

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
SEPTEMBER 18, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 18 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance
2. Review and action on a site plan for a fence located at 741 East Utah Valley Drive in the PI-1 Planned Industrial zone
3. Hearing, review and action on a District Framework Plan for the NBFF TOD Project located in the area of 500 South 1000 West in the TOD zone
4. Hearing, review and action on adding Section 15.01.1417 to the American Fork City Municipal Code, a new detail for placement of 1.5” and 2” PI meters
5. Other Business
6. Site Plan Committee Report
7. Review and action on the minutes of the September 4, 2019 Planning Commission Regular Session
8. Adjournment

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

The order of agenda items may change to accommodate the needs of the commissioners, public and staff

AGENDA TOPIC: Review and action on a site plan for a fence located at 741 E. Utah Valley Drive, in the PI-1 (Planned Industrial) zone.

ACTION REQUESTED: Approval of the site plan.

BACKGROUND INFORMATION				
Location:		741 E. Utah Valley Dr.		
Applicants:		Ryan Lawson		
Existing Land Use:		Commercial		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Commercial		
Existing Zoning:		PI-1 (Planned Industrial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PI-1 (Planned Industrial)		
	South	PI-1 (Planned Industrial)		
	East	PI-1 (Planned Industrial)		
	West	PI-1 (Planned Industrial)		
Land Use Plan Designation:		Design Commercial		
Zoning within density range?		x	Yes	No

Background

Thermoworks, located in the Utah Valley Business Park, wishes to construct an 8' tall fence, along a portion of the eastern property line. Because the fence is taller than 6', the ordinance requires that it receive Planning Commission approval. Included in the submittal materials are a picture of the proposed fence, and location of the proposed fence.

Staff recommends approval.

Consistency with the Land Use Plan:

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

FINDING OF FACT

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

1. The proposed fence is allowed pursuant to Planning Commission approval, per Section 17.5.115 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for an 8' tall fence, located at 741 E. Utah Valley Dr. with the finding listed in the staff report, and subject to any findings, conditions, and modifications listed in the Engineering Report.

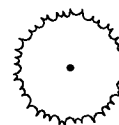
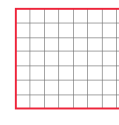
DENIAL

Mr. Chairman, I move that we deny the site plan for the 8' tall fence.

TABLE

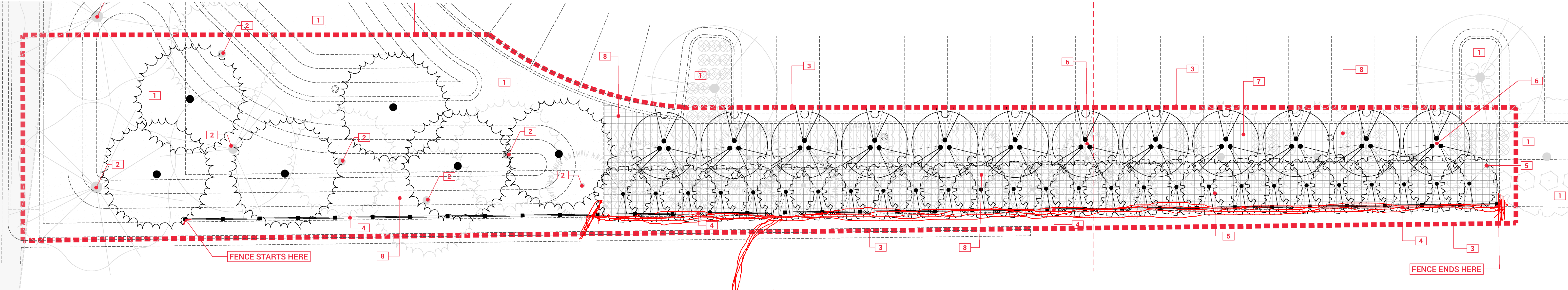
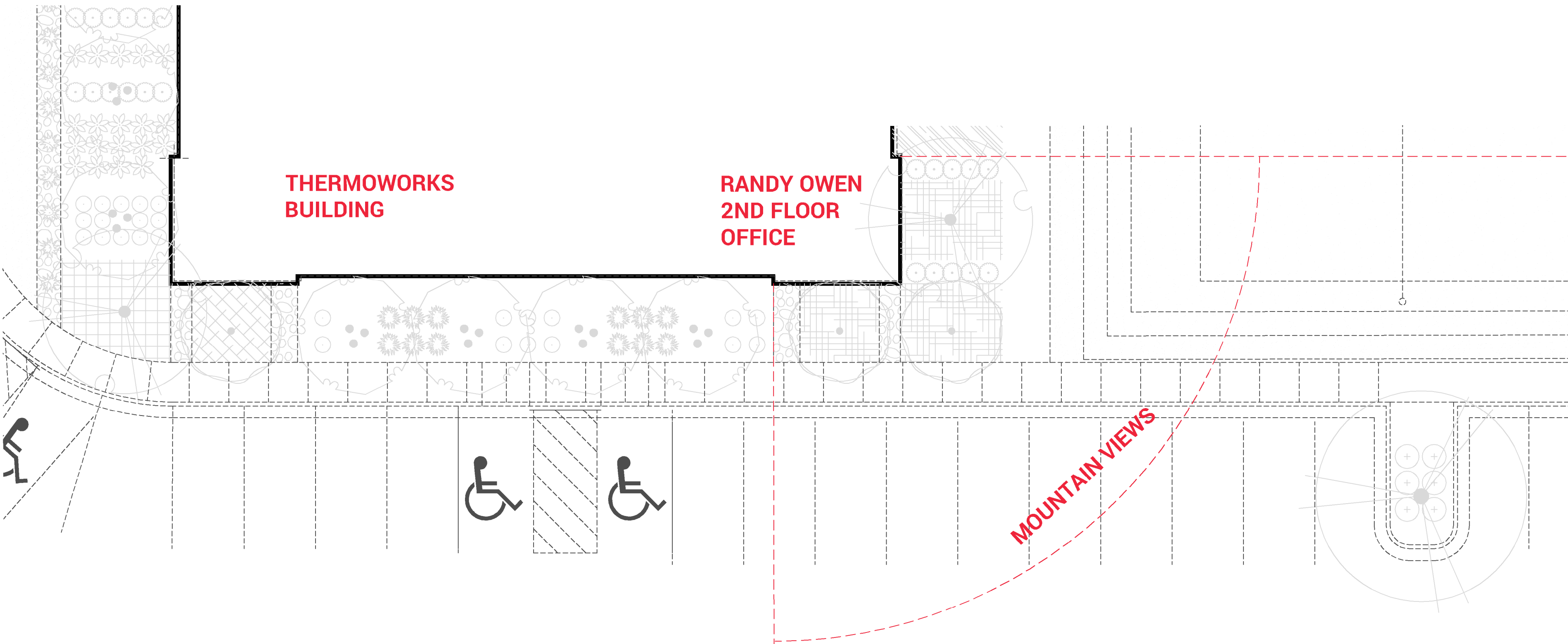
Mr. Chairman, I move that we table action on the site plan for the 8' tall fence.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE MULTISTEM - PRUNE LOWER BRANCHES TO 3' HEIGHT AND CUT SUCKERS AS THEY SPROUT FORM TRUNK BASE	2" CAL.	12	
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	PINUS NIGRA / AUSTRIAN BLACK PINE	12'	6	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE 15' MIN. HEIGHT - TRIM AND TOP AT 20' MIN PER OWNER REQUEST	15' MIN	27	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	LAMIUM MACULATUM 'RED NANCY' / SPOTTED NETTLE TO BE PLANTED WITH TRIANGULAR SPACING PER DETAIL	FLAT	8" o.c.	3,496 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	EXISTING LANDSCAPE - PROTECT-IN-PLACE		
2	EXISTING TREE - PROTECT-IN-PLACE		
3	LIMIT OF DISTURBANCE LINE		
4	6'- 8' TALL LATTICE TOP OXFORD GREY INFINITY EURO ALUMINUM/COMPOSITE FENCE BY JEWETT-CAMERON OR EQUAL - LOCATE EXACTLY ON PROPERTY LINE - CONTACT BRIAN MIKOL AT (800) 547-5877 FOR BIDDING INFO - SEE WEBSITE WWW.INFINITYCOMPOSITEFENCING.COM		
5	20' TALL EVERGREEN HEDGE		
6	ORNAMENTAL FLOWERING DECIDUOUS TREES	1/LP501	
7	1'-2' TALL DENSE GREEN GROUNDCOVER	3/LP501	
8	TIE NEW LANDSCAPE TO EXISTING IRRIGATION - CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION AND PROVIDE NEW AS IS APPROPRIATE.		



8' FT FENCE LOCATION

6/4

LOFTSIXFOUR

LANDSCAPE ARCHITECTURE //
ARCHITECTURAL SITE DESIGN

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HEREIN
INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC
REPRESENTATION AND MODELS THEREOF, ARE
PROPRIETARY AND CAN NOT BE COPIED, DUPLI-
GATED, OR COMMERCIALY EXPLOITED IN WHOLE
OR IN PART WITHOUT THE SOLE AND EXPRESS
WRITTEN PERMISSION FROM LOFT SIX FOUR.
THESE DRAWINGS ARE AVAILABLE FOR LIMITED
REVIEW AND EVALUATION BY CLIENTS, CONSULT-
ANTS, CONTRACTORS, GOVERNMENT AGENCIES,
VENDORS, AND OFFICE PERSONNEL ONLY IN
ACCORDANCE WITH THIS NOTICE.



