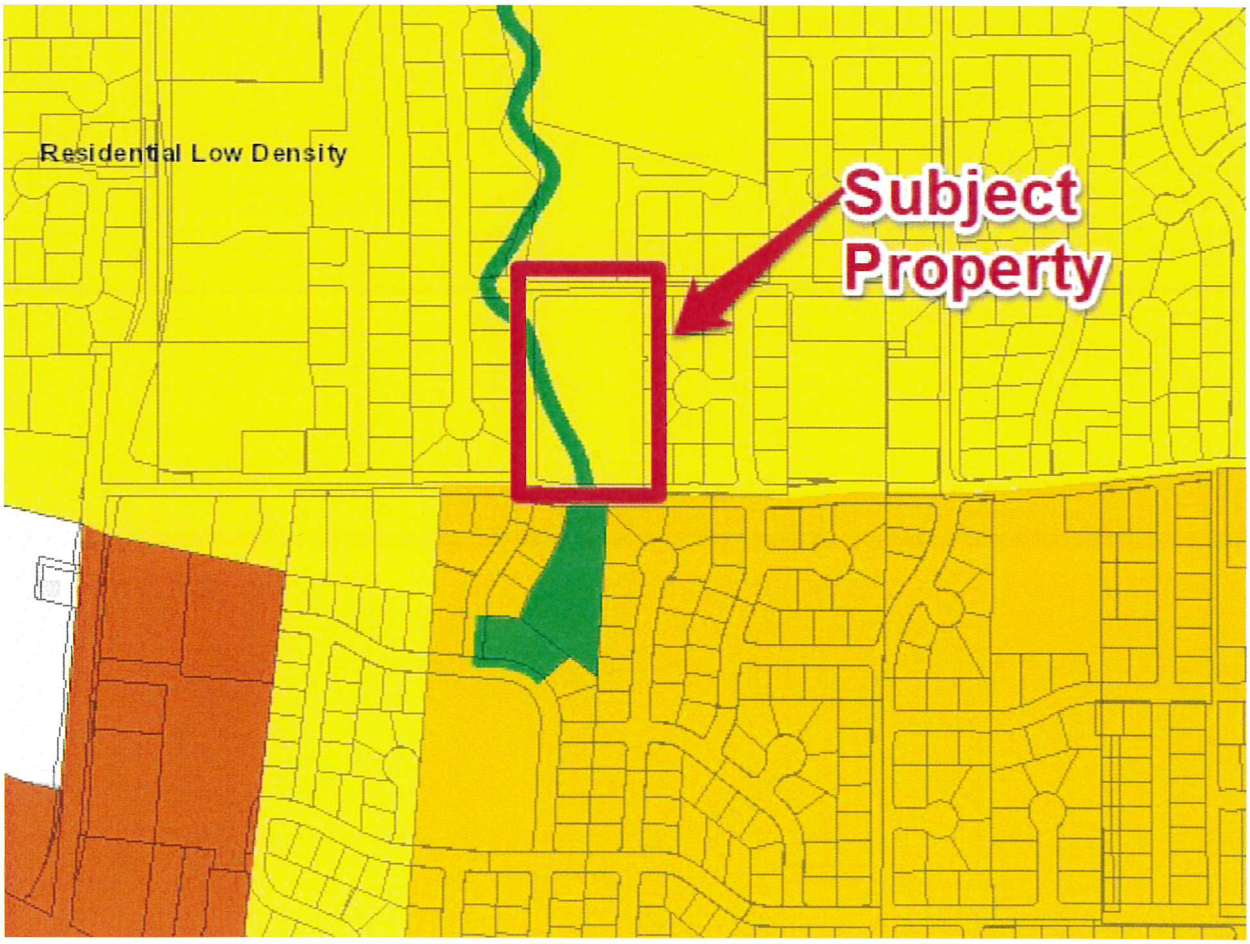
A majority of the parcel is zoned R1-9000. A portion 2+/- acres is zoned RA-1.

Proposed is an effort to consolidate the zoning to one zone so that more planning can be done uniformly. This proposed zone change is in alignment with the city Master Land Use Plan and Map.

Map Exhibit A

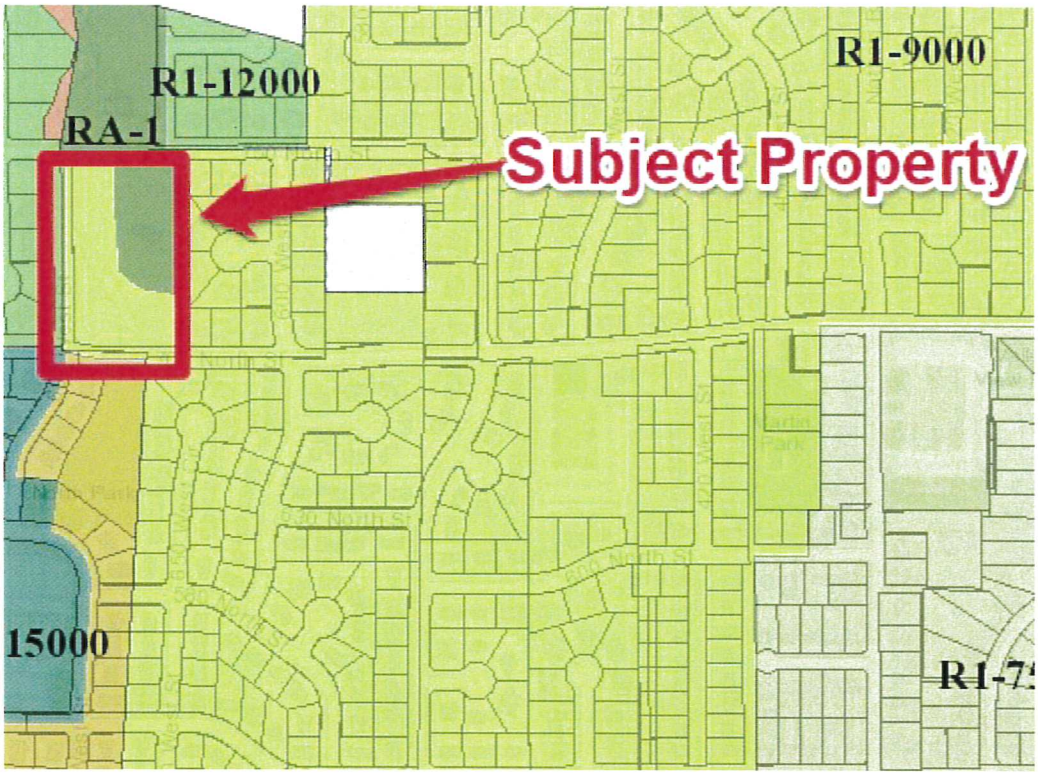


Master Land Use Map



Map Exhibit B

Zone Map



Map Exhibit C

General Location Map



Hearing, review and action on an amendment to Section 17.7.501.E.1(a) of the American Fork City Development Code, relating to the minimum project area in single-family cluster PUD projects

The proposed amendment modifies the minimum area required for PUD projects in the R1-9,000 zone. Currently, a minimum of 5 acres is required. The applicant proposes reducing this to 4 acres. Minimum project area for PUD's in the R1-7,500 through R4-7,500 zones is 4 acres. The change would bring the area required for projects in the R1-9,000 zone in-line with the requirements of projects within the R1-7,500 through R4-7,500 zones.

Should the amendment pass, the applicant will return with a PUD proposal on property at approximately 700 North 700 West.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of code text amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment.

TABLE

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

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

DEVELOPMENT CODE TEXT AMENDMENT (orange)

Technical Review Committee Submittal Form

Project Name: Spring Creek

Location: 665 W. 750 N.

Reason/Description: Zoning R1-9000 PUD Language

Utah County Parcel No(s): 46:714:0020

Property Owner Name: Lisa McDougal

Property Owner Signature: _____

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

Name: Davies Design Build (Steve Davies)

Address: 240 N. 1200 E. #201, Lehi UT 84043

Telephone: 385-201-7848 Fax: /

Email: dev@daviesdesignbuild.com

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PLAN REVIEW DEPOSIT
8/20/19

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DocuSign Envelope ID: 1C72FCDB-FF3A-4AE8-99D2-0415A8E330A4

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

DEVELOPMENT CODE TEXT AMENDMENT (orange)

Technical Review Committee Submittal Form

Project Name: Spring Creek

Location: 665 W 720 N

Reason Description: Zoning RI 900 PUD Language

Utah County Parcel No(s): 46 714 0020

Property Owner Name: Lisa

Property Owner Signature: DocuSigned by: Lisa McDougle A9E4105F23634C9...

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

Name: Davies Design Build (Steve Davies)

Address: 240 N 1200 E #201, Lehi UT 84043

Telephone: 385-201-7848 Fax:

Email: dev@daviesdesignbuild.com

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

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on a **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

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

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

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

Proposed/Revised Text Language

Re: 665 W. 750 N.

Existing Zoning: R1-9000

Proposed Text Amendment Language Change: R1-9000 PUD

Zone	Min. Project Area (in Acres)	Max. D.U./Structure	Max Density (D.U./Acre Gross Project Area)	Min. Lot Size (in sq. ft.)
RA-1	10	1	1.0	20,000
R-1-20,000	10	1	2.0	16,000
R-1-15,000	10	1	2.3	11,500
R-1-12,000	10	1	3.0	9,000
R-1-9000	5	1	3.6	7,500
R-1-7500, R-2-7500, R-3-7500, & R-4-7500	4	1	4.3	6,000

(Existing Language)

17.7.501 - Planned unit developments.

17.7.501.E.1.a

E. Special provisions for single-family cluster projects.

1. Area, density and lot size.

a. The requirements for area, density, and lot size within single-family cluster project shall be as follows:

Zone	Min. Project Area (in Acres)	Max. D.U./Structure	Max Density (D.U./Acre Gross Project Area)	Min. Lot Size (in sq. ft.)
RA-1	10	1	1.0	20,000
R-1-20,000	10	1	2.0	16,000
R-1-15,000	10	1	2.3	11,500
R-1-12,000	10	1	3.0	9,000
R-1-9000	~~5~~ 4	1	3.6	7,500
R-1-7500, R-2-7500, R-3-7500, & R-4-7500	4	1	4.3	6,000

Explanation & Summary:

We propose changing the Min. Project Area (in Acres) from 5 acres to 4 acres in the R1-9000 PUD special provisions. We propose not allowing more density or including language that doesn't allow the property to change density from the current zoning. In our research, in all the current zoned R1-9000 zoned properties, there is a dozen or less properties that are 4+ acres, but less than 5 acres. We believe this will not expose the city to additional unplanned and uncontrolled development on those parcels due to this change.

What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code?

Changing the Min. Project Area (in Acres) from 5 acres to 4 acres in the R1-9000 PUD special provisions reasonably promotes the purposes of the American Fork City Development Code by adapting to the changing needs and goals of the city. Primarily the city has expressed a need to develop more open space, conserve beauty, and create more desirable living areas for the citizens of American Fork City.

Furthermore, it is our desire to preserve the existing park by using the PUD special provisions to allow for an open, fence free, neighborhood. And to keep site lines, usability, and enjoyment for both owners and neighbors of this existing property and park.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: September 4, 2019
STAFF PRESENTATION: Adam Olsen

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

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

Background

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

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

The Castlewood District Framework Plan was tabled at the June 5, 2019 Planning Commission meeting. At that time, the applicant was simultaneously requesting a Code amendment relating to street types allowed within the block types within the Core sub-district. The Planning Commission recommended denial of the proposed amendment, and the applicant withdrew the request prior to the City Council meeting. Since that time, the applicant has re-worked the district framework plan, eliminating the need for a dead-end street. Staff has reviewed the subsequent plan and has determined it is ready for Planning Commission review and recommendation.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

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

Section 4.02 of the TOD Code, "Submission Requirements"

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

   A legal description of the area has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

   A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

   The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan. The property lies within the Transit Core area.

d. Exhibit 4: Boundary Map.

   Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

   i. Name and ownership of the property.

ii. Acreage of the property.
iii. Boundary of the property.
iv. Existing land use of all properties within 500 feet. Existing land use of surrounding properties is currently agriculture, with residential uses to the east, and the transit station to the north.

e. Exhibit 5: Constraints Map.

A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. There are no identifiable constraints.

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6. Included in the exhibit is the following, as required:

i. Block type boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type. The area of this District Framework Plan falls within block type 5.
ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 5-10% within the Mixed Use Core sub-district.
iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares.
iv. A data table indicating the total aggregated gross acreage of each block type and civic district and percentage of the gross character district acreage.

g. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types as identified in the City's Transportation Master Plan. The property is bordered by a Business Arterial to the north, a Core Collector to the west, and a Neighborhood Collector to the south. A neighborhood street will provide access to the interior of the block/district framework plan.
ii. Existing, new, and modified thoroughfares. Applicants are not requesting modifications of thoroughfares.

iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
iv. Existing, new, and relocated major utility easements. This is not requested.
v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

h. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

i. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes there is quite an extensive cycle network surrounding the property. A proposed cycle path and pedestrian trail along the east side of the property will provide a direct pedestrian/bicycle connection to the station area, through a greenspace.

j. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the area have been provided and labeled as Exhibit 10.

k. Exhibit 11: Civic District Plan

An exhibit, noting types of allowable open space for Block 5 has been presented. Exact locations and networks of open space will be identified in future submittals. Staff will ensure compliance with open space types, locations, and percentages; pursuant to applicable sections of the TOD Code.

l. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections are provided for applicable thoroughfares. Applicant has been in coordination with Engineering in preparation of this exhibit.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections and locations are identified.

n. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in two phases, as identified on the exhibit.

o. Exhibit 15: Conceptual Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may occur within the area constituting the District Framework Plan; however, approval of such standards is not part of a District Framework Plan approval. Applicant has included a range of density typically found with each conceptual theme.

p. Exhibit 16: Special Requirements.

Special requirements are not being sought for this area; and therefore, there is no Exhibit 16.

FINDING OF FACT

After reviewing the application for District Framework Plan approval, the following finding of fact is offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we 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.

DENIAL

Mr. Chairman, I move that we recommend denial of the District Framework Plan.

Findings of denial may be attached to a recommendation of denial.

TABLE

Mr. Chairman, I move that we table action on the District Framework Plan.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 9/4/2019

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: Castlewood District Framework Plan

Project Address: 900 West 200 South

Developer / Applicant's Name: Duaine Rasmussen

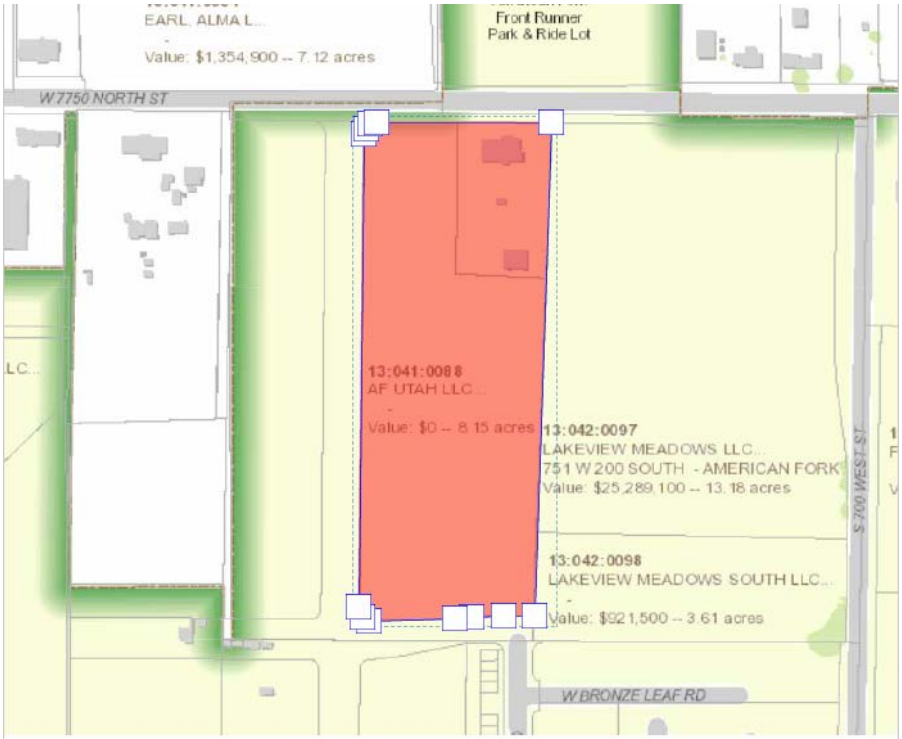
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☒ TOD District Framework 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 9/4/2019 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. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1.