THERMOWORKS EAST
PLANTER REDESIGN

741 EAST 930 SOUTH /
AMERICAN FORK / UTAH

DATE // 2019-06-13

PROJECT NO. // 1909

DRAWN BY // KCF

CHECKED BY // BAR

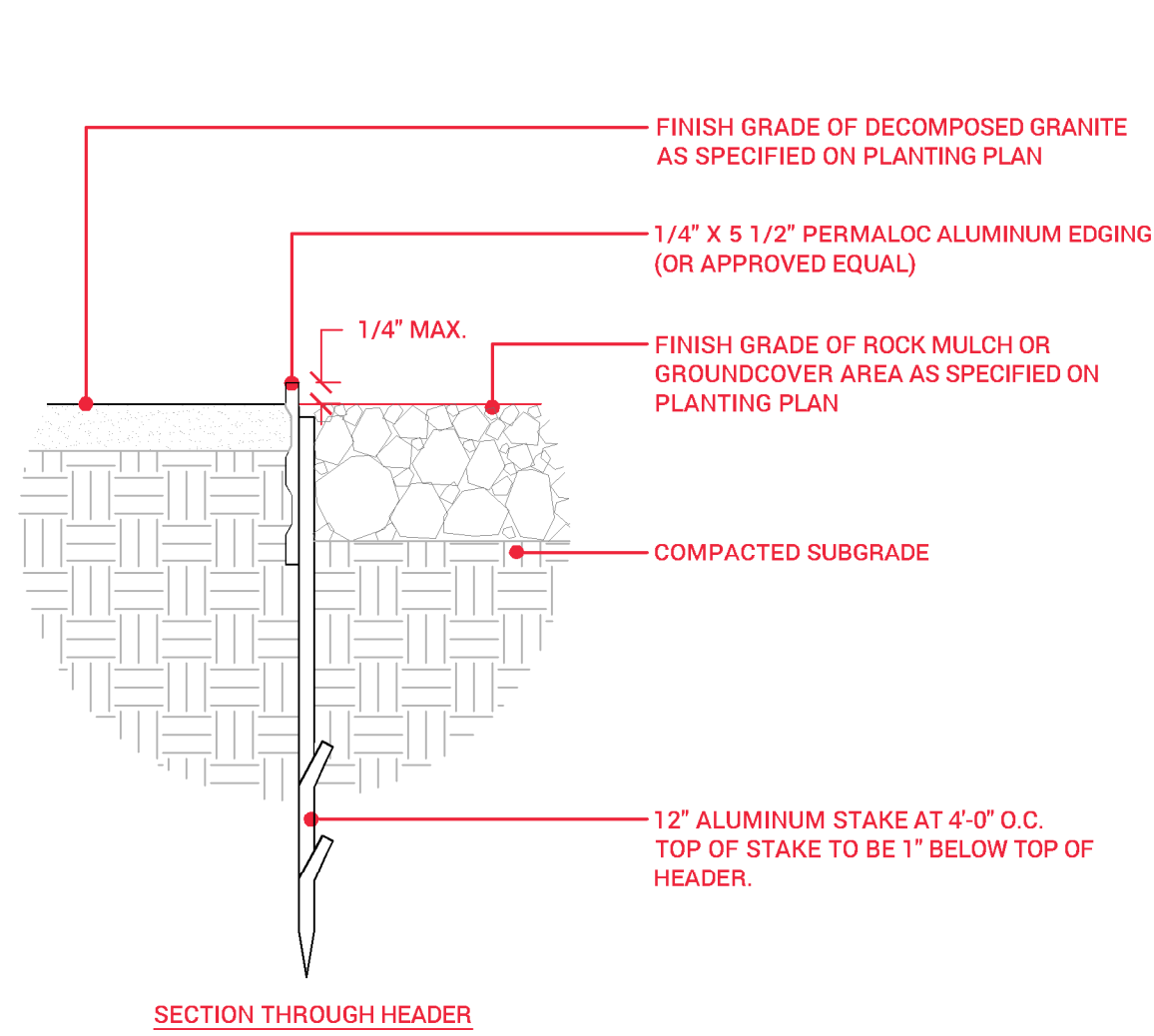
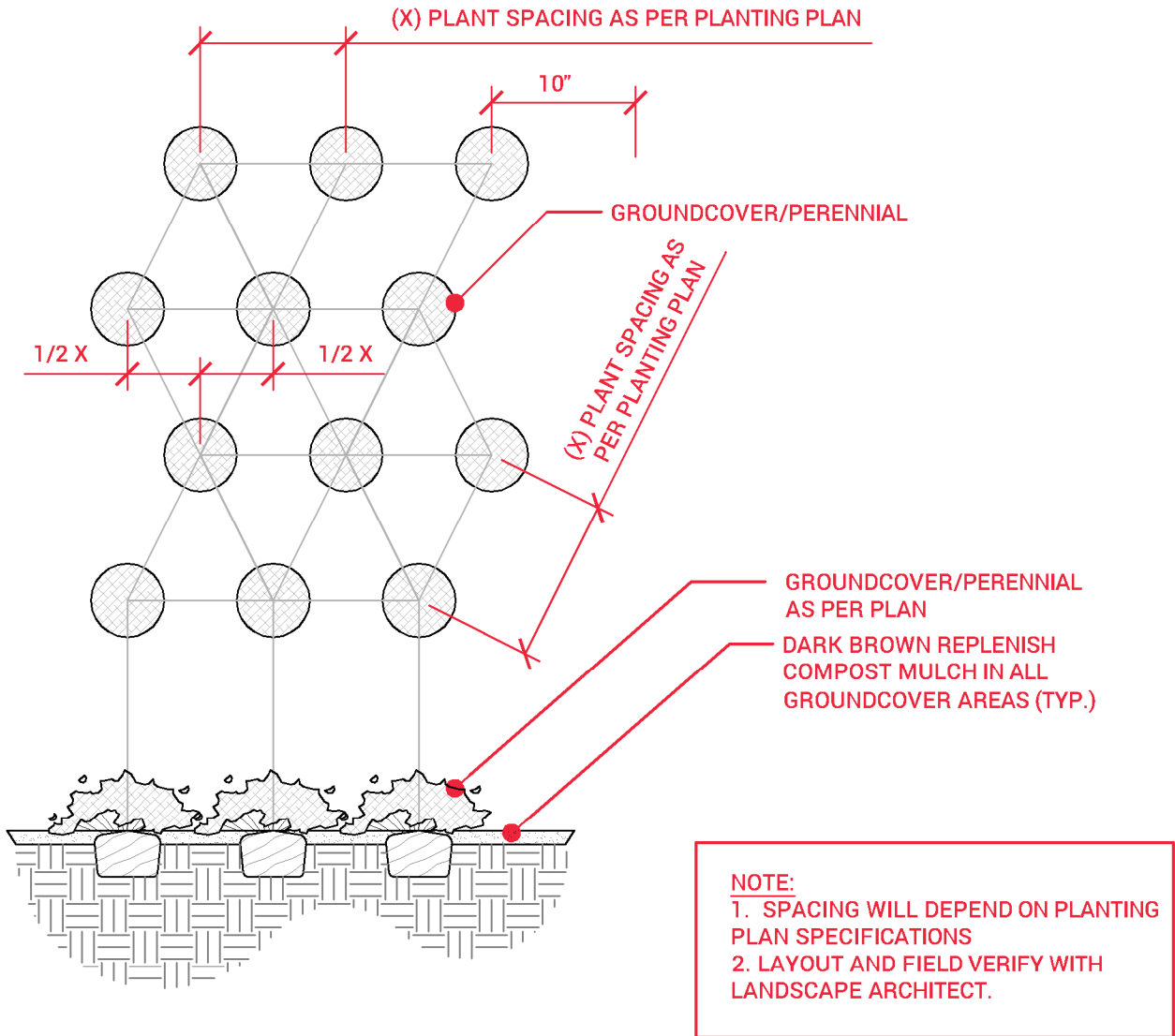
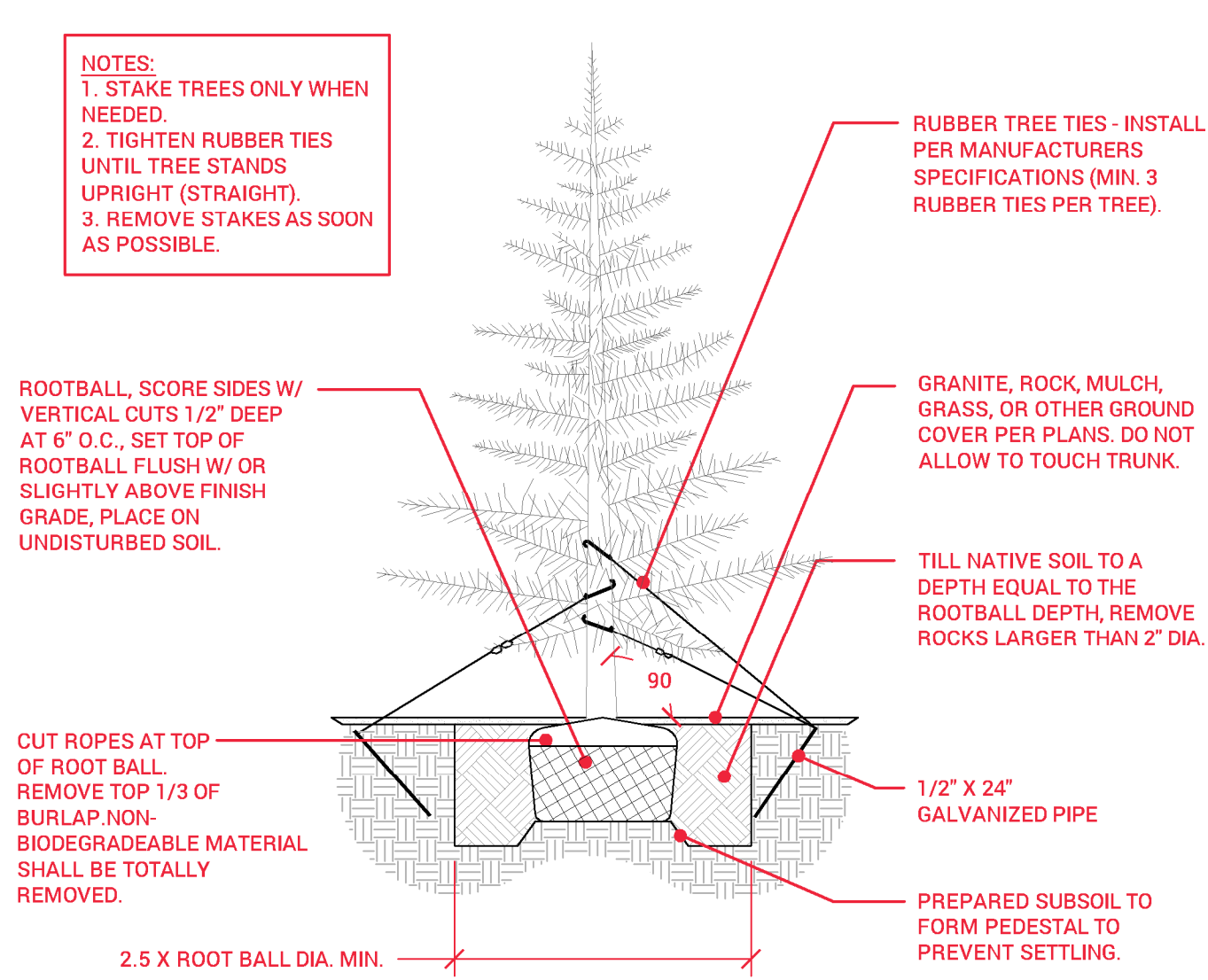
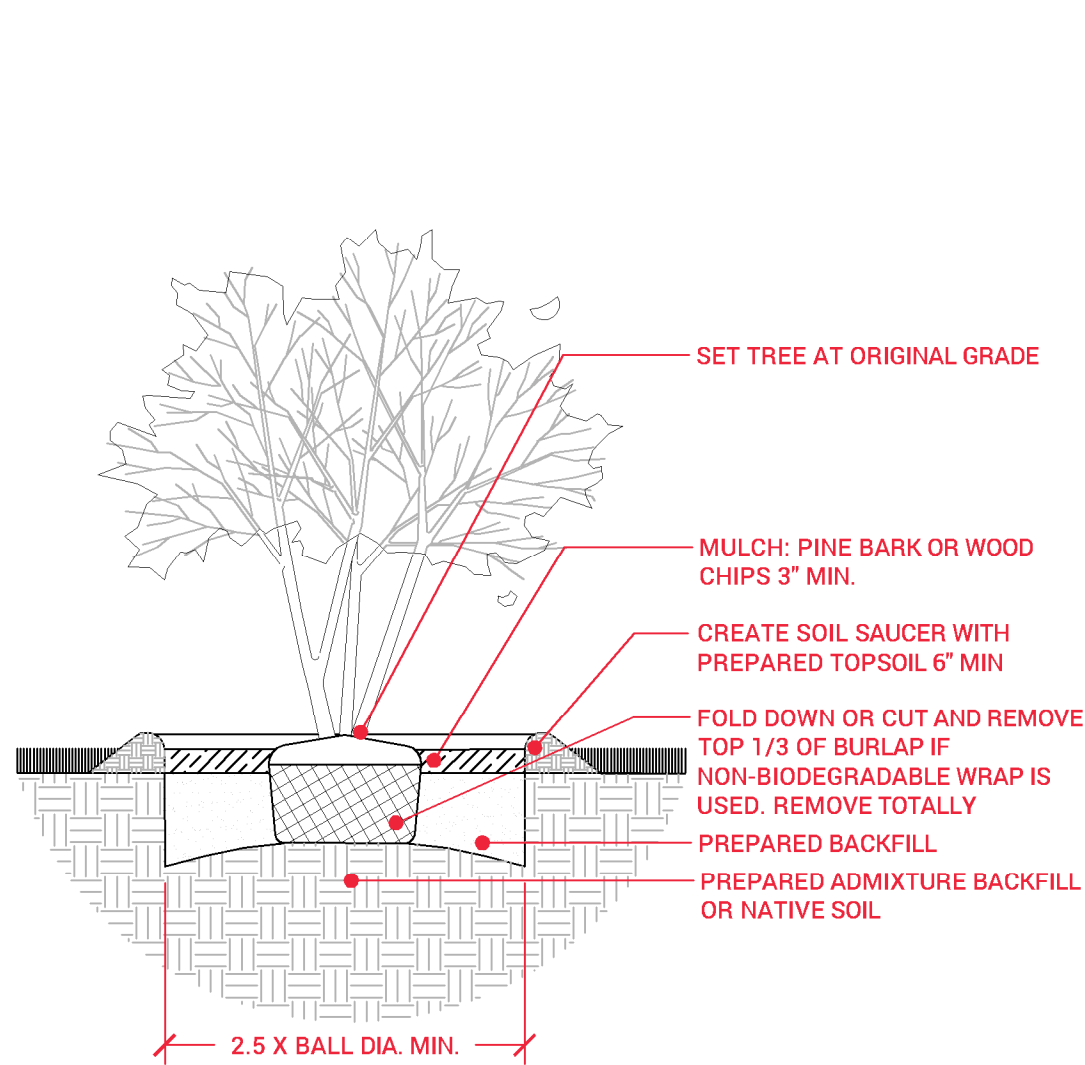
REVISIONS //