AMERICAN FORK

1853

District Framework Plan – Application Exhibits

July 16, 2019

AMENDED: August 14, 2019

AMENDED: August 28, 2019

CASTLEWOOD DEVELOPMENT

CommunitY.one

Approval Requests

1. Palette of civic open space types for use with BT-5 (EXHIBIT 11)
2. Use of Neighborhood Street cross section within subject property (EXHIBIT 12)
3. Use of four-way & T intersections outside of subject property (EXHIBIT 13)

EXHIBIT 1: Legal Description

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

Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.02 feet and North 1022.37 feet from the East Quarter Corner of Section 22 Township 5 South, Range 1 East and running thence South 02°24'06" West 1,069.47 feet to the North line of 350 South Street;

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

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

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

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

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

thence Northwesterly 31.47 feet along the arc of a 20.00 feet radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street; thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;

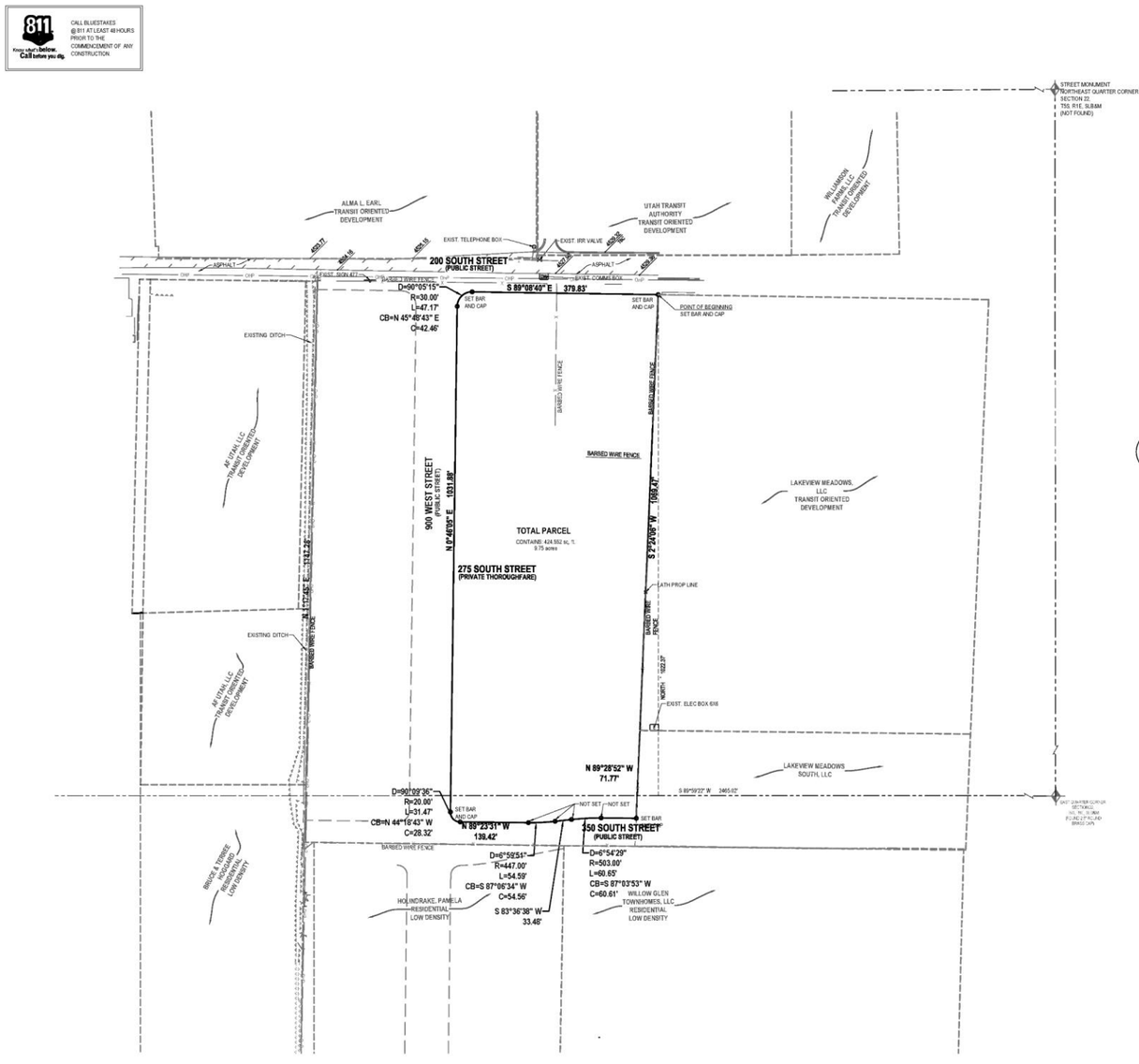
thence Northeasterly 47.17 feet along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°05'15") along the East line of said 900 West Street to the South line of 200 South Street;

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

Contains 424,552 square feet or 9.746 acres.

EXHIBIT 2: Boundary Survey

*** Click to download PDF**



SURVEYOR'S NARRATIVE

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

BOUNDARY DESCRIPTION

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

Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.62 feet and North 1022.37 feet from the East Quarter Corner of Section 22 Township 5 South, Range 1 East and running

thence South 02°24'06" West 1,069.47 feet to the North line of 350 South Street;
thence North 89°28'52" West 71.77 feet along the North line of said 350 South Street;
thence Westerly 60.65 feet along the arc of a 503.00 feet radius curve to the left (center bears South 00°31'08" West and the chord bears South 87°03'53" West 60.61 feet with a central angle of 06°54'29");
thence South 83°36'38" West 33.46 feet along the North line of said 350 South Street;
thence Westerly 54.59 feet along the arc of a 447.00 feet radius curve to the right (center bears North 06°23'22" West and the long chord bears South 87°06'34" West 54.56 feet with a central angle of 06°59'51") along the North line of said 350 South Street;
thence North 89°23'31" West 139.42 feet along the North line of said 350 South Street;
thence Northeasterly 31.47 feet along the arc of a 20.00 feet radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street;
thence North 00°46'05" East 1,031.89 feet along East line of said 900 West Street;
thence Northeasterly 47.17 feet along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°05'15") along the East line of said 900 West Street to the South line of 200 South Street;
thence South 89°08'40" East 379.83 feet along the Southeasterly line of 200 South Street to the point of beginning.

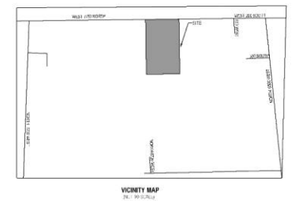
Contains 424,552 square feet or 9.746 acres

2/8/19
Date

Patrick M. Harris
License no. 286882

LEGEND

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



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PREPARED FOR:
CASTLEWOOD DEVELOPMENT
6760 SOUTH, 1300 EAST, SUITE 200
SALT LAKE CITY, UTAH, 84121
CONTACT:
DUANE RASMUSSEN
PHONE: 801-208-4000

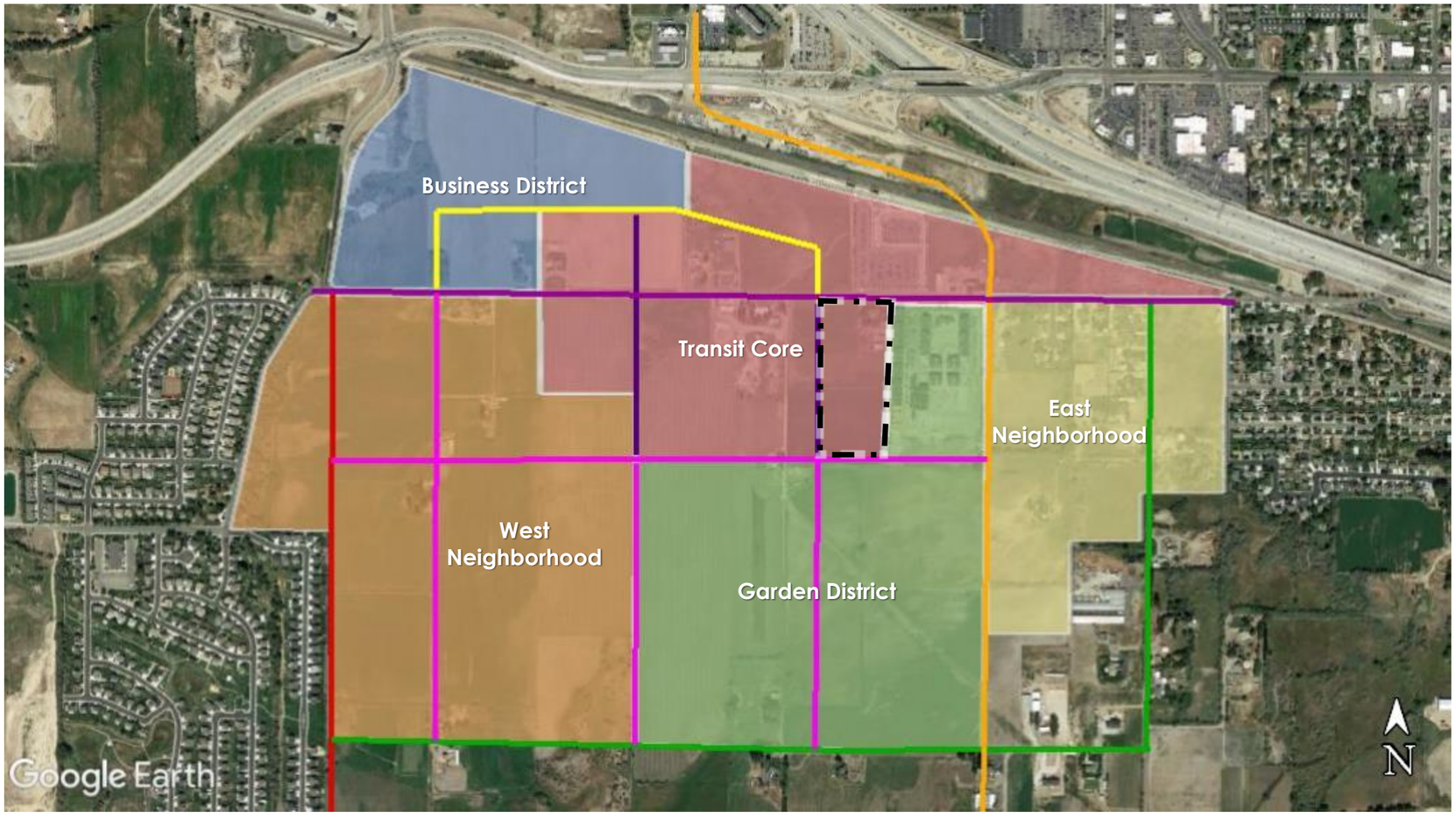
AMERICAN FORK APARTMENTS
BOUNDARY MAP
6790 WEST, 7750 NORTH
AMERICAN FORK, UTAH COUNTY, UTAH

EXHIBIT 2:
BOUNDARY SURVEY

PROJECT NUMBER	DRAWING DATE
8018	3/18/19
DRAWN BY	CHECKED BY
J. JEAN-PIERRE	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

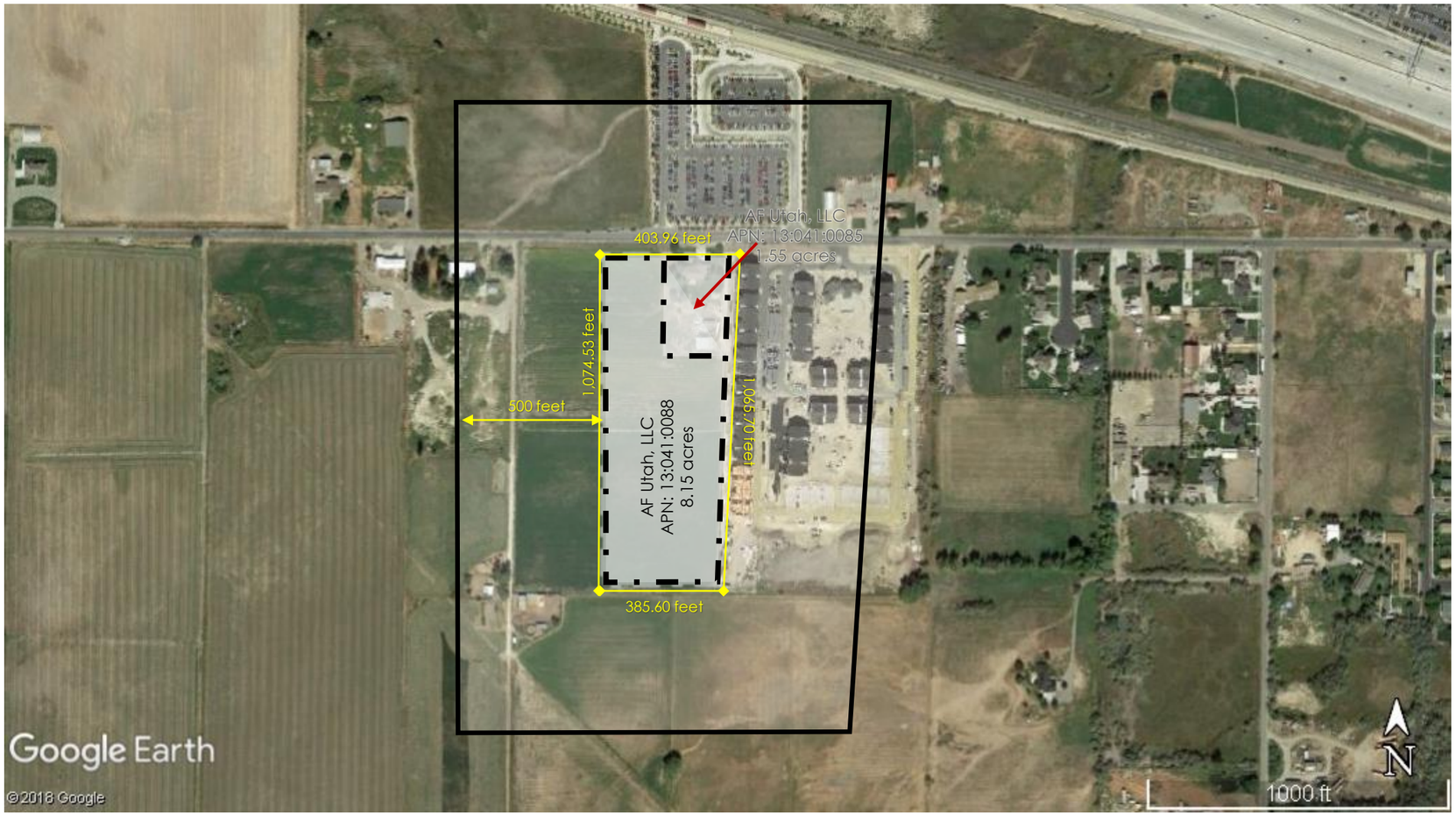
EX. 2

EXHIBIT 3: Development Area Plan



- Major Arterial
- Business Arterial
- Core Collector
- Neighborhood Collector
- Business – Core Loop
- City Collector
- City Arterial
- Subject Property

EXHIBIT 4: Boundary Map



Subject Property

EXHIBIT 4: Boundary Map

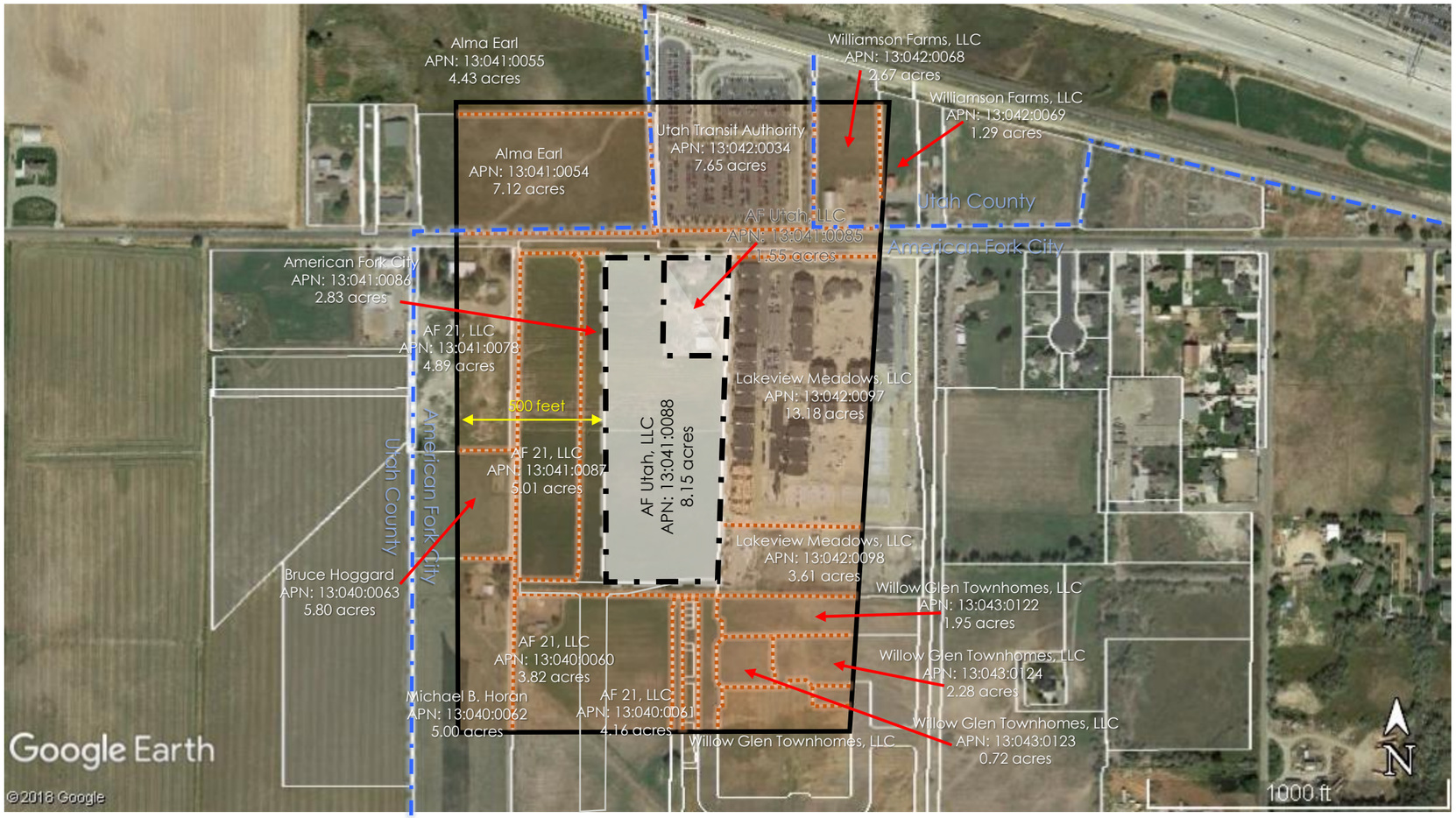
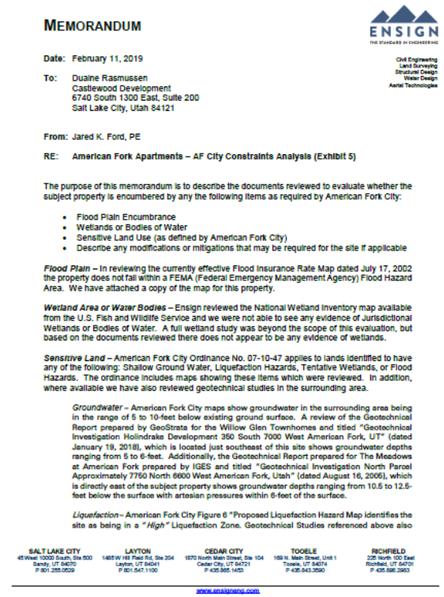


EXHIBIT 5: Constraints Map



No Identifiable Constraints

*** Click to download PDF**



MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

Date: February 11, 2019

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

From: Jared K. Ford, PE

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

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

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

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

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

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

Groundwater – American Fork City maps show groundwater in the surrounding area being in the range of 5 to 10-feet below existing ground surface. A review of the Geotechnical Report prepared by GeoStrata for the Willow Glen Townhomes and titled "Geotechnical Investigation Hollindrake Development 350 South 7000 West American Fork, UT" (dated January 19, 2018), which is located just southeast of this site shows groundwater depths ranging from 5 to 6-feet. Additionally, the Geotechnical Report prepared for The Meadows at American Fork prepared by IGES and titled "Geotechnical Investigation North Parcel Approximately 7750 North 6600 West American Fork, Utah" (dated August 16, 2006), which is directly east of the subject property shows groundwater depths ranging from 10.5 to 12.5-feet below the surface with artesian pressures within 6-feet of the surface.

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

SALT LAKE CITY
45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

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

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

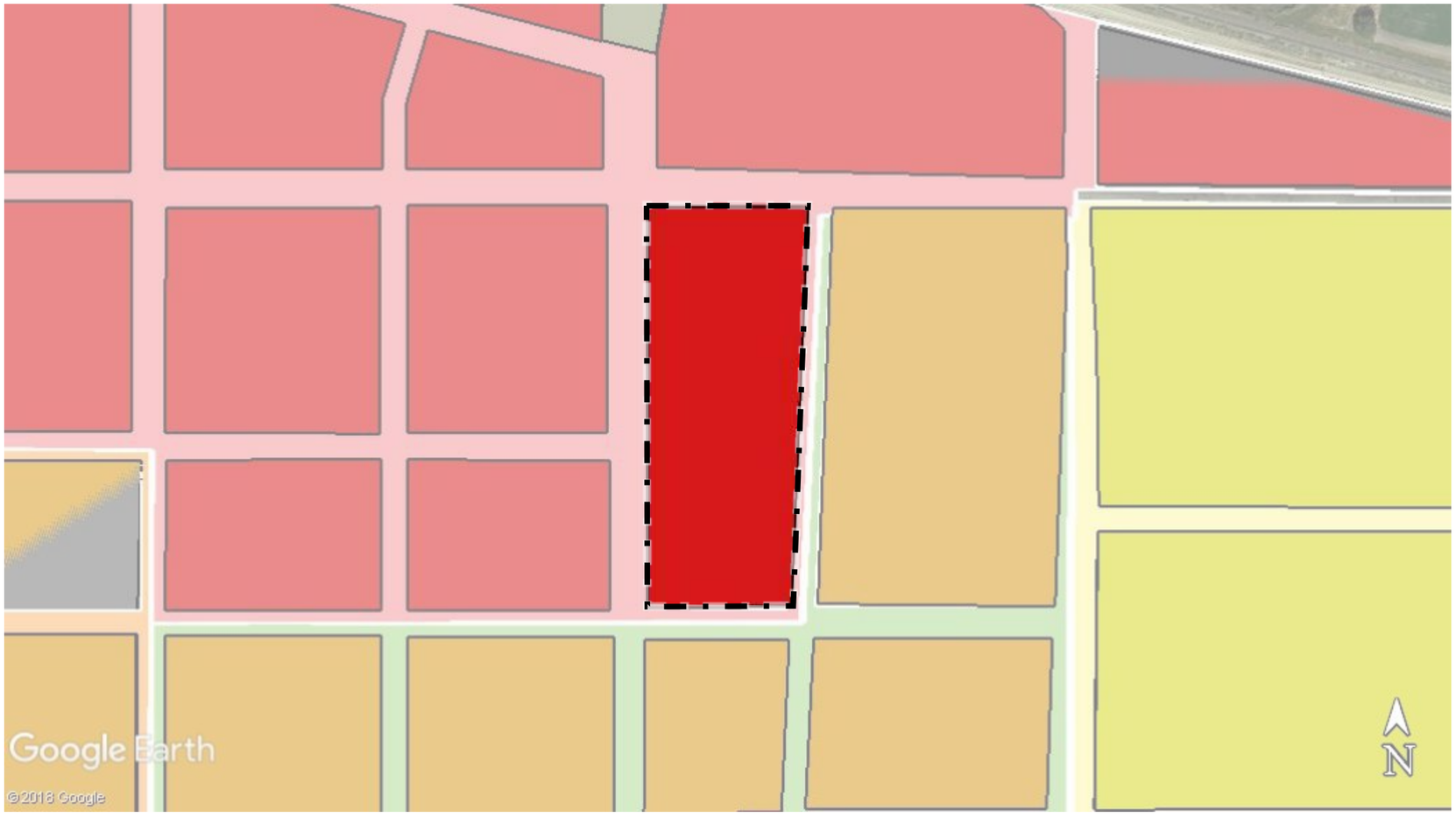
TOOELE
169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD
235 North 100 East
Richfield, UT 84701
P 435.896.2983

www.ensigneng.com

Subject Property

EXHIBIT 6: District Framework Plan



Sub-Districts

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

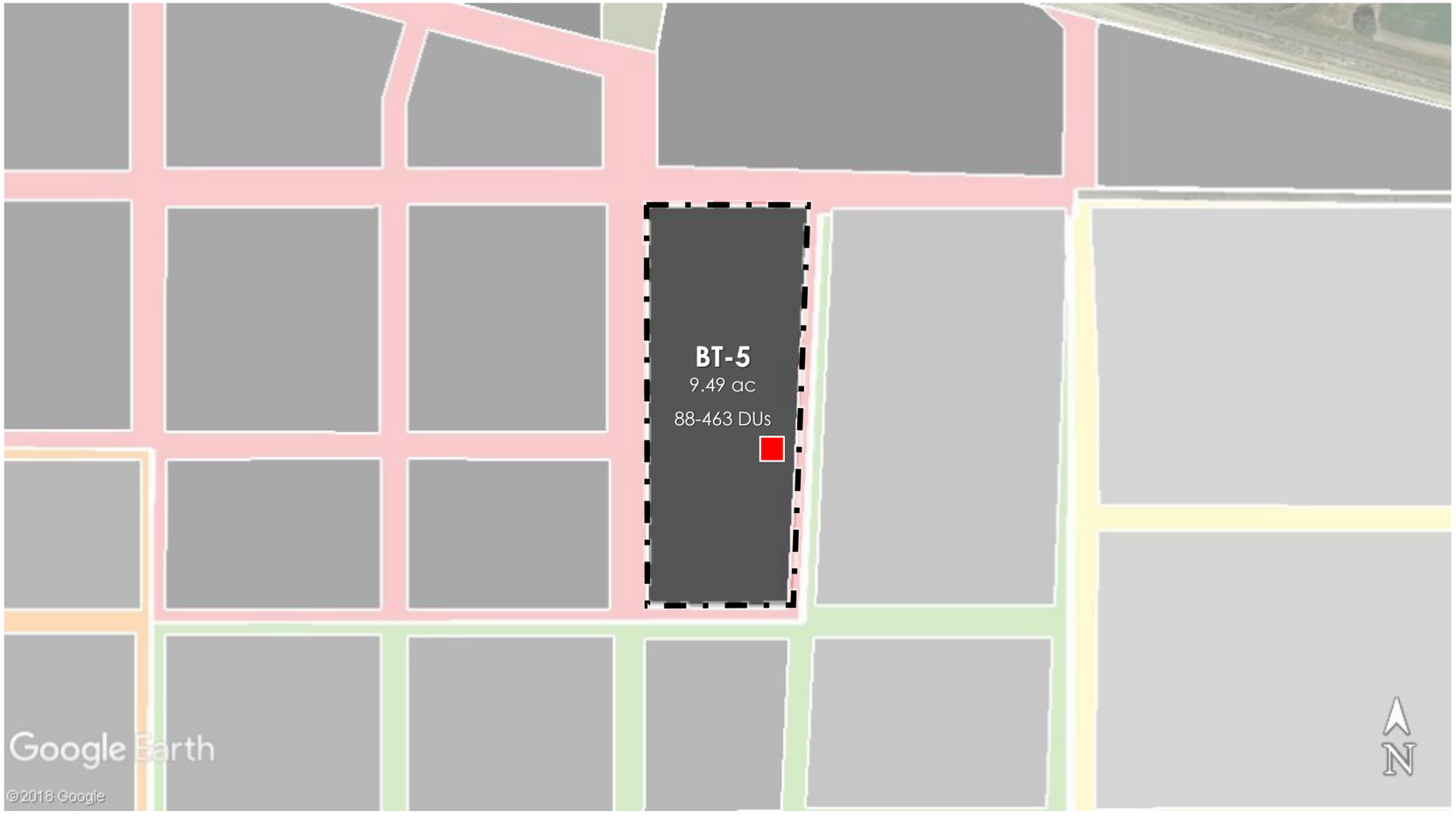
- Subject Property

EXHIBIT 6: District Framework Plan

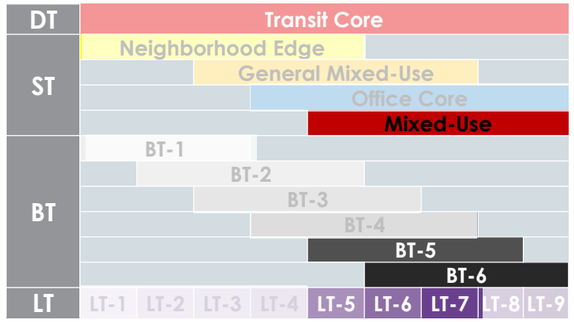
PERMITTED USES	SUB-DISTRICT			
	ED-R	MU-G	OF-C	MU-C
A. Residential				
Mixed-Use		X		X
Multi-Family		X		X
Single Family: Attached	X	X		X
Single Family: Detached	X			
Senior Housing	X	X		X
Work/Live Unit		X		X
Accessory Dwelling Unit	X	X		
Dormitory		X		X
B. Lodging				
Hotel (no room limit)			X	X
Inn (up to 12 rooms)		X		X
Bed & Breakfast (up to 5 rooms)	X			
AirBnB	X	X		X
C. Business				
Office Building			X	X
Home Occupation	X	X		
D. Retail				
Open Market		X		X
Neighborhood Retail		X	X	X
Display Gallery		X		X
Restaurant		X	X	X
Food Truck	X	X	X	X
Drive-through		X		X
Kiosk		X	X	X
Push Cart		X	X	X

PERMITTED USES	SUB-DISTRICT			
	ED-R	MU-G	OF-C	MU-C
E. Automotive				
Gas Station		X		
Automobile Service				
Drive-through		X		
F. Civil Support				
Assembly	X	X	X	X
Cemetery	X	X		
Funeral Home		X		X
Hospital		X	X	X
Medical Clinic		X	X	X
Library		X		X
Museum		X	X	X
Post Office		X	X	X
Public Safety	X	X	X	X
Laboratory			X	
Transit Stop/Station	X	X	X	X
G. Education				
College			X	X
Trade School		X	X	X
High School	X	X		X
Junior High School	X	X		X
Elementary School	X	X		X
Childcare Center		X		X
Charter School	X	X		X
H. Infrastructure				
Parking Lot		X	X	
Parking Structure		X	X	X
Utility & Infrastructure	X	X	X	X
Open Space	X	X	X	X

EXHIBIT 6: District Framework Plan



Current Boundary Conditions



Block Types

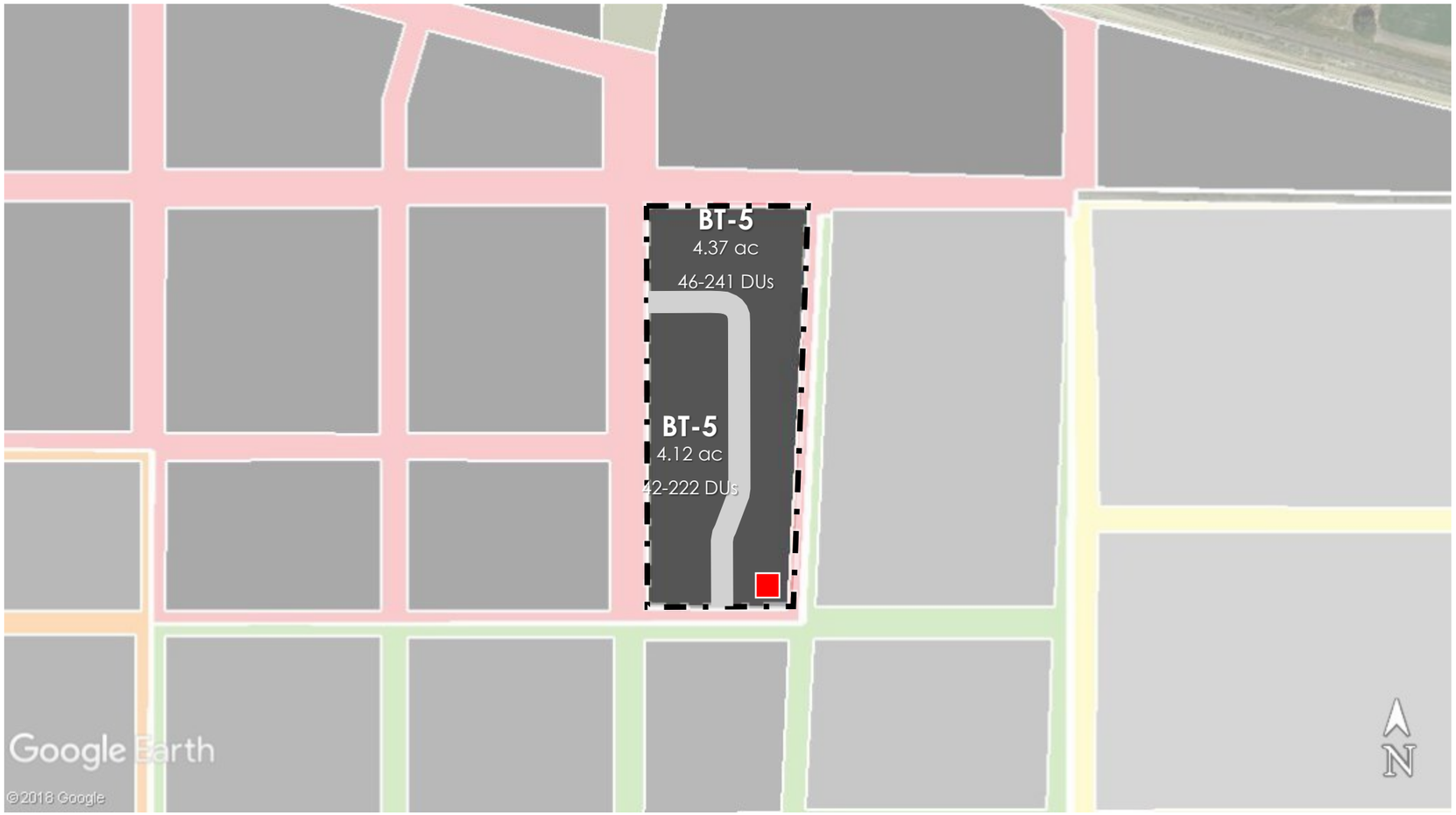
- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