TITLE //

LANDSCAPE
PLAN

SHEET //

LP101



1 DECIDUOUS MULTI-STEM TREE PLANTING

1" = 1'-0"

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTORS'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. SHRUBS AND PERENNIALS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
7. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

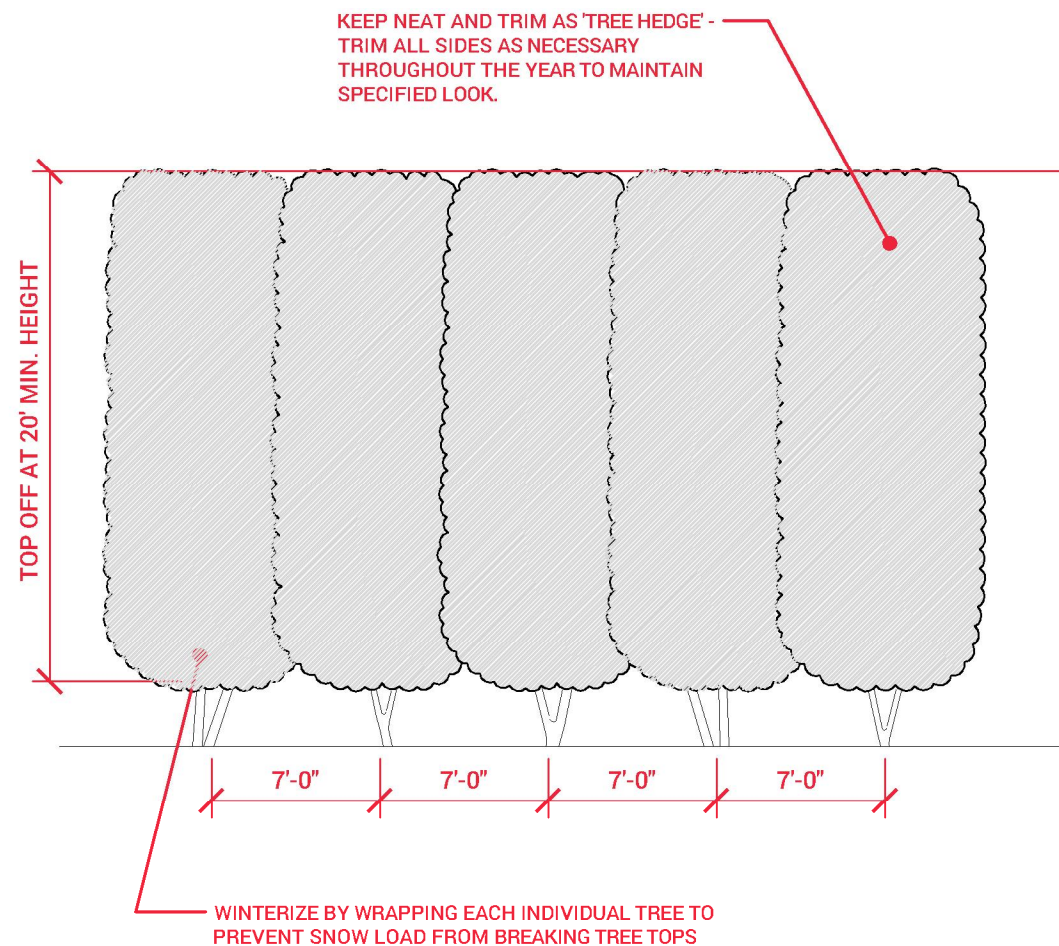
2 EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

8. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
9. ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE O.C. PLANTINGS
10. FOR TREES IN TURF GRASS, ALLOW A 2' DIAMETER BED WITHOUT TURF GRASS AROUND ROOT COLLAR.
11. TURF GRASS TO BE 100% FROM SINGLE GROWER. SEE LANDSCAPE PLANS FOR SPECIFIC TURF GRASS TYPES.
12. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
13. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
14. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)
15. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
16. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
17. SEE LANDSCAPE PLANS FOR LANDSCAPE AND SITE DETAILS.
18. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE INFO.