Sub-Districts

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

Subject Property

EXHIBIT 6: District Framework Plan



Required Block Boundary Adjustments

TABLE 4E - BLOCK CHARACTERISTICS

CHARACTER DISTRICTS	Block Size (net acres)	Block Shape
Business District	4 acre min. 8 acre max. 12 acre for sensitive lands	Orthogonal or Rhomboidal
Transit Core	4 acre min. 8 acre max. 12 acre for sensitive lands	Orthogonal or Rhomboidal
West Neighborhood	6 acre min. 10 acre max. 12 acre for sensitive lands	40% min. Orthogonal or Rhomboidal
Garden District	6 acre min. 10 acre max. 12 acre for sensitive lands	40% min. Orthogonal or Rhomboidal
East Neighborhood	6 acre min. 10 acre max. 12 acre for sensitive lands	50% min. Orthogonal or Rhomboidal

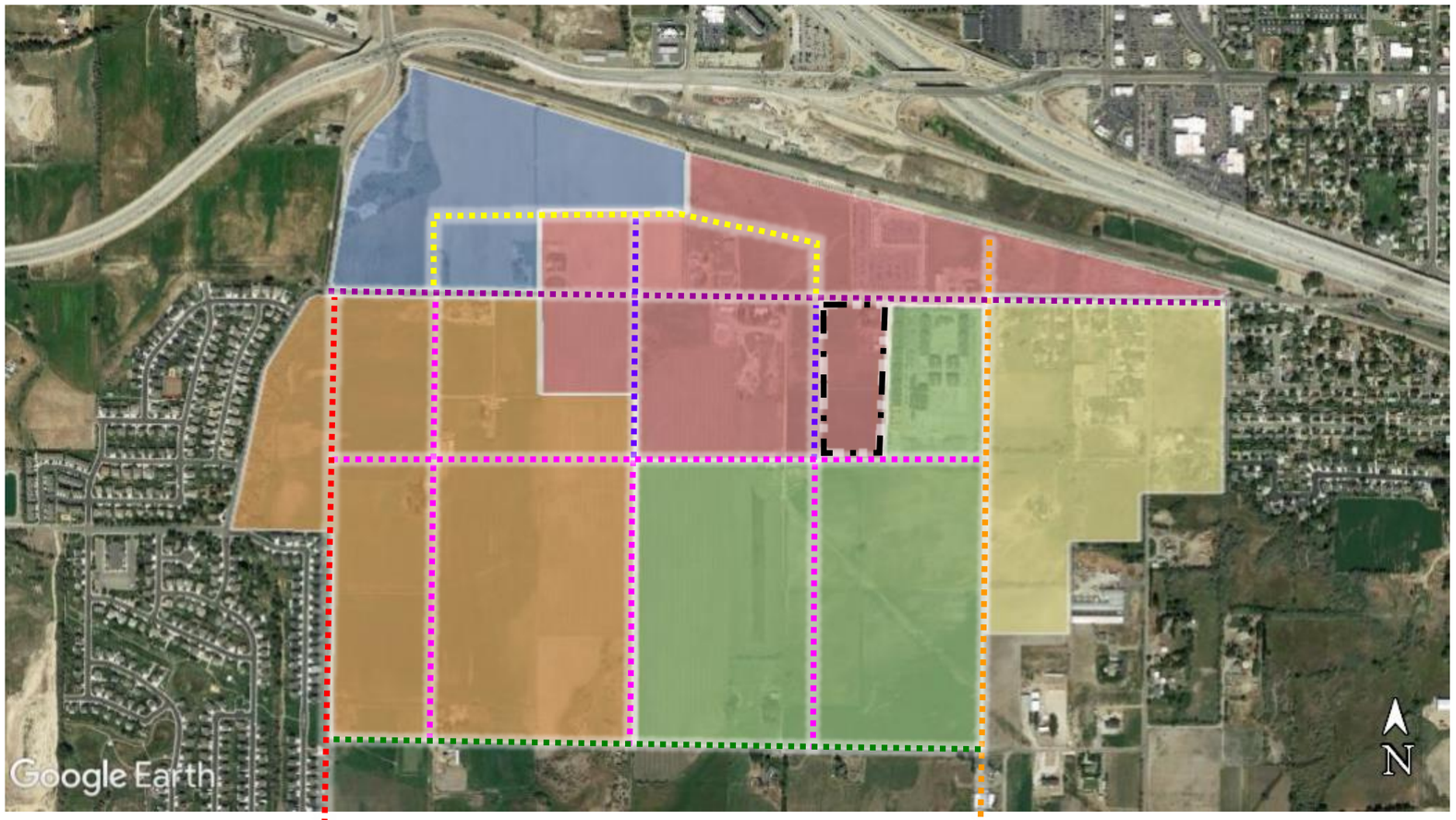
Subject Property

EXHIBIT 6: District Framework Plan

Lot Type Assignments									
Block Type	Lot Type Percentages								
	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
BT-1	40 - 80%	0-30%	10 - 30%	n/a	n/a	n/a	n/a	n/a	n/a
BT-2	n/a	40 - 60%	20 - 50%	0-20%	0-10%	n/a	n/a	n/a	n/a
BT-3	n/a	n/a	0-40%	10 - 40%	30 - 50%	0-5%	n/a	n/a	n/a
BT-4	n/a	n/a	n/a	0-20%	20 - 50%	10 - 20%	0-30%	n/a	n/a
BT-5	n/a	n/a	n/a	n/a	n/a	0-40%	20 - 50%	10 - 50%	n/a
BT-6	n/a	n/a	n/a	n/a	n/a	n/a	0-30%	20 - 40%	0-40%

Block Type 5			LOT WIDTH																
		Allowed % Range	16'	22'	33'	44'	55'	66'	77'	88'	99'	110'	121'	132'	143'	154'	165'	176'	187'	198'+
	LT-6	0-40%	16 ft - 100 ft																
	LT-7	20-50%	16 ft - 200 ft																
	LT-8	10-50%	16 ft - 240 ft																

EXHIBIT 7: Transportation Network Plan



Major Arterial

Business Arterial (200 South)

Core Collector

Neighborhood Collector

Business – Core Loop

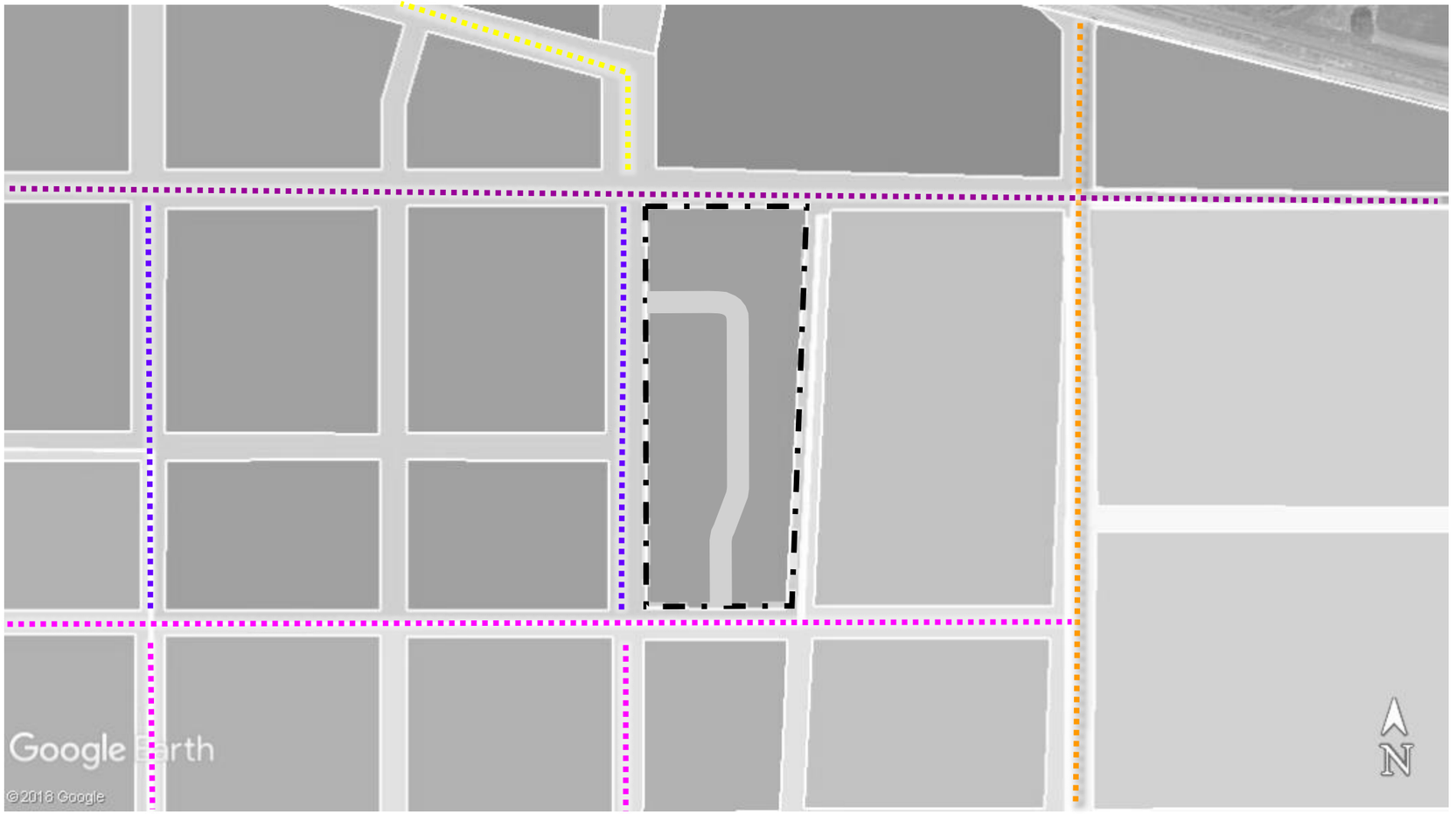
City Collector

City Arterial

Subject Property

Source: TOD – Zoning Code (Pg. 13)

EXHIBIT 7: Transportation Network Plan



Major Arterial

Business Arterial (200 South)

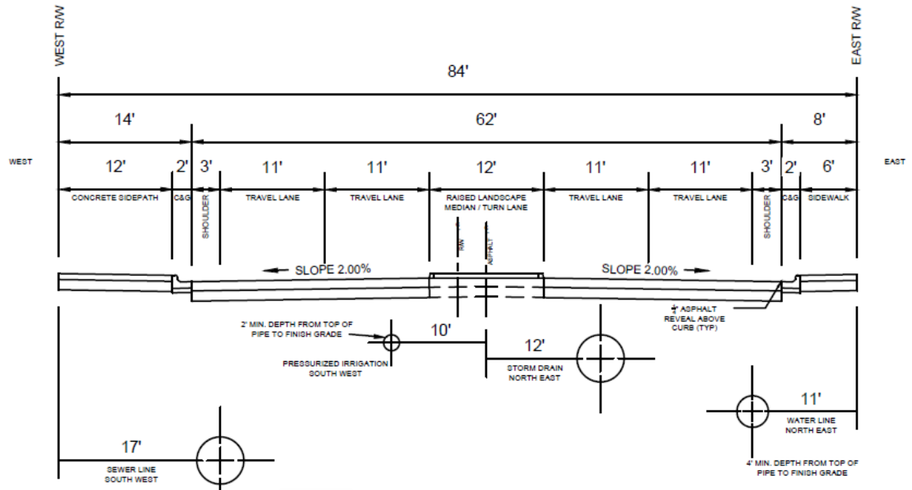
Core Collector

Neighborhood Collector

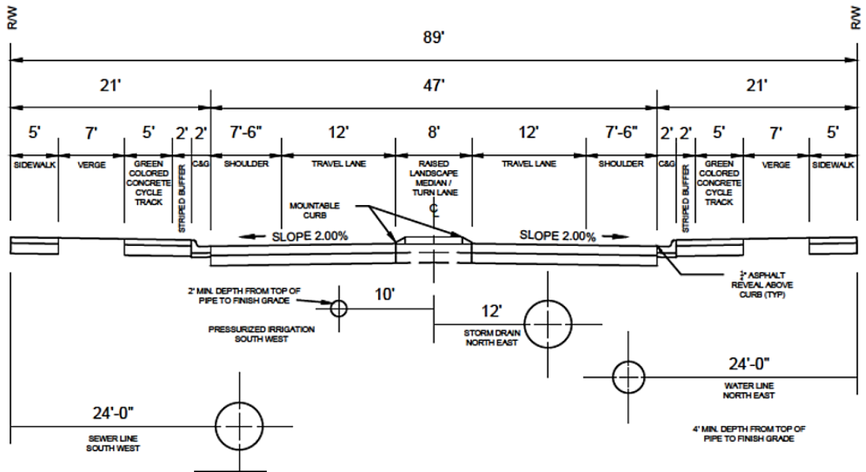
Business – Core Loop

Subject Property

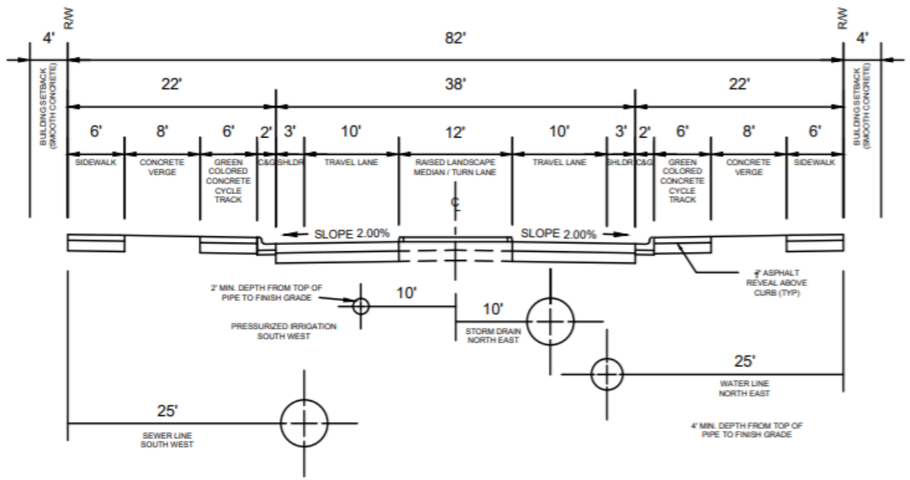
EXHIBIT 7: Transportation Network Plan



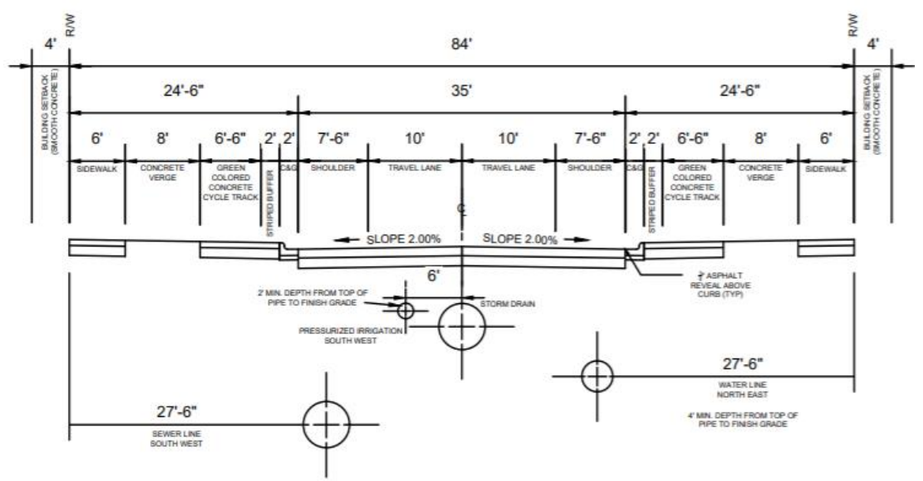
Major Arterial



Neighborhood Collector



Business – Core Loop

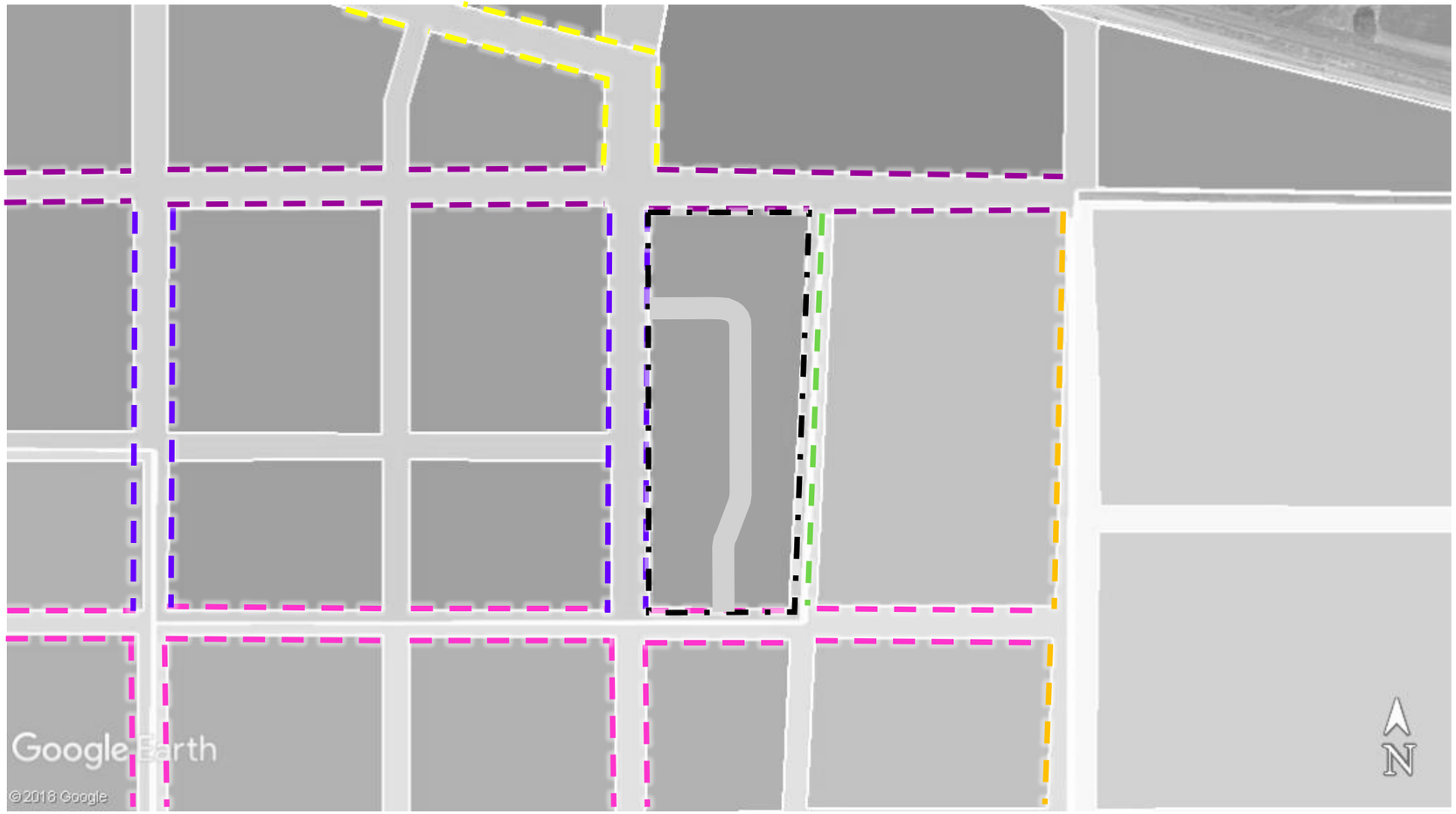


Core Collector

EXHIBIT 8: Thoroughfare Naming Plan



Exhibit 9: Bicycle Network Plan



12’ concrete sidepath with a 3’ shoulder
(Major Arterial)

20’ center running median/trail
(Business Arterial – 200 South)

6’ colored concrete cycle track with a 3’ shoulder in each direction
(Business Core Loop)

6.5’ colored concrete cycle track with a 2’ striped buffer in each direction
(Core Collector)

5’ colored concrete cycle track with a 2’ striped buffer in each direction
(Neighborhood Collector)

12’ concrete bike/pedestrian trail
(Bike/Pedestrian Trail)

Subject Property

EXHIBIT 10: Traffic Study



Source: American Fork TOD Trip Generation Study (Page 5)

EXHIBIT 10: Traffic Study

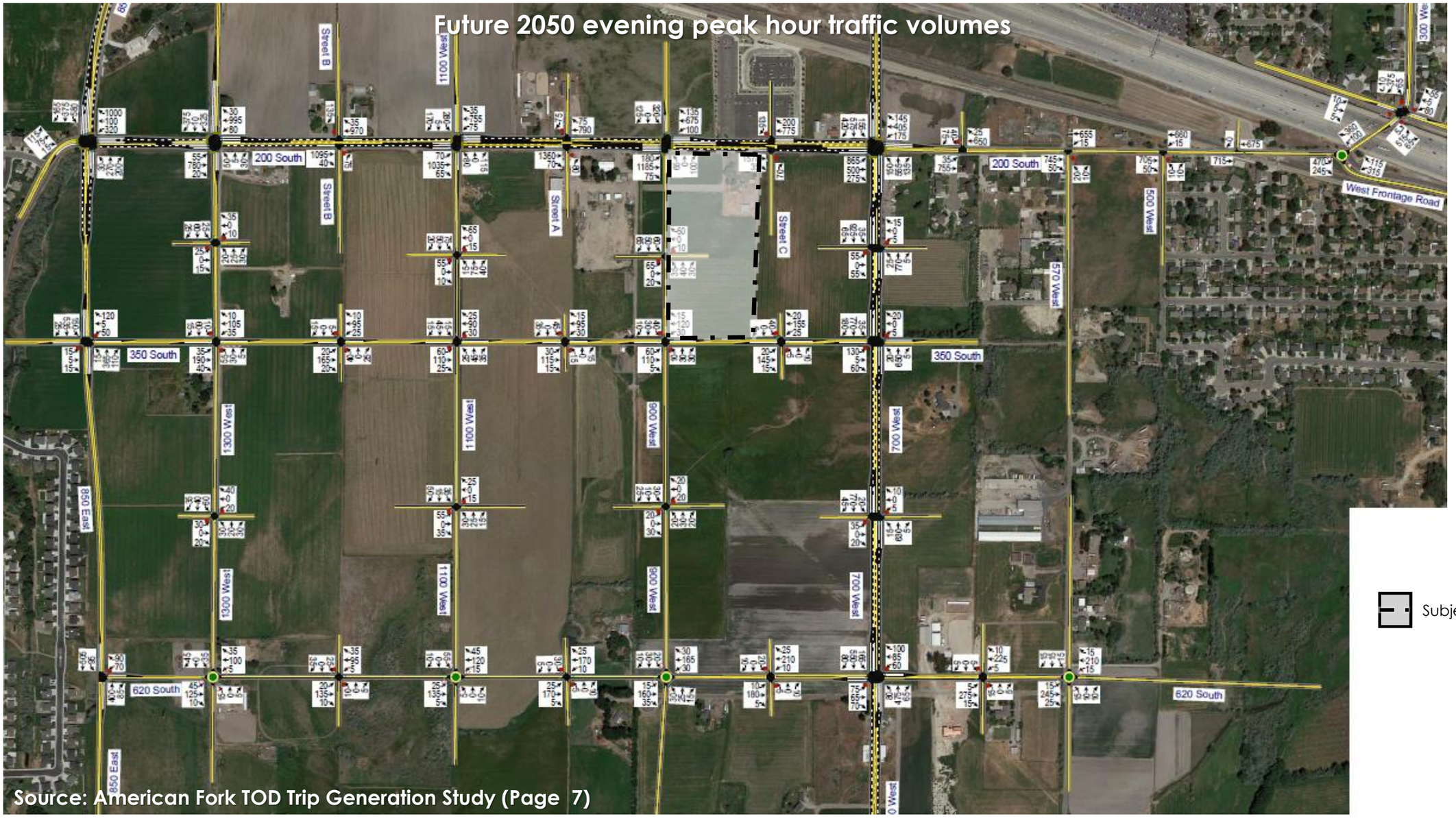
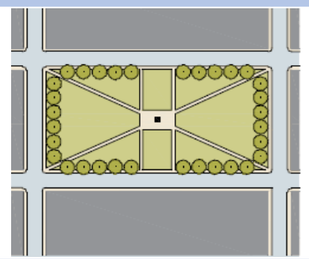
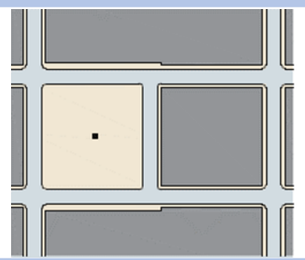
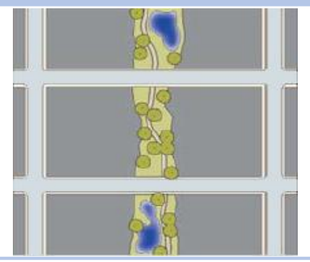
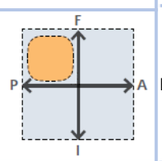
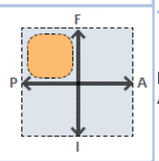
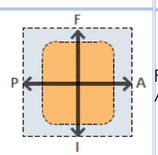
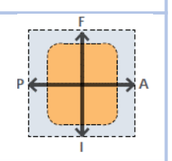
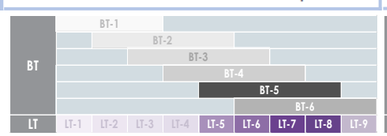
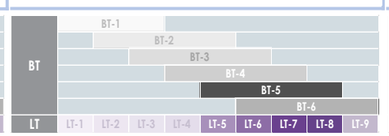


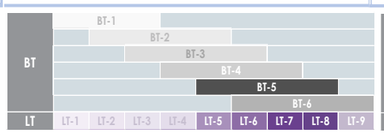
EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-5 as reflected in this submittal.

CIVIC OPEN SPACE TYPE	SQUARE (SQ)	PLAZA (PL)	LINEAR PARK (LP)	SPECIAL USE (SU)
DIAGRAM				
DESCRIPTION	A public space, seldom larger than a block, at the intersection of important streets, and circumscribed spatially by building frontages. Its landscape consisting of paths, lawns, trees, and civic buildings all formally disposed, and requiring substantial maintenance. Often understood as the heart or center of a neighborhood or district.	Available for civic purposes and commercial activities. Spatially defined by building frontages. Design consists primarily of hardscape elements with optional trees. Typically located at intersections of important streets. Programmed with passive uses and serves as a point of respite.	As the name suggests, a linear park is substantially longer than it is wide, and is typically used to activate underutilized corridors such as disused railroad beds, canals, streams, extended defensive walls, highways, or power lines.	Covers a broad range of parks and recreation facilities oriented toward single purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e. either specialized or single-purpose facilities) fall into this category; for example, community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently community buildings and recreational facilities are located within neighborhood parks and community parks.
SERVICE AREA	1/8 to /4 mile radius	1/4 to 1/2 mile radius	1/8 to 1/4 mile radius	Varies
SIZE	0.5 to 2 acres	Up to 2 acres	Varies	Varies
FRONTAGE	Building	Building	Varies	Varies
TYPICAL FACILITIES	Paths, seating, lawns	Recreation, accessory structures, water fountains, paths and trails	Paths, pet facilities, seating, green infrastructure	Tot lots, formal and informal seating, gazebos, barbecue equipment, picnic benches, crochet lawns, water features, small play areas, and gardens.
DISPOSITION AND USAGE	Formal, Passive 	Formal, Passive 	Formal, Informal, Active, or Passive 	Formal, Informal, Active, or Passive 







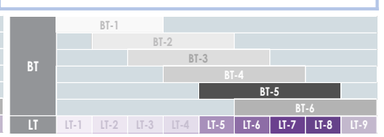
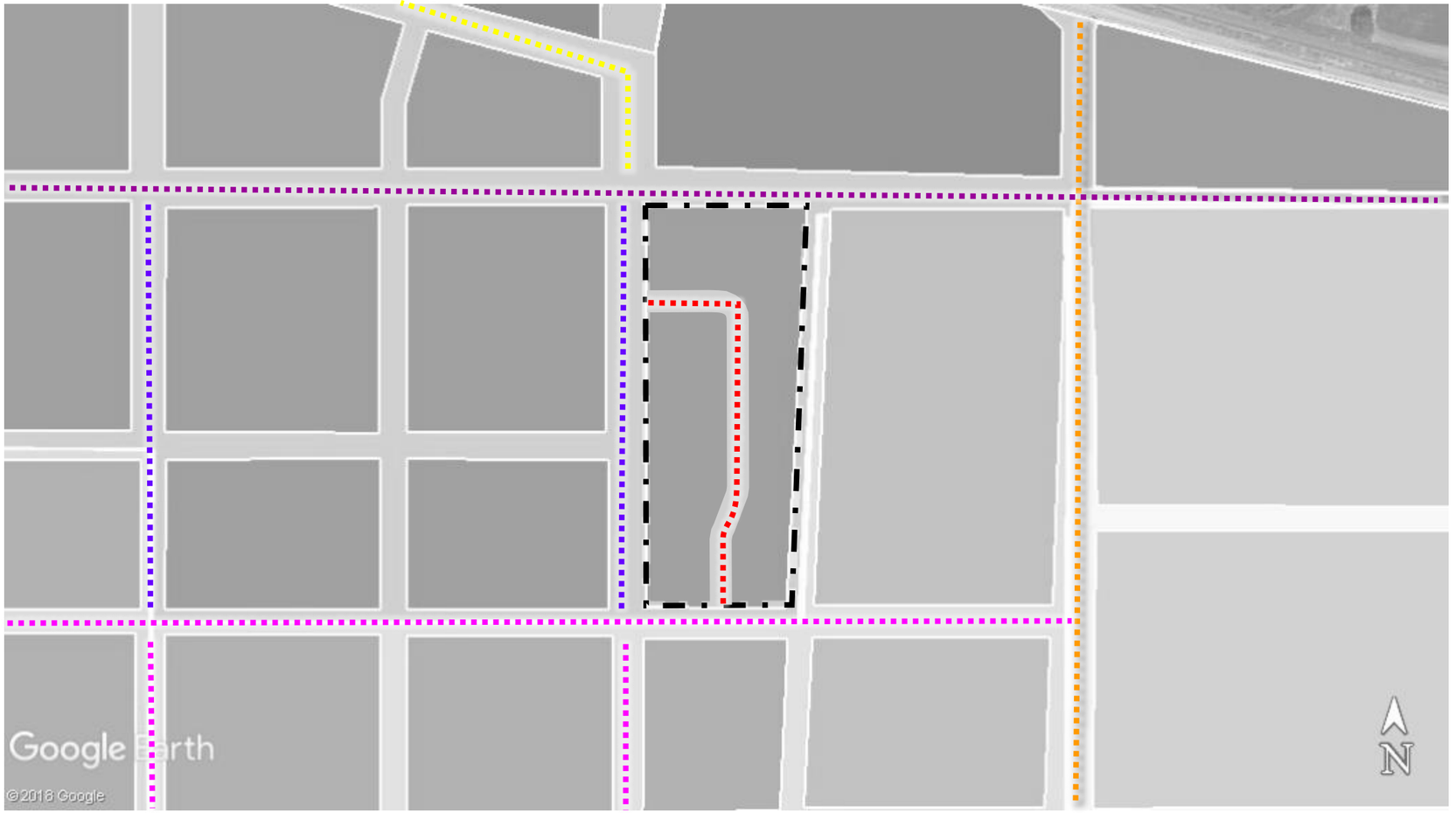


EXHIBIT 12: Thoroughfare Assemblies

NOTE: All minor thoroughfares require a minimum of 32 feet of asphalt (Section 4.05.6.a).
All thoroughfares adjacent to subject property exterior boundary shall be designed and constructed as per city standards.