3 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



4 1/4" THICK ALUMINUM EDGING IN PLANTING AREA

1" = 1'-0"



PRECEDENT IMAGE: TRIMMED ARBORVITAE TREE HEDGE

5 GENERAL LANDSCAPE NOTES

6 ARBORVITAE TREE HEDGE

1/8" = 1'-0"



AGENDA TOPIC: Hearing, review and action on the NBFF District Framework Plan, located in the area of 500 South 1000 West, in the TOD (Transit Oriented Development) zone.

BACKGROUND INFORMATION				
Location:		Approximately 500 South 1000 West		
Applicants:		White Horse Developers/Community One		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	Residential Agriculture 5 (Utah County)		
	East	TOD		
	West	Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning within Land Use Plan designation?		x	Yes	No

Background

The area comprising the NBFF District Framework Plan consists of approximately 22 acres. It is located in the area of 500 South 1000 West; and runs from north to south. Nearly the entirety of the property lies within the Garden District; an exception being the very southern portion, which lies outside the TOD overlay. Within this district, the General Mixed-Use and Neighborhood Edge sub-districts are present. South of this area, a traditional low-density 3 du/ac designation is present.

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.

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 comprising the District Framework Plan 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; illustrating the district (Garden District). The sub-districts (General Mixed Use and Neighborhood Edge) are illustrated and labeled on Exhibit 6.

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 properties.
- ii. Acreage of the properties.
- iii. Boundaries of the properties.

- iv. Existing land use of all properties within 500 feet. Existing land use is agriculture.
- 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. This map identifies the following constraint: a pond due to a high-water table. All future submittals will work within the parameters of this constraint.

- f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6 (multiple pages). 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. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 2 and 3. Block type locations have been identified, as have net and gross acreage of each block type.

****Of note: applicants request that block type 3 replace block type 2. This extension (block type 3) was approved with the ADG District Framework Plan (directly east), due to access restrictions off of 900 West, and for the allowance of rear-loaded product. Applicants request a similar extension of block type 3, to create consistency with the ADG Framework Plan; creating cohesive, consistent block types. Applicants also request that block type 3 be replaced with block type 4. A similar request, to replace block type 3 with block type 4, was approved with the Hoggard District Framework Plan, directly adjacent to the east. Again, Applicants request the change in order to create consistent block types adjacent to one another. The Planning Commission and Council is not required to approve the requests and the Applicants will likely speak to these requests in greater detail at the Planning Commission meeting.****

- 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: 10-20% for both sub-districts within the Garden District. It is too early in the process to identify where all open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, through future submittals.
- 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.
- ii. Existing, new, and modified thoroughfares.
Applicants request modifications of roads within the underlying operational overlay. They have coordinated with Engineering on these modifications; preserving the integrity of the underlying operational overlay, as well as providing connections to adjacent properties. Engineering will discuss proposed modifications in greater detail.
- iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
- iv. Existing, new, and relocated major utility easements.
- 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 that there will be buffered cycle track along both sides of 1100 West.

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 the types of allowable open space within block types 3 and 4 has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance with open space types, locations, and percentages in future reviews; pursuant to the applicable sections of the TOD Code.

l. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and assembly types are provided for neighborhood streets and neighborhood collectors, as identified in the exhibit.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections 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 indicated in the exhibit.

o. Exhibit 15: Detailed 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 be placed within the area, per the block types found therein; however, approval of such standards is not part of a District Framework Plan approval.

p. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets; extension of block type 4 to coincide with approval of block type 4 directly to the east (Hoggard DFP); extension of block type 3 to the southern boundary of the project to coincide with approval of block type 3 directly to the east (ADG DFP). The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties (found directly south of the TOD overlay). Exhibit 16 illustrates these requests.

In addition, a “reference” exhibit has been provided, illustrating the related developers and proximity of properties to the NBFF properties. This provides a visual representation of alterations to the underlying transportation network approved with the Hoggard and ADG district framework plans; while preserving connectivity and the integrity of the operational overlay.

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.
2. The Planning Commission finds that the requests made by applicants (realignment of certain streets, and designations of block types 3 and 4) permissible.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the NBFF District Framework Plan, with the findings 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 NBFF 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 NBFF District Framework Plan.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 9/18/2019

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: NBFF District Framework Plan

Project Address: 500 South 1000 West

Developer / Applicant's Name: White Horse Developers/Community One

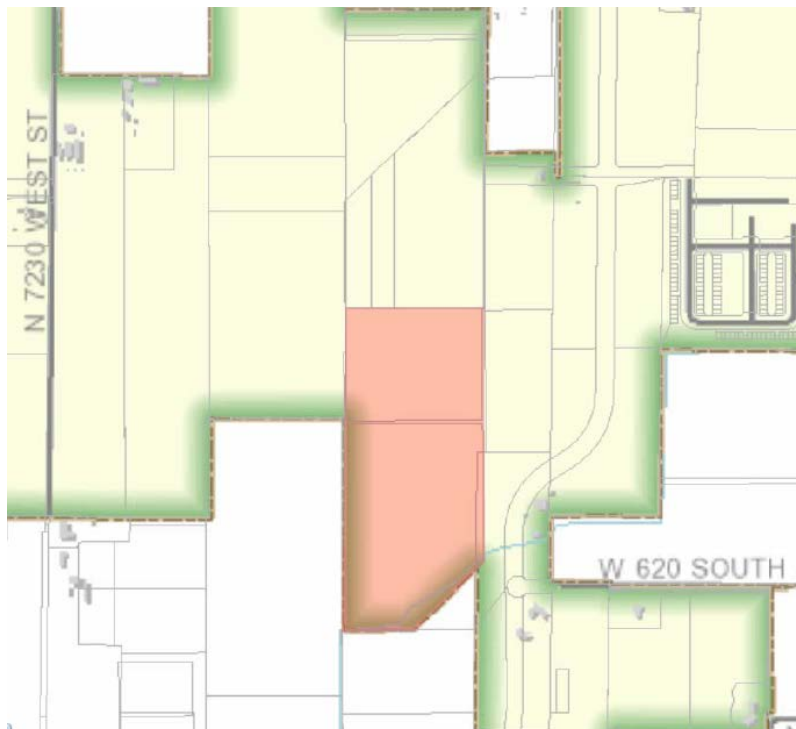
Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends 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 9/18/2019 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.



District Framework Plan – Application Exhibits

NBFF PROPERTY

July 8, 2019

AMENDED: July 9, 2019

AMENDED: August 14, 2019



Approval Requests

1. Reassignment of Block Types from BT-2 & BT-3 to BT-3 & BT-4 (EXHIBIT 6)
2. Reassignment of Sub-District for block adjusted from BT-2 to BT-3 (EXHIBIT 6)
3. Palette of civic open space types for use with BT-2 & BT-3 (EXHIBIT 11)
4. Use of Neighborhood Street cross section outside of subject property (EXHIBIT 12)
5. Use of four-way & T intersections outside of subject property (EXHIBIT 13)
6. Block type and boundary adjustments to coincide with actual parcel boundaries (EXHIBIT 16)
7. Development unit “allowances” based upon block boundary adjustments (EXHIBIT 16)
8. Development unit “allowances” based upon block type adjustments (EXHIBIT 16)

EXHIBIT 1: Legal Description

PARCEL 1:

Commencing 13.50 chains West and 14.20 chains South of the Northeast corner of the Southwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 5 chains; thence West 10 chains; thence North 5 chains; thence East 10 chains to the point of beginning. Subject to the effects of that certain Boundary Line Agreement recorded May 19, 2015 as Entry No. 42923:2015 of official records.

PARCEL 2:

Commencing 18.54 chains West and 6.12 chains North of the Southeast corner of the Southwest quarter Of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence North 46°42' East 7.14 chains; thence North 10 chains; thence West 10 chains; thence South 15 chains; thence East 5.10 chains to the point of beginning.

The above two described Parcels are both together with a perpetual easement and right-of-way for vehicular and pedestrian traffic as disclosed by that certain instrument recorded June 10, 1992 as Entry No. 28578 in Book 2948 at Page 188, and also a perpetual easement and right-of-way for vehicular and pedestrian traffic for agricultural purposes only as disclosed by that certain instrument recorded July 15, 1992 as Entry No. 35376 in Book 2966 at Page 437 of official records.