Major Arterial

Business Arterial (200 South)

Core Collector

Neighborhood Collector

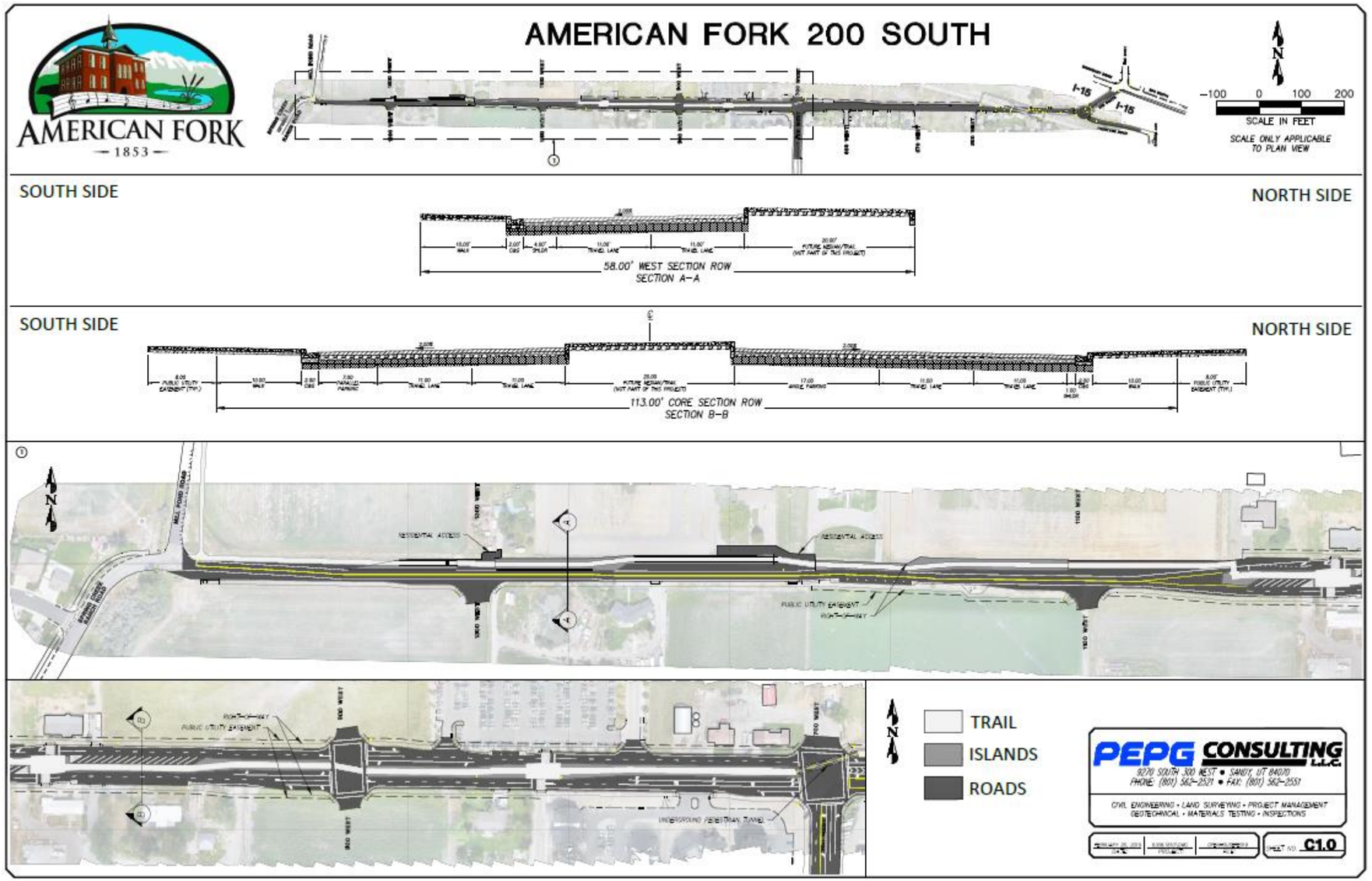
Business – Core Loop

Neighborhood Street

Subject Property

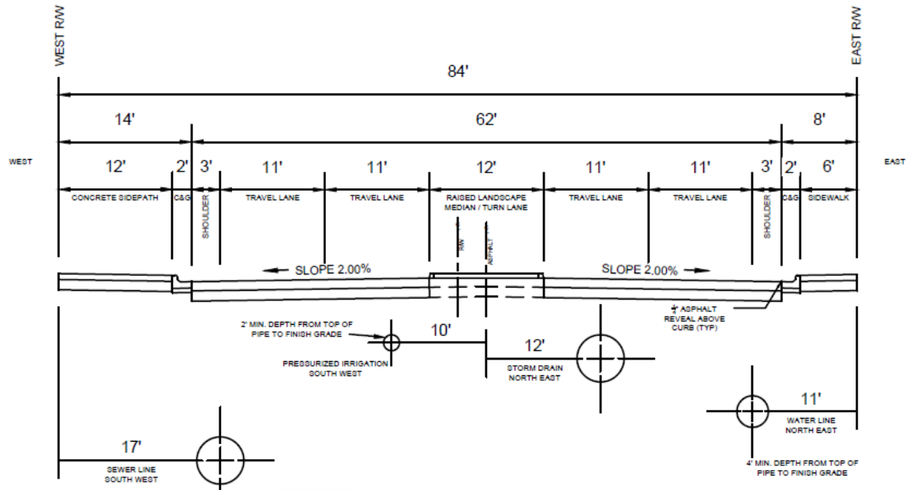
EXHIBIT 12: Thoroughfare Assemblies

NOTE: All minor thoroughfares require a minimum of 32 feet of asphalt (Section 4.05.6.a). For reference only - not final design. *** Click to download PDF**

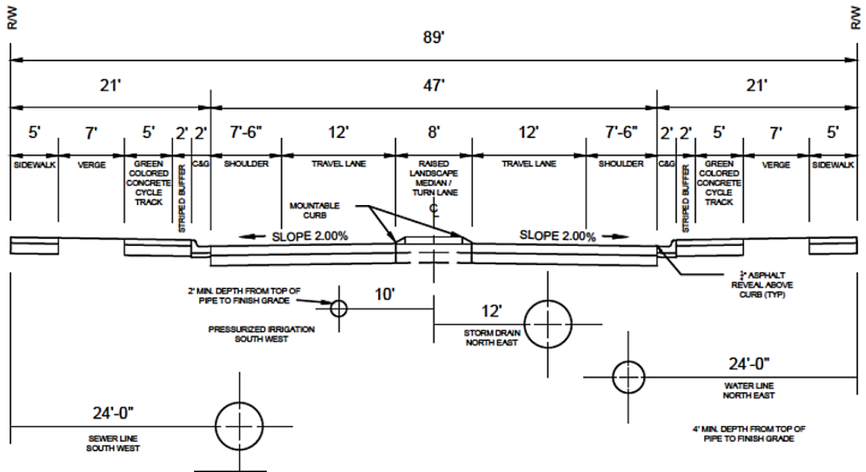


Business Arterial (200 South)

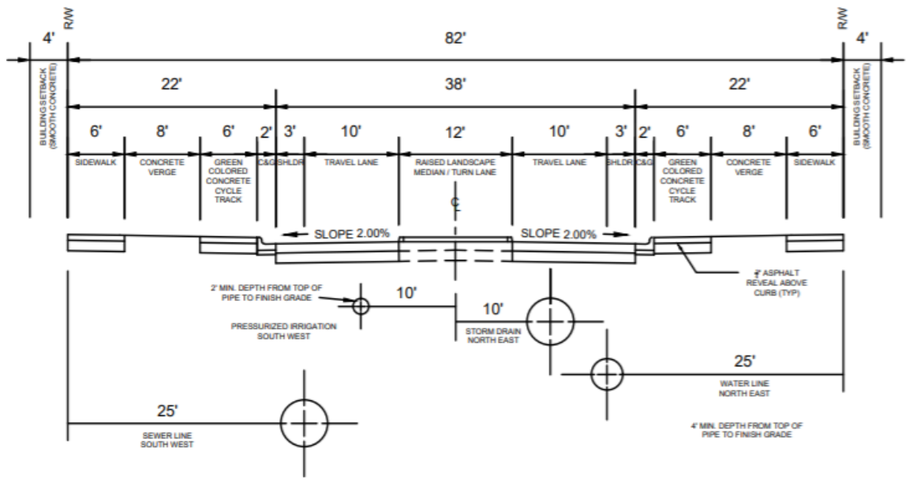
EXHIBIT 12: Thoroughfare Assemblies



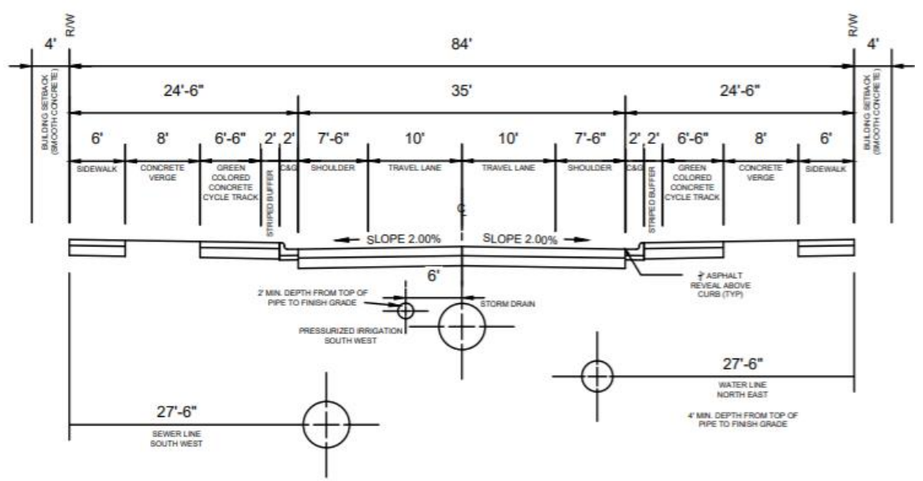
Major Arterial



Neighborhood Collector



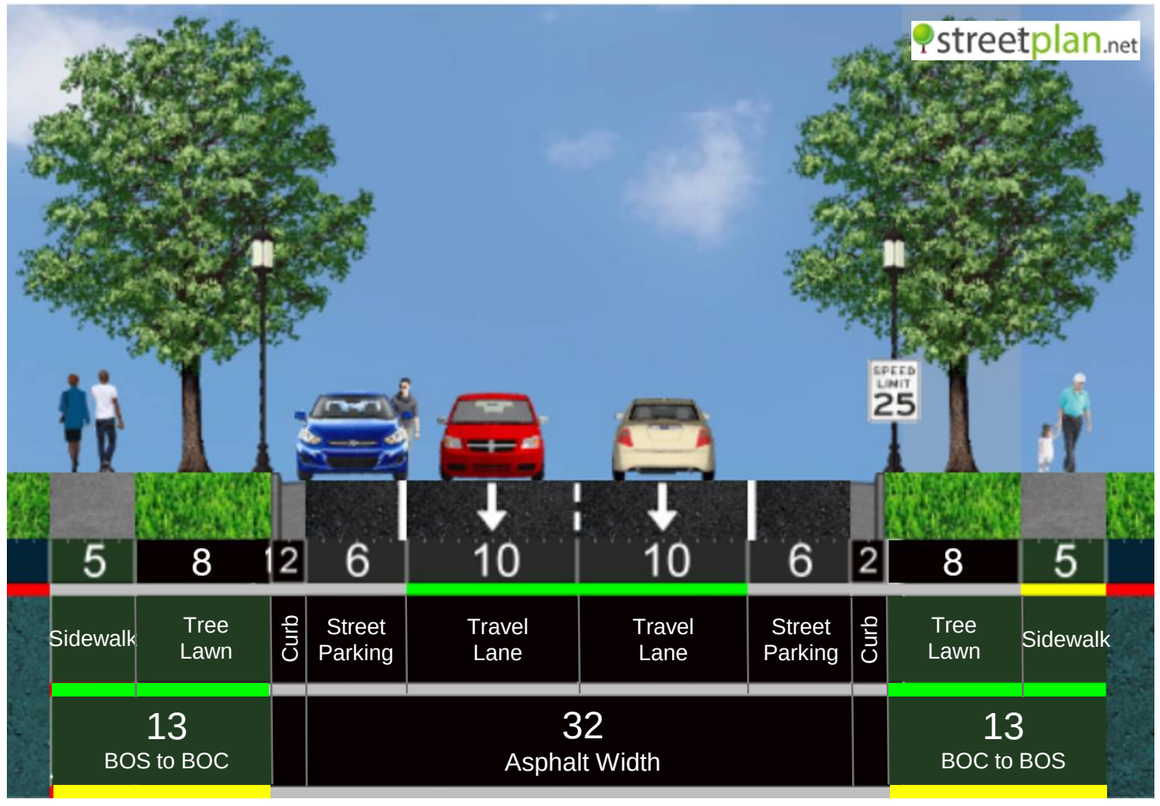
Business – Core Loop



Core Collector

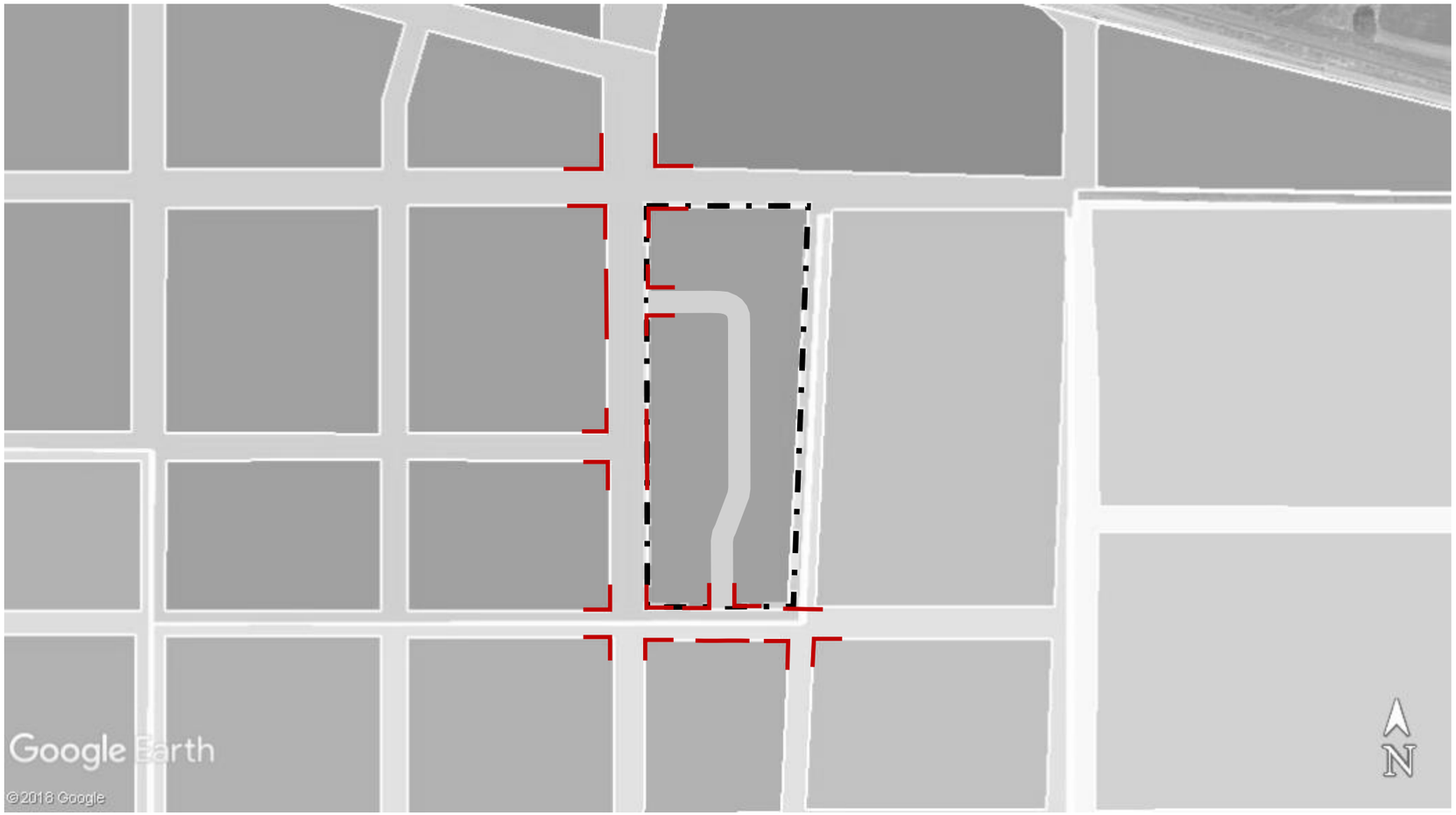
EXHIBIT 12: Thoroughfare Assemblies

NOTE: All minor thoroughfares require a minimum of 32 feet of asphalt (Section 4.05.6.a).



Neighborhood Street

EXHIBIT 13: Intersection Assemblies

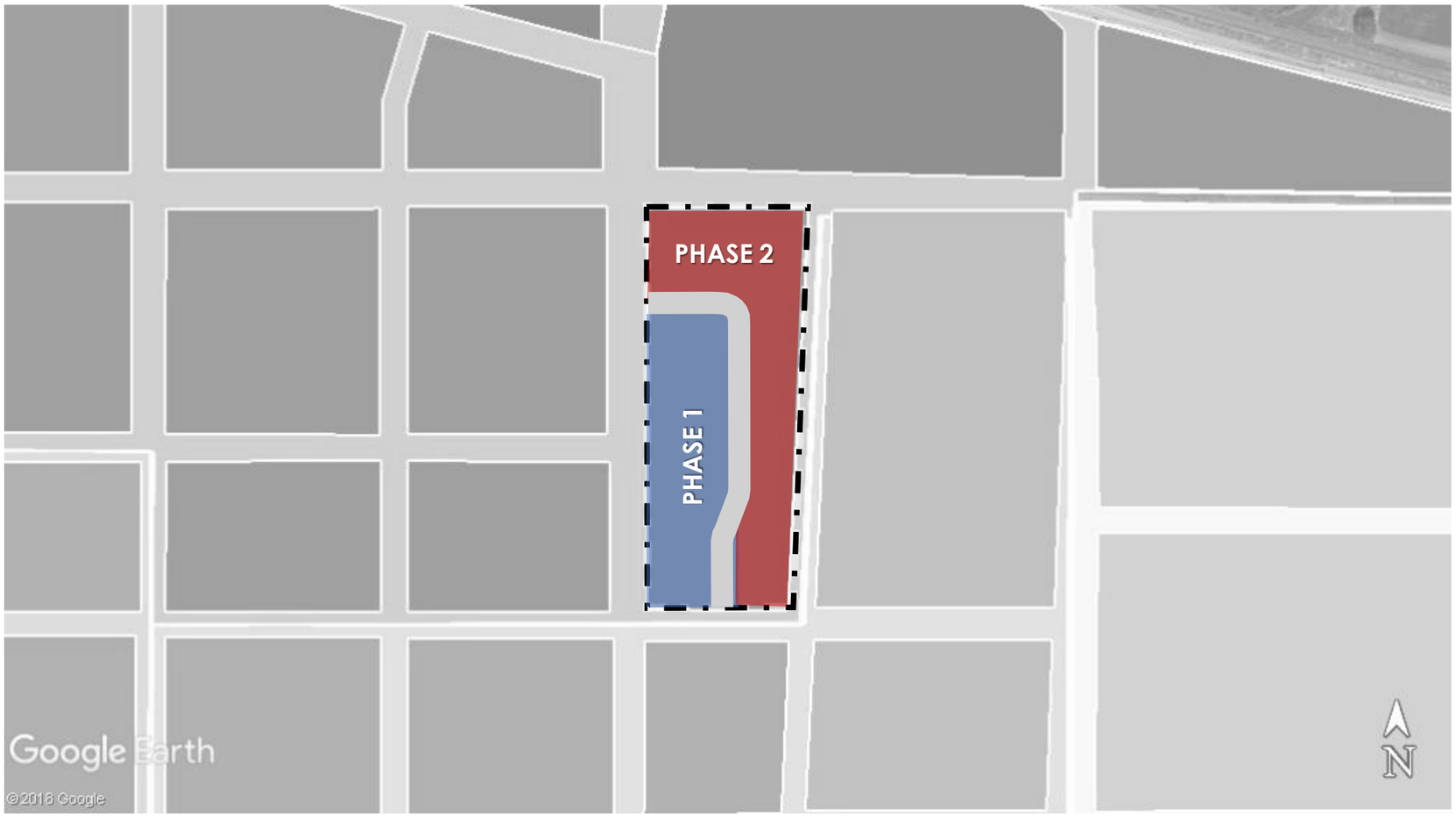


INTERSECTION TYPE	ST / BT / LT	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9	DESCRIPTION	ILLUSTRATION
T-INTERSECTION (T)		x	x	x	x	x	x	x	x	x	A standard intersection between two thoroughfares where one is terminated. T-intersections cause the least vehicle to vehicle and vehicle to pedestrian conflict points. Urban T-intersections provide opportunities for terminated vistas.	
4-WAY INTERSECTION (4W)		x	x	x	x	x	x	x	x	x	A standard intersection between two continuous thoroughfares at or near right angles.	

4-WAY INTERSECTION

T - INTERSECTION

EXHIBIT 14: Phasing Plan



- As per Section 5.09.3 of the TOD zoning code future submissions, at the Block Plan level will identify sub-phases.

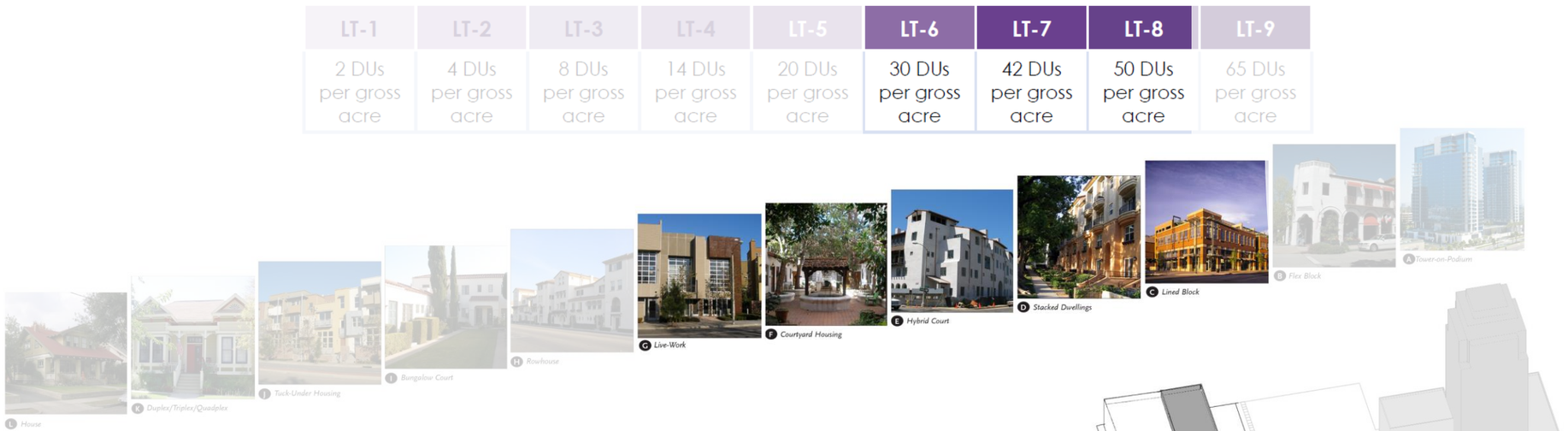
  "Phase numbers must be formatted as sub-phase numbers of the district framework plan in the format - district framework plan phase - block plan phase. (i.e. Phase 4-1, 4-2, 4-3, etc.)"

EXHIBIT 15: Conceptual Architectural Standards

Block Type	Dwelling Unit Maximums								
	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
BT-1	2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	n/a	n/a	n/a	n/a	n/a	n/a
BT-2	n/a	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	n/a	n/a	n/a	n/a
BT-3	n/a	n/a	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	n/a	n/a	n/a
BT-4	n/a	n/a	n/a	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	n/a	n/a
BT-5	n/a	n/a	n/a	n/a	n/a	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	n/a
BT-6	n/a	n/a	n/a	n/a	n/a	n/a	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre

EXHIBIT 15: Conceptual Architectural Standards

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre



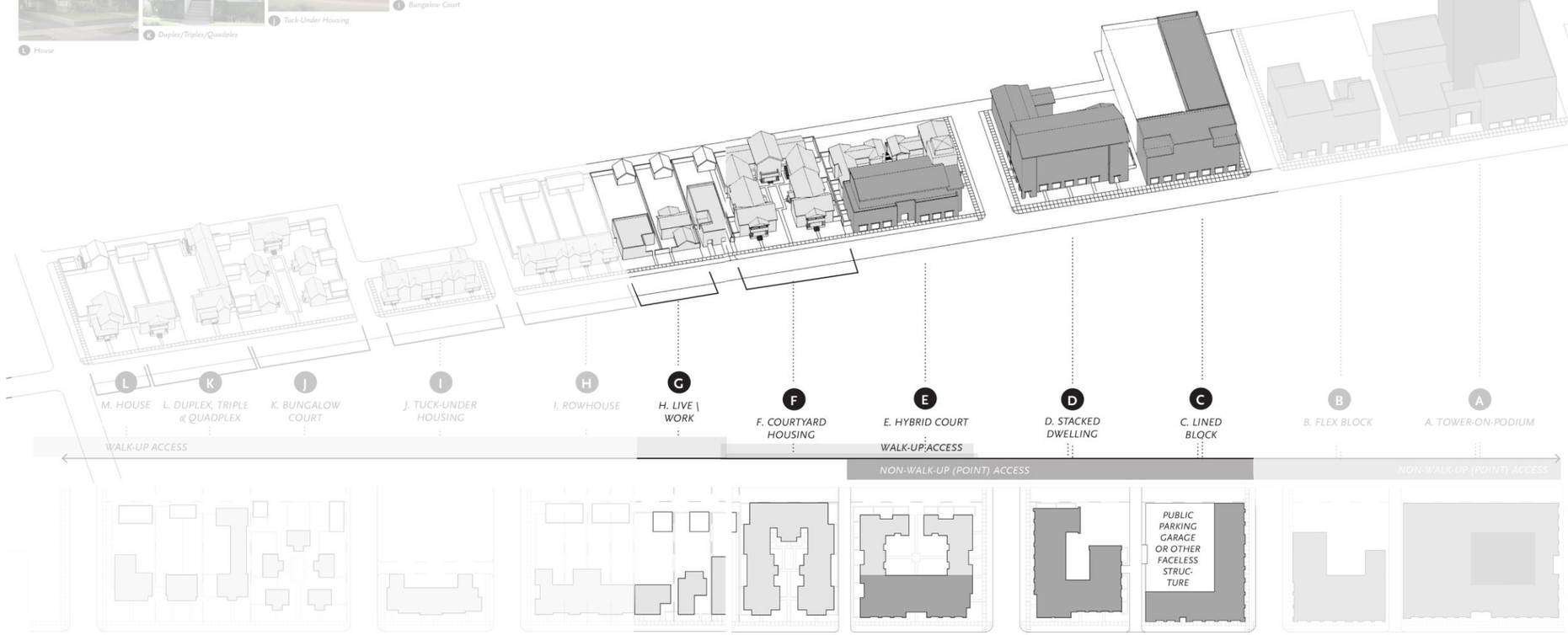


EXHIBIT 15: Conceptual Architectural Standards

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre







EXHIBIT 15: Conceptual Architectural Standards

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre







EXHIBIT 15: Conceptual Architectural Standards

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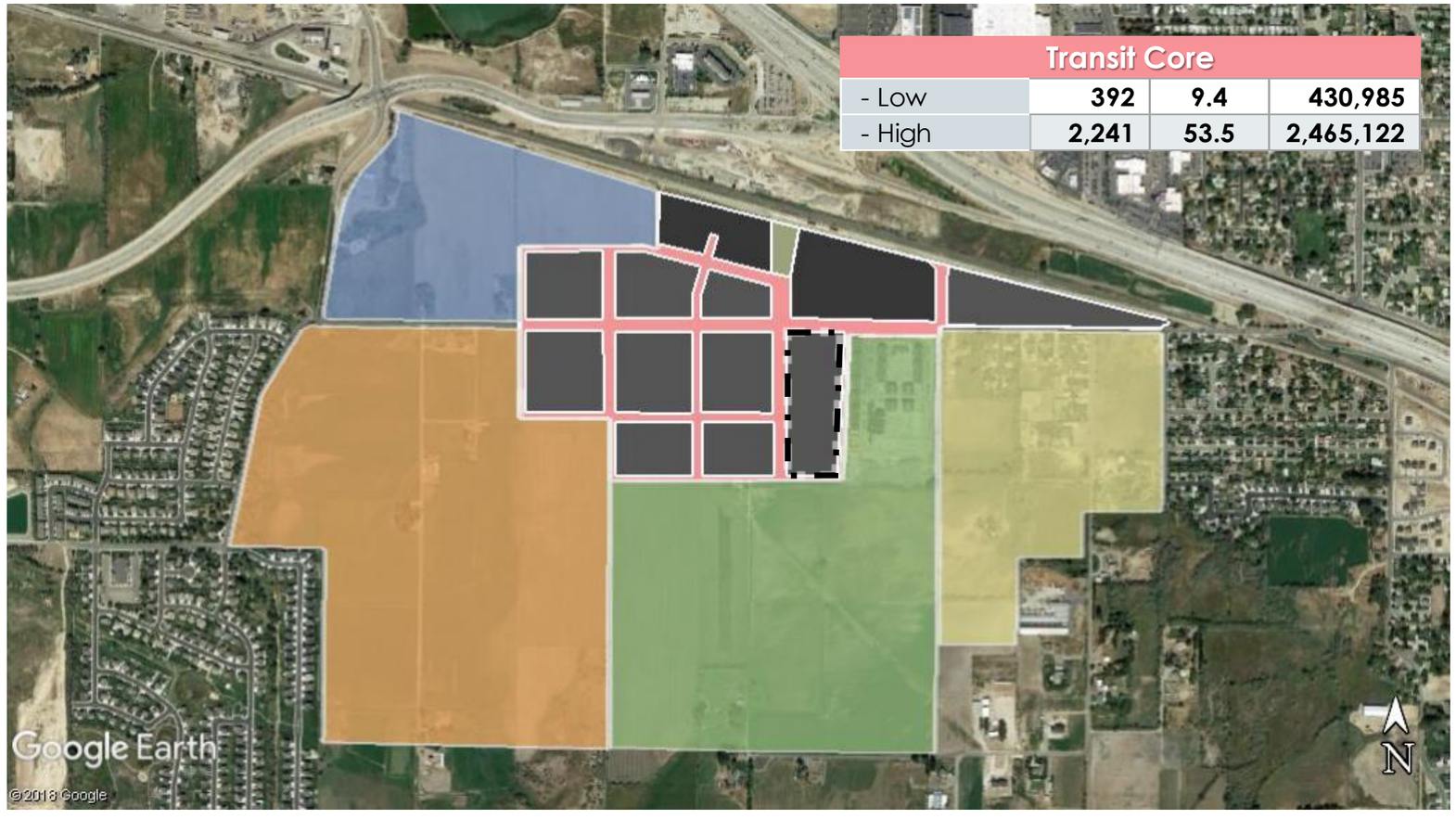




REFERENCE: Transit Core

Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)