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EXHIBIT 3: Development Area Plan

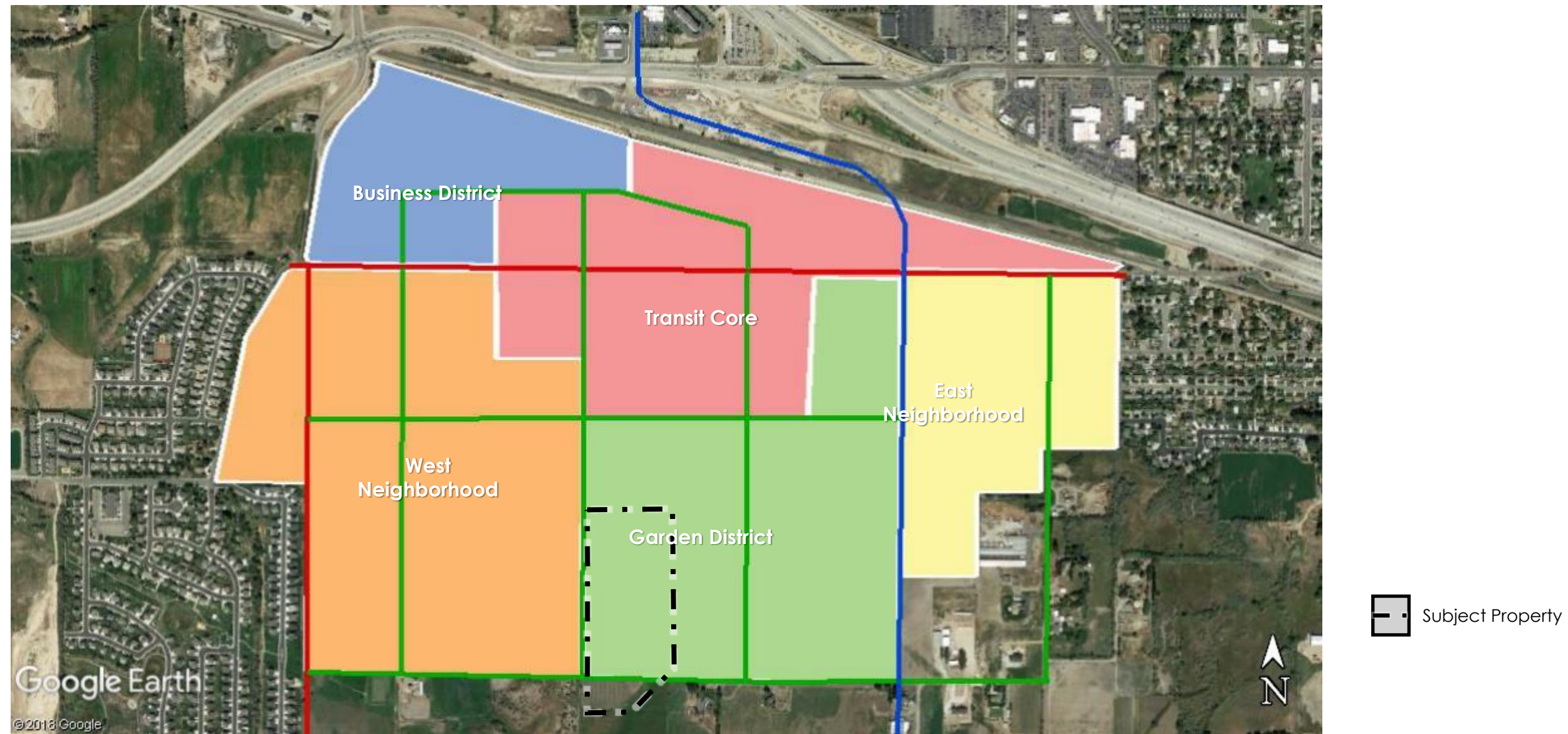
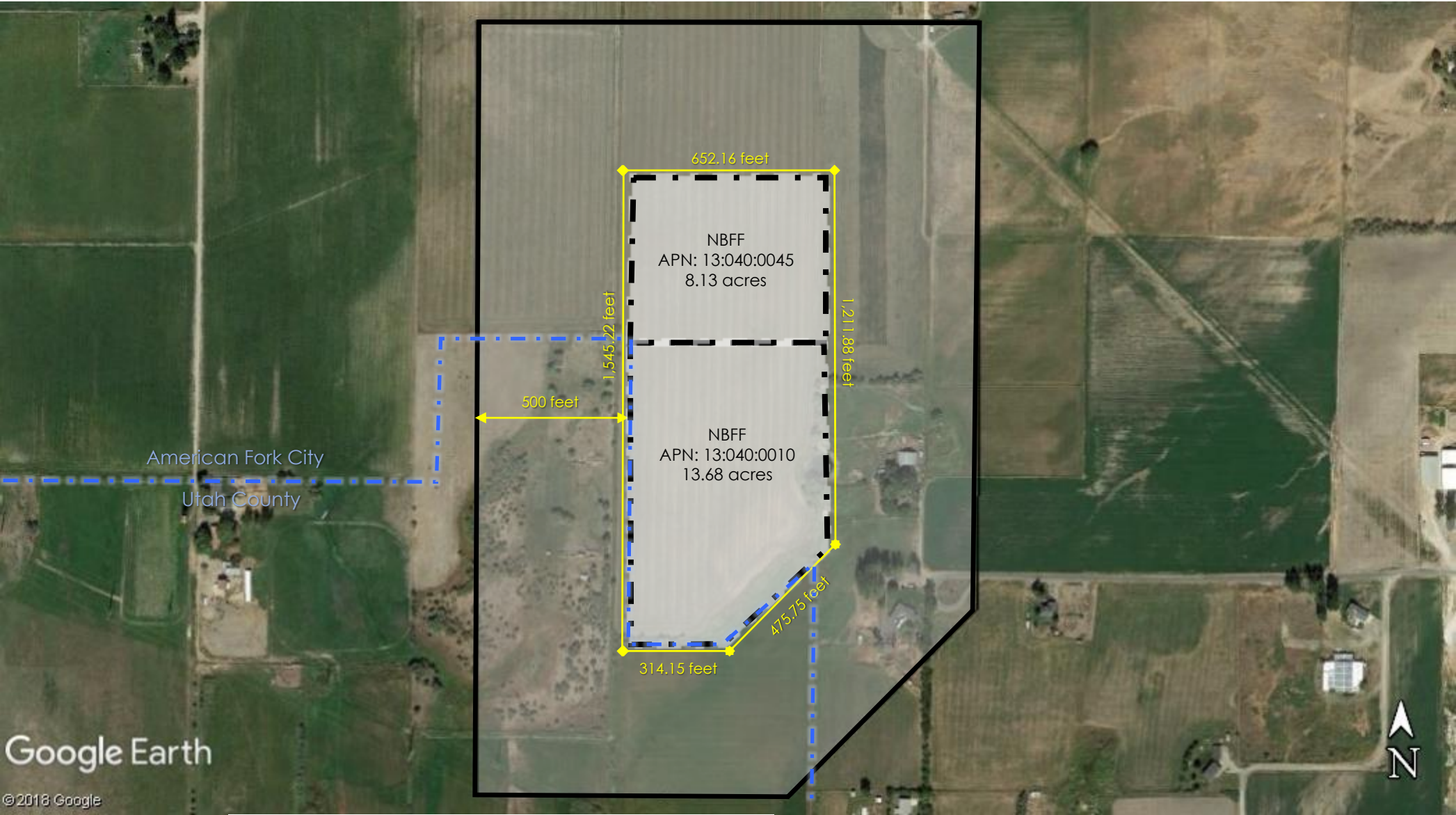