Transit Core			
- Low	392	9.4	430,985
- High	2,241	53.5	2,465,122

REFERENCE: Transit Core

District Framework Plan

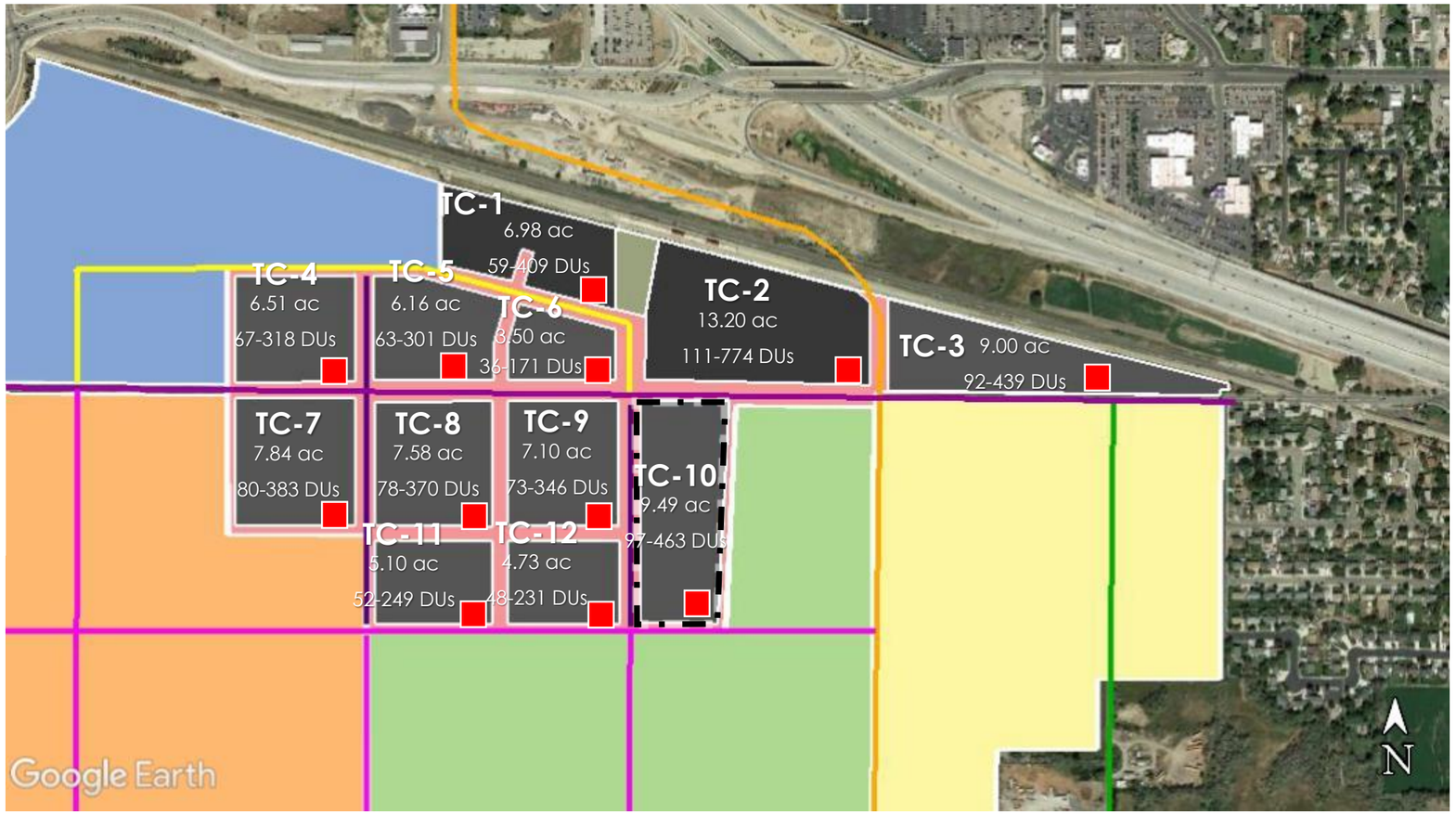
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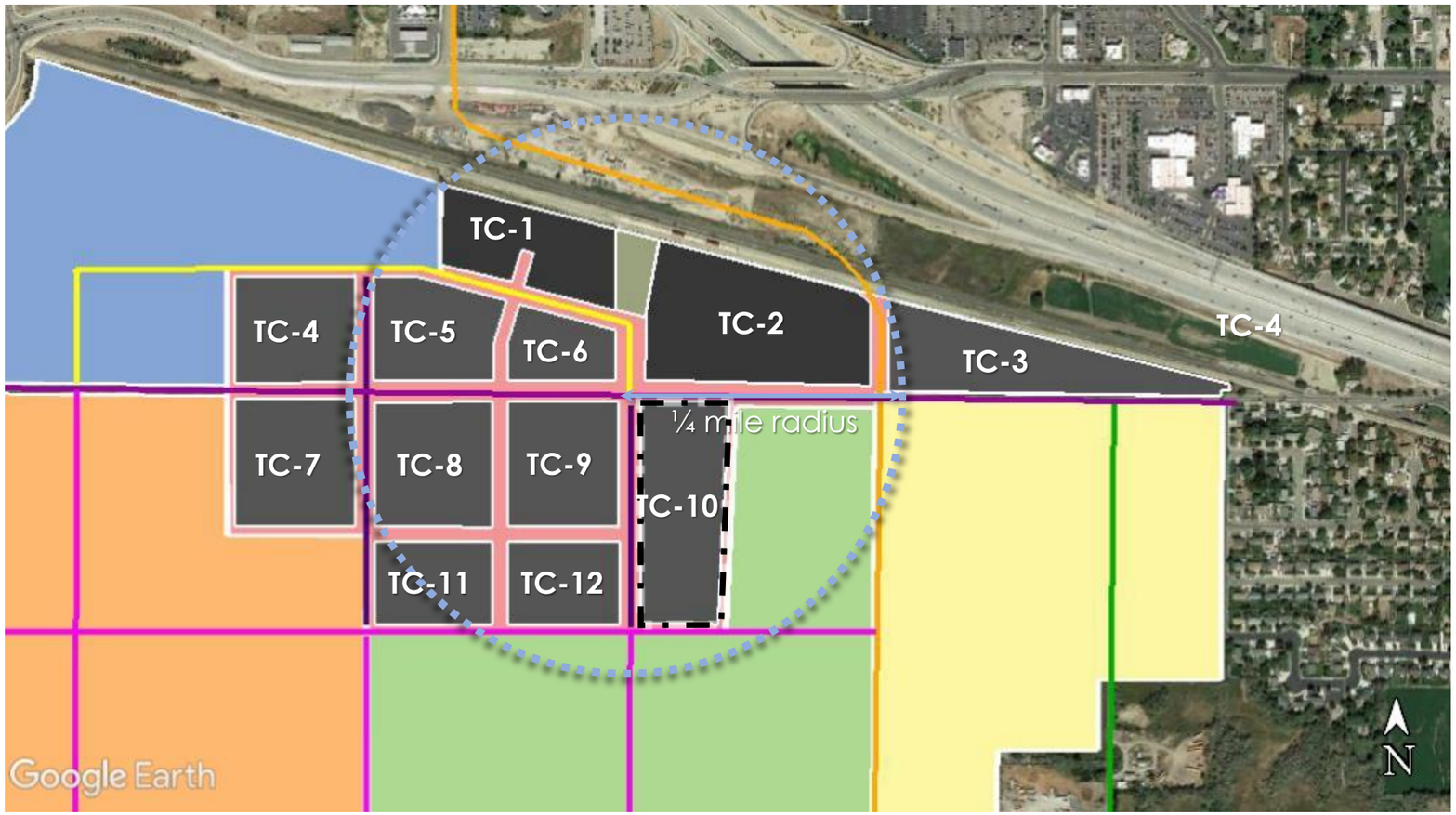
Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Residential Edge

Transit Core			
- Low	**392**	**9.4**	**430,985**
- High	**2,241**	**53.5**	**2,465,122**



REFERENCE: Transit Core



AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 9/4/2019

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: TOD Operational Overlay Modifications

Project Address: Transit Oriented Development

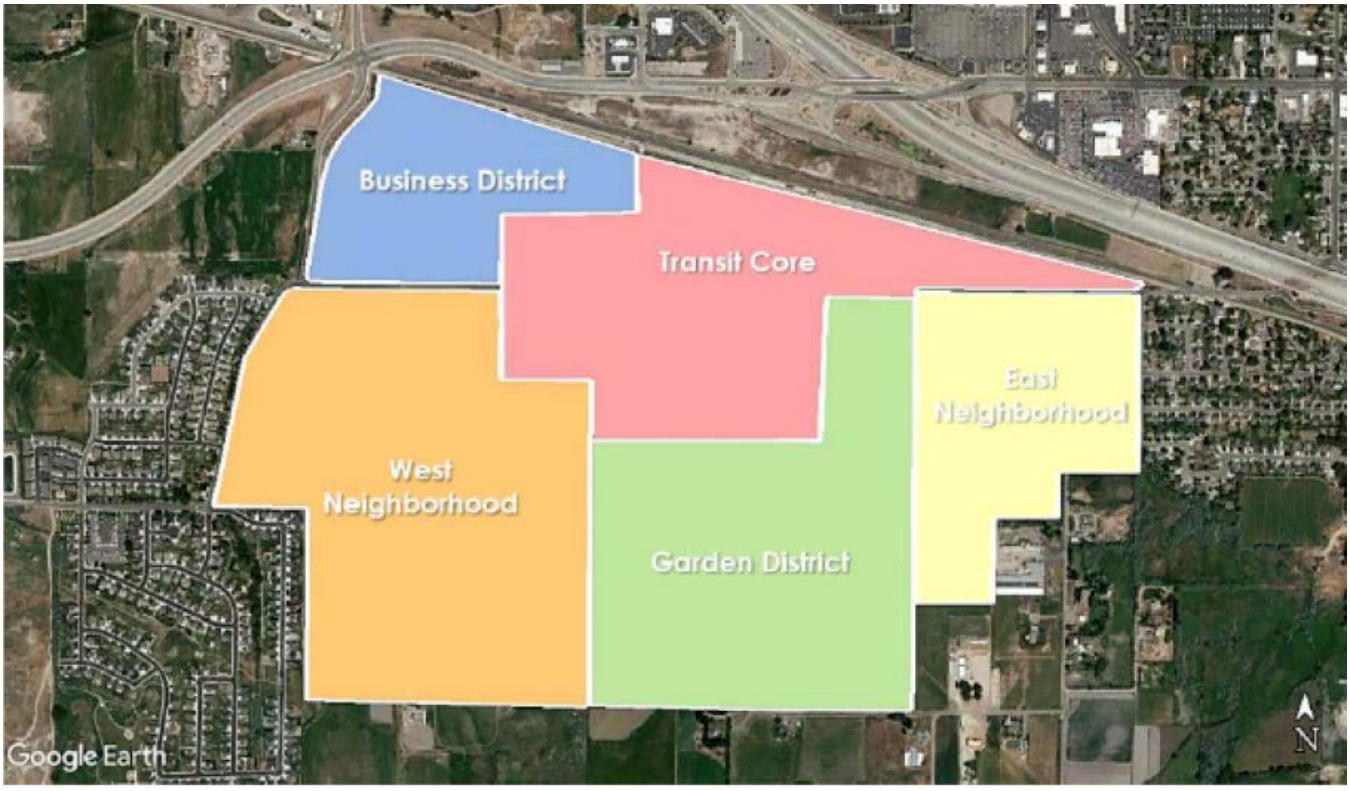
Developer / Applicant's Name: American Fork City

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 code text amendment.

Project Map:



POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

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

100 NORTH
1240 WEST
900 WEST
200 SOUTH
1100 WEST
250 South
300 South
700 WEST
900 WEST
350 South
350 SOUTH
1000 West
800 West
410 South
760 West
720 West
430 South
460 South
570 West
500 West
390 South
440 South
1240 WEST
1300 WEST
1150 West
480 South
1100 WEST
900 WEST
640 South
530 South
800 West
560 South
620 SOUTH

N
W
E
S

AF City TOD Block Type Overlay

Proposed Streets

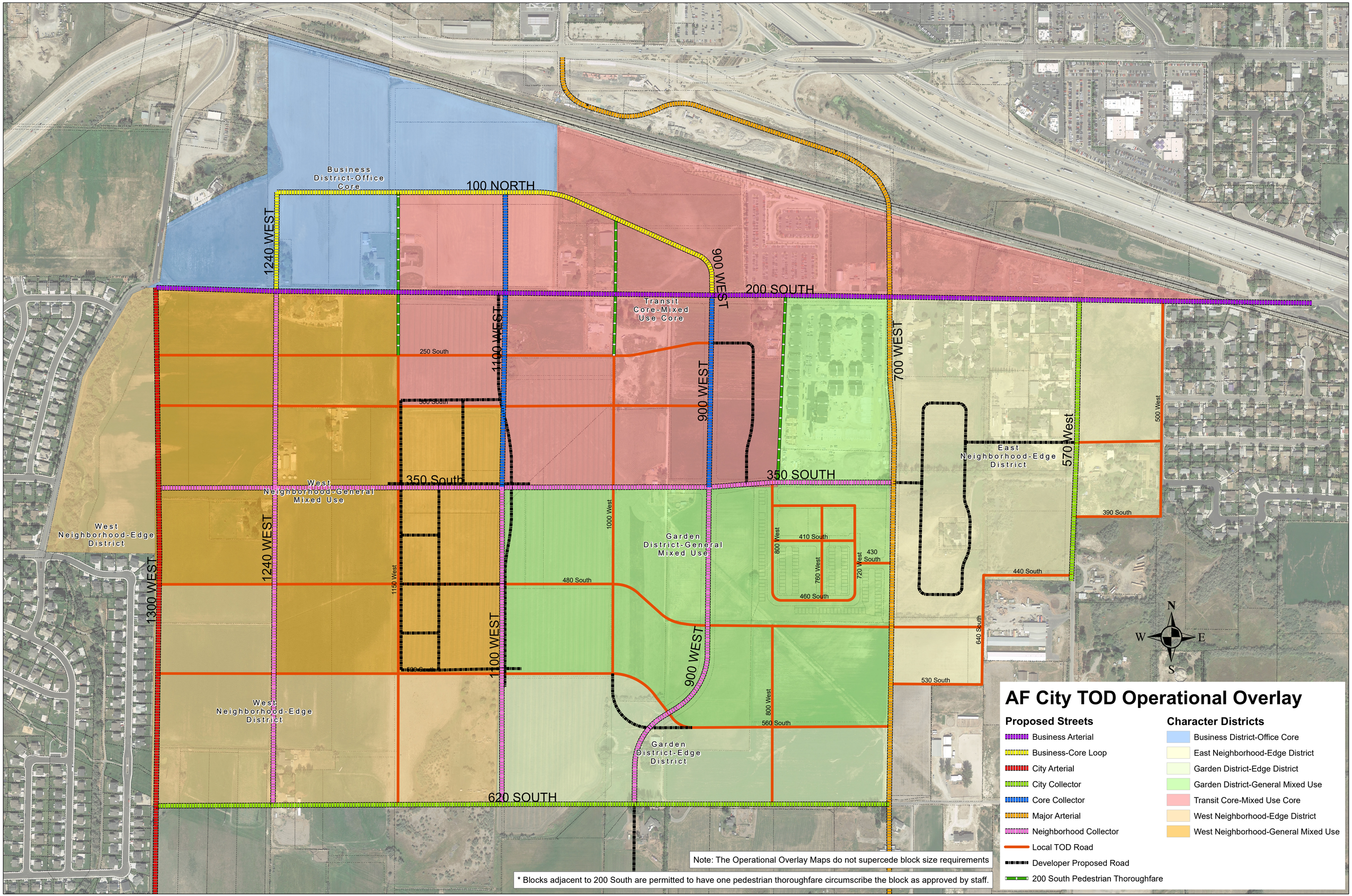
- Business Arterial
- Business-Core Loop
- City Arterial
- City Collector
- Core Collector
- Major Arterial
- Neighborhood Collector
- Local TOD Road
- Developer Proposed Road
- 200 South Pedestrian Thoroughfare

BlockType

- BT-2
- BT-3
- BT-4
- BT-5
- BT-6

Note: The Operational Overlay Maps do not supercede block size requirements

* Blocks adjacent to 200 South are permitted to have one pedestrian thoroughfare circumscribe the block as approved by staff.



AF City TOD Operational Overlay

Proposed Streets

- Business Arterial
- Business-Core Loop
- City Arterial
- City Collector
- Core Collector
- Major Arterial
- Neighborhood Collector
- Local TOD Road
- Developer Proposed Road
- 200 South Pedestrian Thoroughfare

Character Districts

- Business District-Office Core
- East Neighborhood-Edge District
- Garden District-Edge District
- Garden District-General Mixed Use
- Transit Core-Mixed Use Core
- West Neighborhood-Edge District
- West Neighborhood-General Mixed Use

Note: The Operational Overlay Maps do not supercede block size requirements

* Blocks adjacent to 200 South are permitted to have one pedestrian thoroughfare circumscribe the block as approved by staff.

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 21, 2019

The American Fork City Planning Commission met in a regular session on August 21, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

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

Also Present: Ken Berg, civil engineer

1. Pledge of Allegiance

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

2. Hearing, review and action on the final plat and site plan for 860 Place Plat C Planned Community Project located in the area of 860 East 400 South in the PC Planned Community zone

Mr. Olsen explained that the preliminary plan for 860 Place was approved by the Planning Commission on September 6, 2017. Plat A was approved by the City Council on January 9, 2018. Plat B was approved on March 12, 2019.

Plat C consists of 77 units and is located at the northern portion of the overall 860 Place project. A clubhouse and associated park area were constructed with Plat A. 400 South, a public street, will be extended to the east. This provides a continuous east/west connection from 500 East to 860 East. Plat C conforms to the approved preliminary plan.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development, it is a straightforward project, and similar to the other 2 phases that have already been approved. They recommend approval.

Public Hearing Opened

Public Hearing Closed

Mr. Dudley moved to approve of the final plat of 860 Place Plat C, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Geoff Dupaix	**Aye**

The motion carried.

3. Hearing, review and action to replace the detail drawing Fig. 1 of Section 15.01.1520 – Local Minor Collector of the American Fork City Municipal Code

Mr. Hunter stated that these are changes to local cross sections for public streets as discussed in a previous meeting. This change is a formality to match private and public street requirements.

Mr. Dupaix thought that there had been an agreement reached on having an 8 ft planter strip.

Mr. Hunter replied that the TOD has 6-8 ft strips, this change makes them all match.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the Code Text Amendment for Section 15.01.1520, Figure 1.

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

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**

Geoff Dupaix Aye

The motion carried.

4. Other Business

Mr. Olsen said that he had no other business, he will send out a reminder about the commissioner dinner at the next meeting.

Mr. Franson asked what the final disposition was regarding the short-term rental discussion by the city council.

Mr. Olsen said that the issue went back to council and they passed a temporary ordinance that bans short-term rentals. The city attorneys are working on a new ordinance to take to council. Council wanted to deny these rentals and see the ordinance revised.

5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. The next meeting will be held on September 4, 2019. There will be 3 or 4 Zone Map Amendments, a Land Use Amendment, and the Castlewood District Framework Plan. There will likely also be some updates to the TOD Operational Overlays.

6. Review and action on the minutes of the August 7, 2019 Planning Commission Regular Session

Mr. Dupaix moved to approve the minutes of the August 7, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**
Eric Franson	**Aye**
Harold Dudley	**Aye**
Geoff Dupaix	**Aye**

The motion carried.

Mr. Franson moved to adjourn.

Mr. Dupaix seconded the motion. All concurred.

Meeting adjourned at 7:15 pm.

Lisa Halversen, Administrative Assistant