EXHIBIT 4: Boundary Map



 Subject Property

EXHIBIT 4: Boundary Map

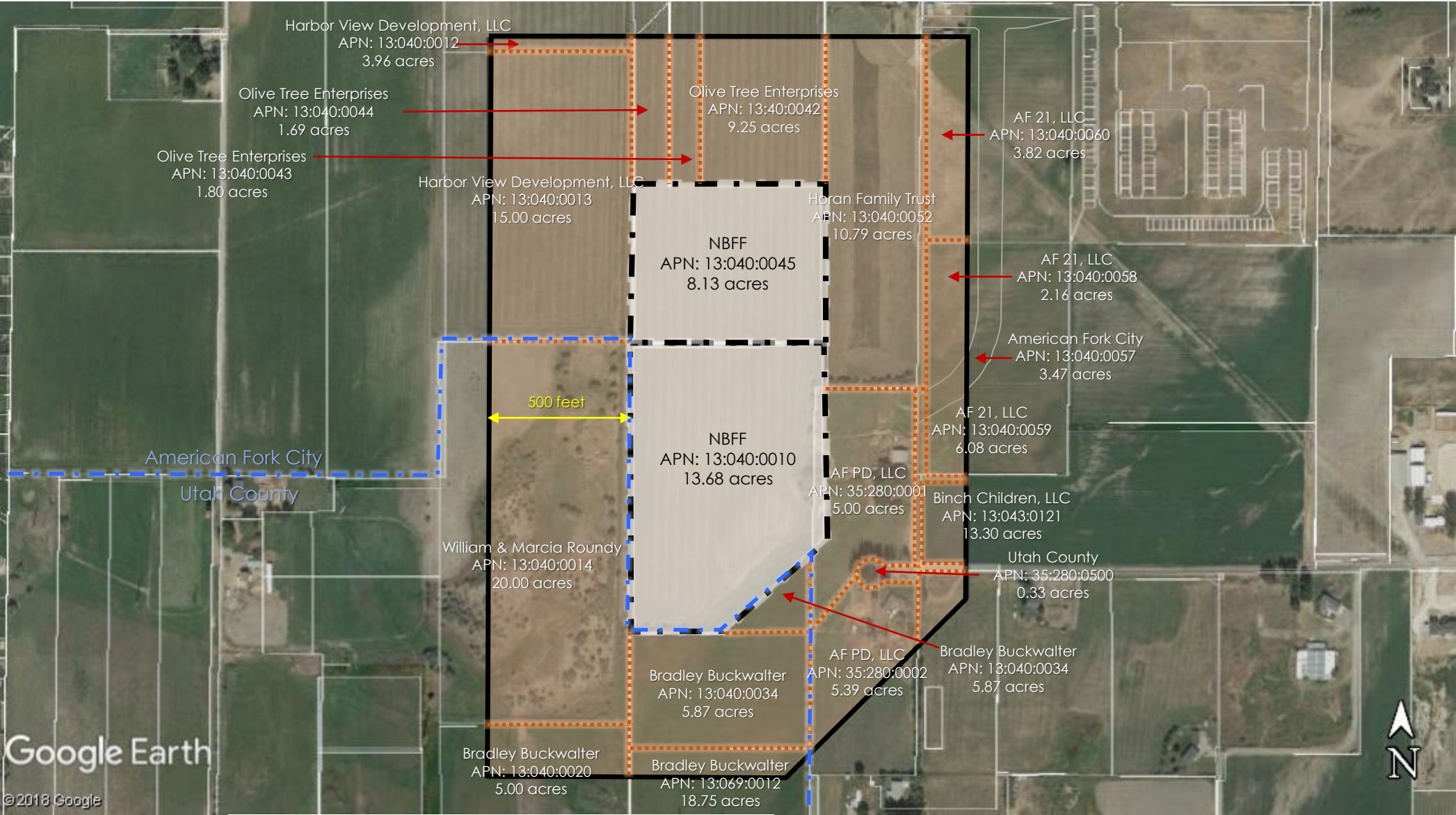


EXHIBIT 5: Constraints Map



 Subject Property

EXHIBIT 6: District Framework Plan

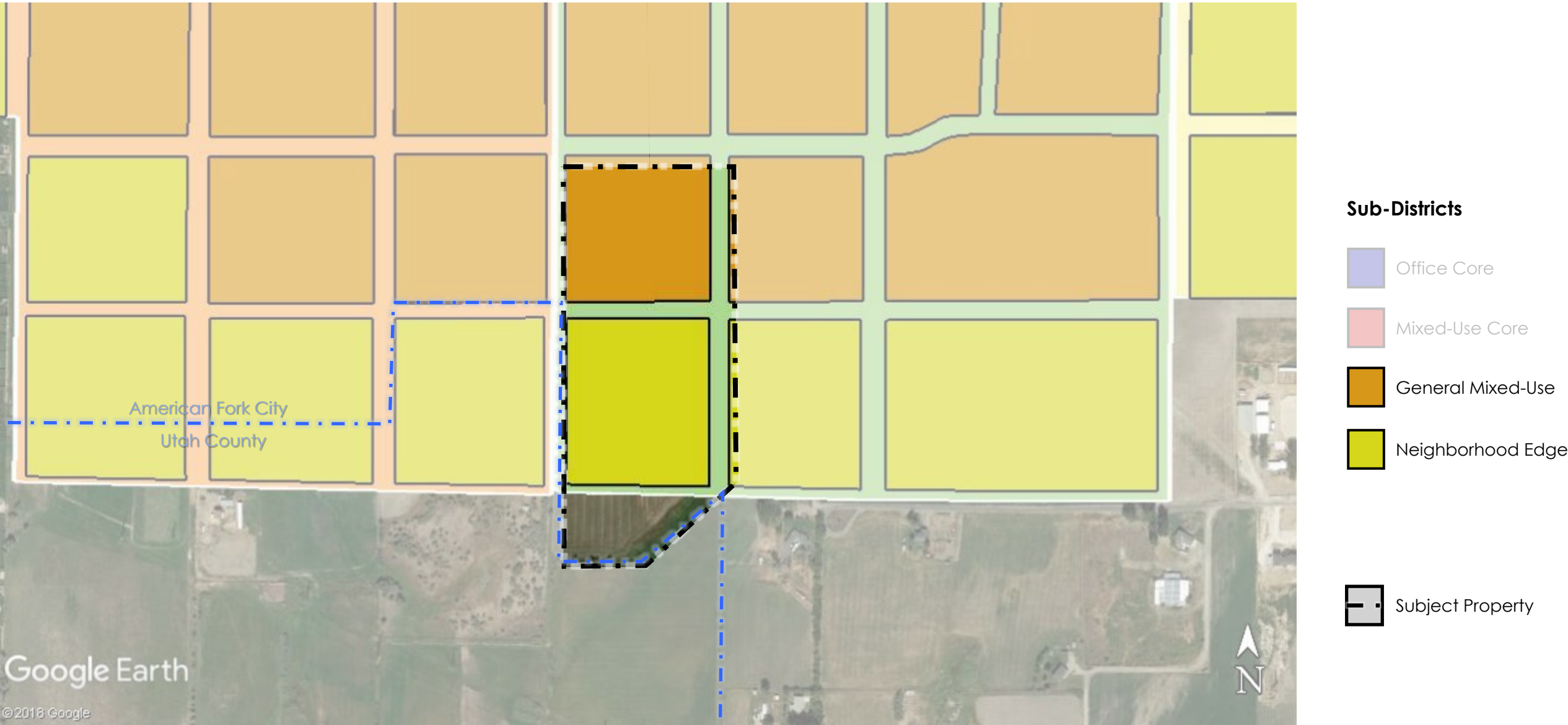
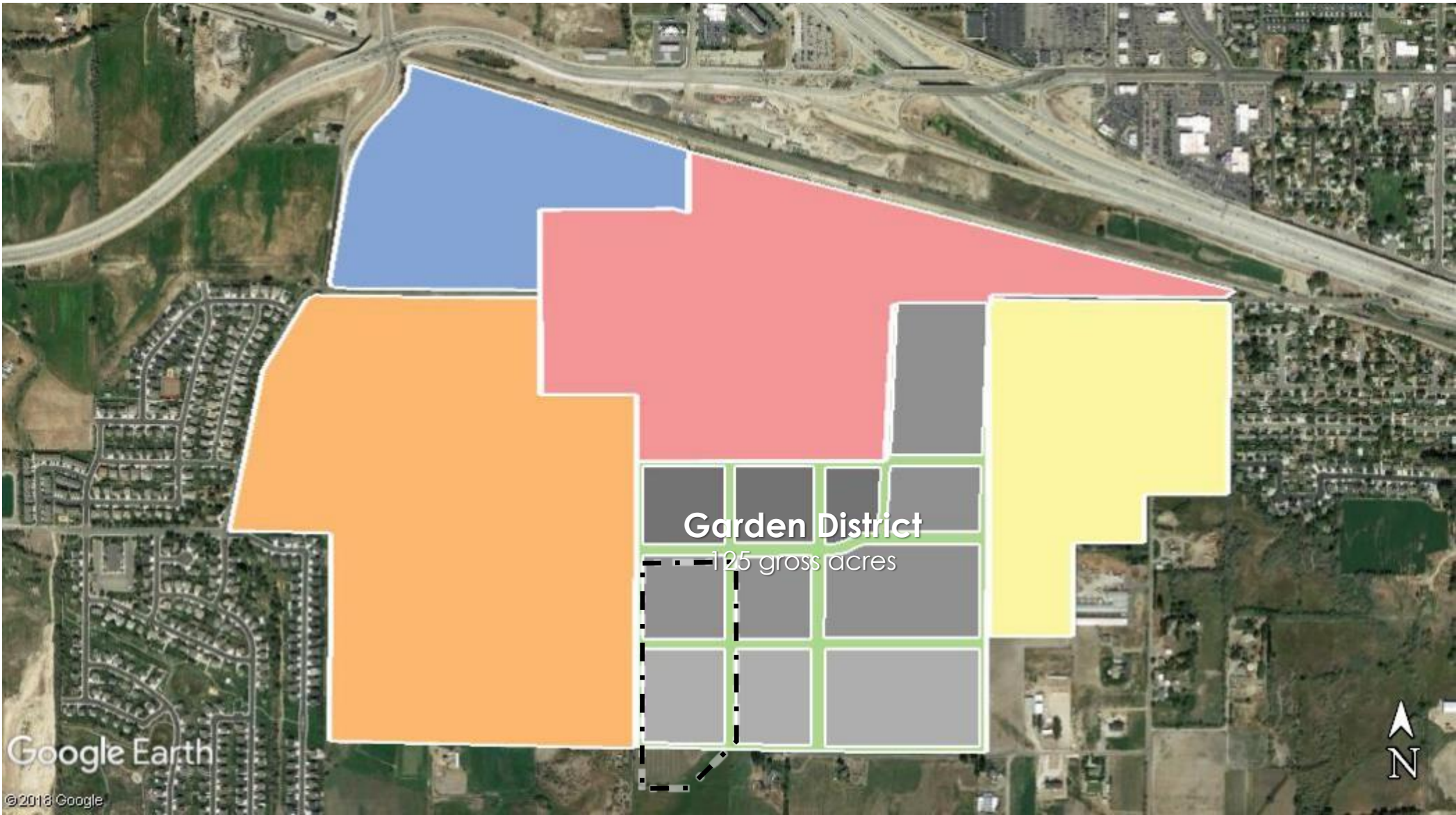


EXHIBIT 6: District Framework Plan

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

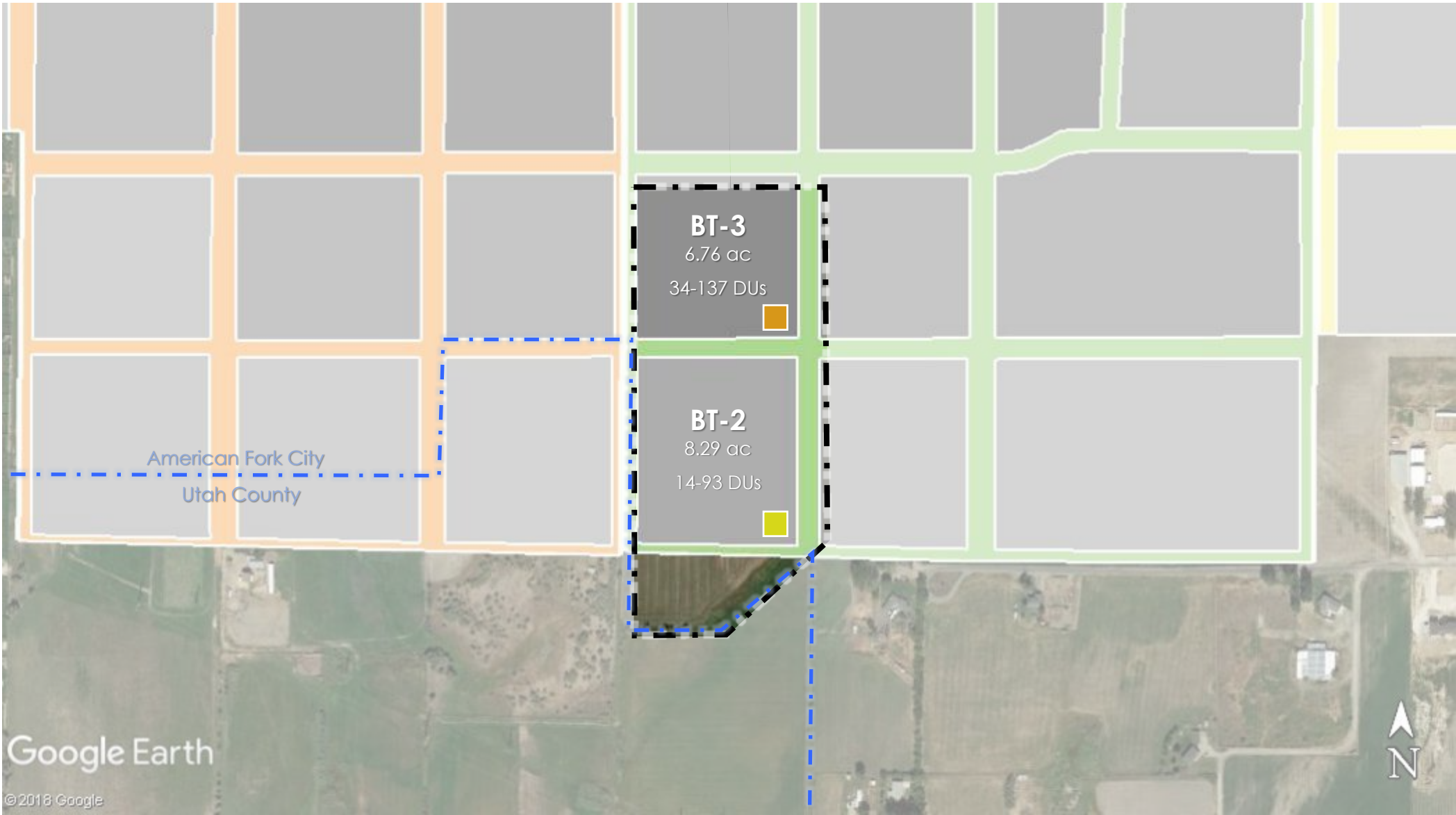
EXHIBIT 6: District Framework Plan



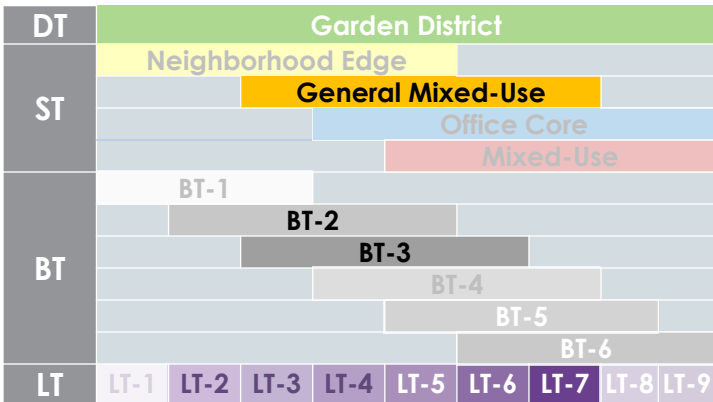
DT		Garden District		
		Acres	Required	TOTAL
BT	BT-2	32.01		32.01
	BT-3	29.40		29.40
	BT-4	17.51		17.51
O/S	10-20%		12.5 to 25.0	0
Streets		46.08		46.08
TOTAL				125.00

 Subject Property

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)

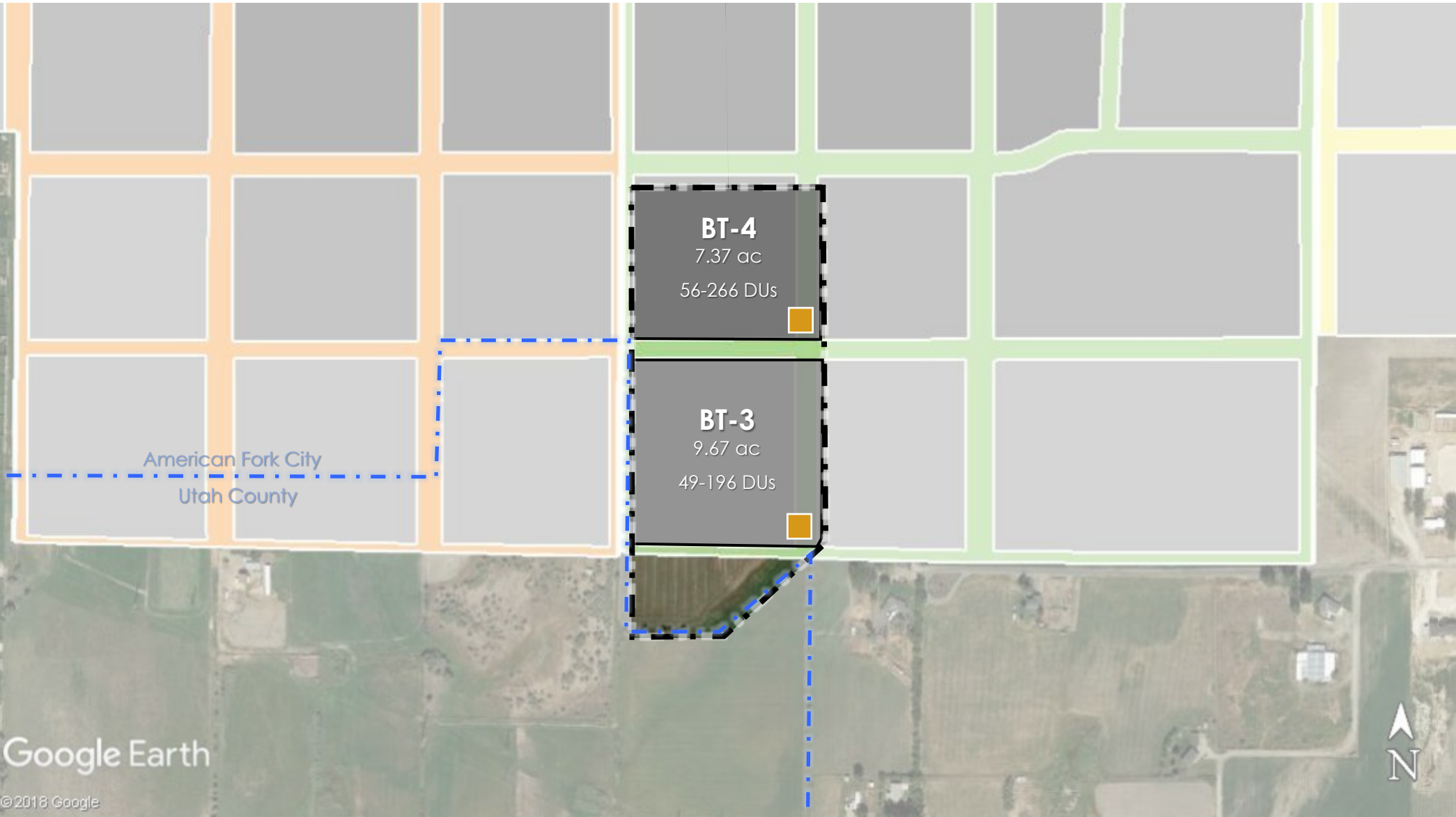
Sub-Districts

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

Subject Property

EXHIBIT 6: District Framework Plan

NOTE: Block Type adjustments are to account for block to block consistency with approval given to Ardero DFP.



Requested Block Boundary & Type Adjustments

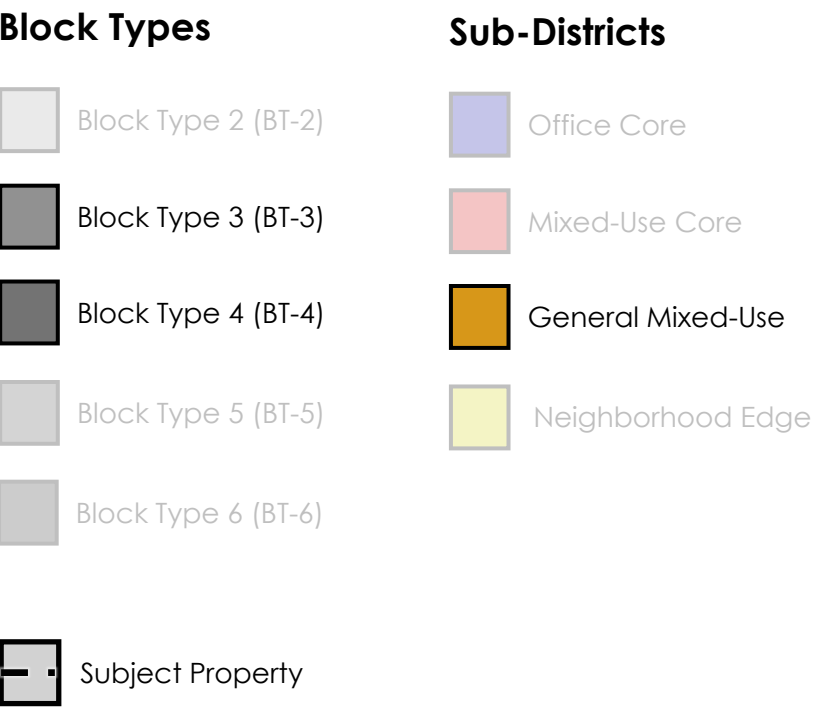
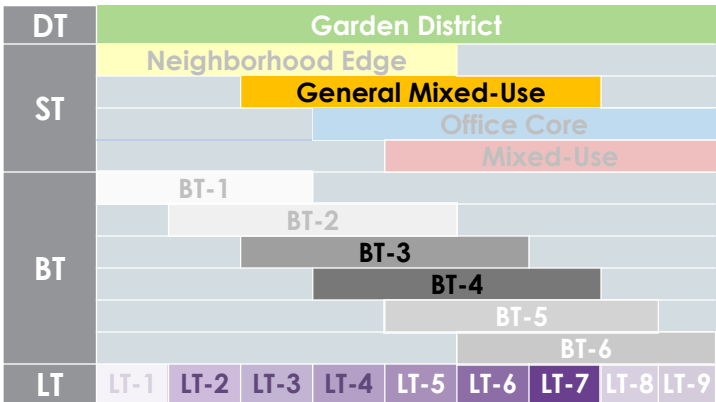


EXHIBIT 6: District Framework Plan

NOTE: All blocks shall be sized as per TOD Code requirements by working with adjacent property owners - Ardero DFP (as per block size requirement identified in Table 4E of TOD Code).

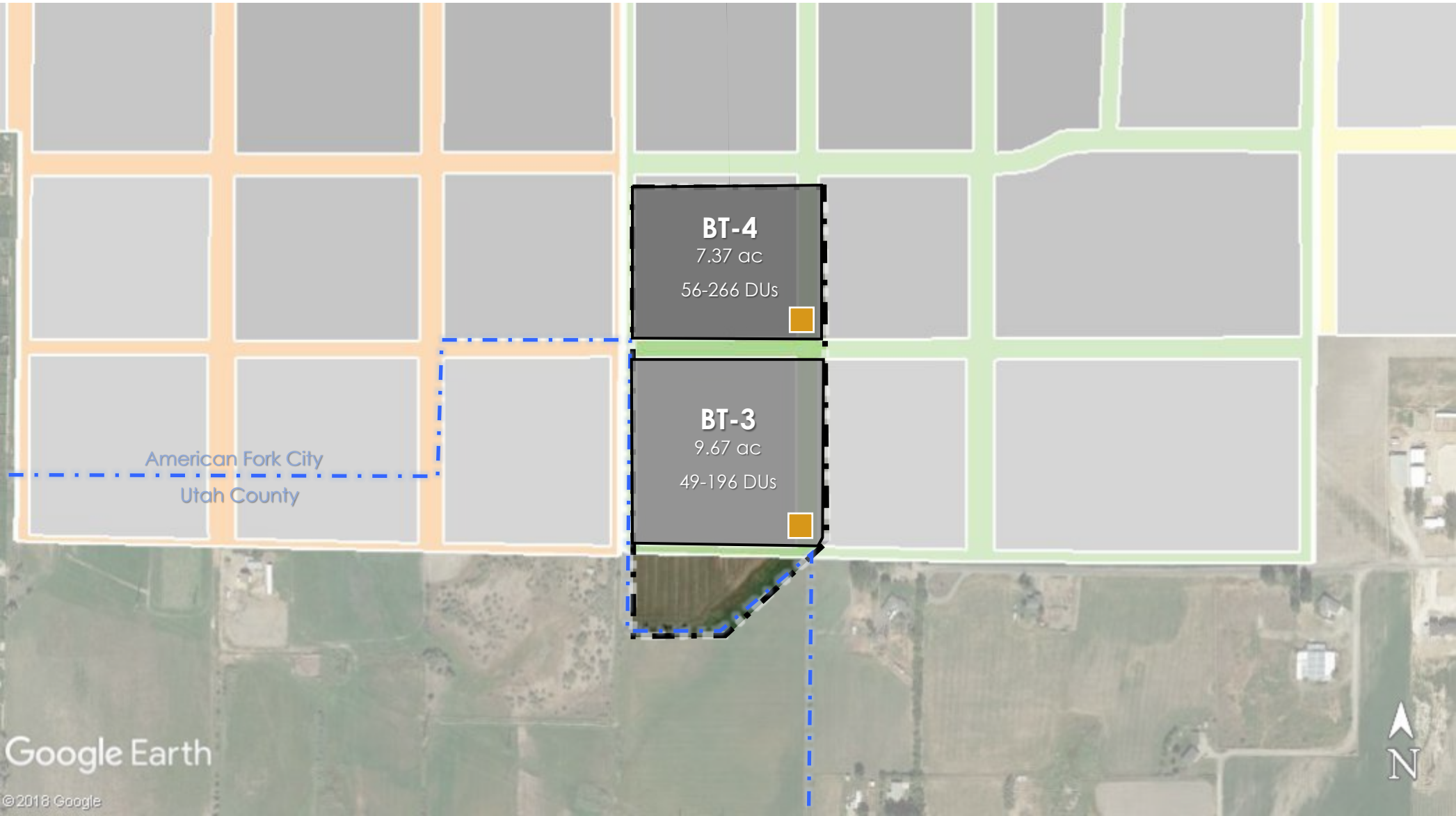


TABLE 4E - BLOCK CHARACTERISTICS		
CHARACTER DISTRICTS	Block Size (net acres)	Block Shape
Business District	4 acre min. 8 acre max. 12 acre for sensitive lands	Orthogonal or Rhomboidal
Transit Core	4 acre min. 8 acre max. 12 acre for sensitive lands	Orthogonal or Rhomboidal
West Neighborhood	6 acre min. 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

Requested Block Boundary Adjustments

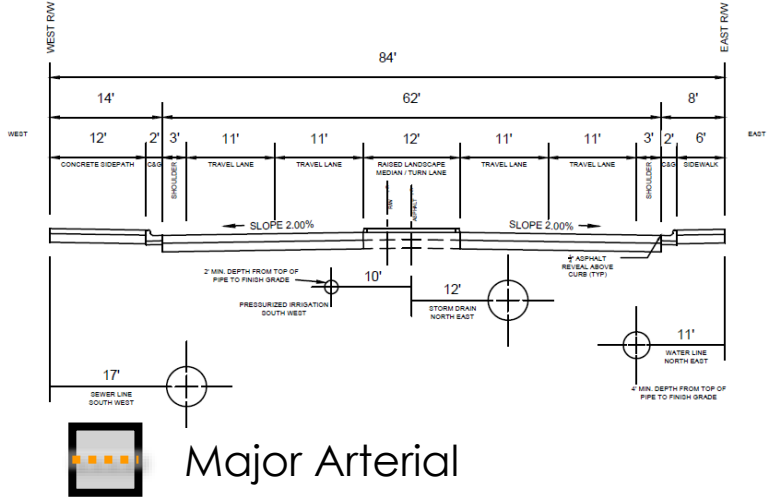
EXHIBIT 6: District Framework Plan

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 - 40%	10 - 40%	n/a
BT-6	n/a	n/a	n/a	n/a	n/a	n/a	0-30%	20 - 40%	0-40%

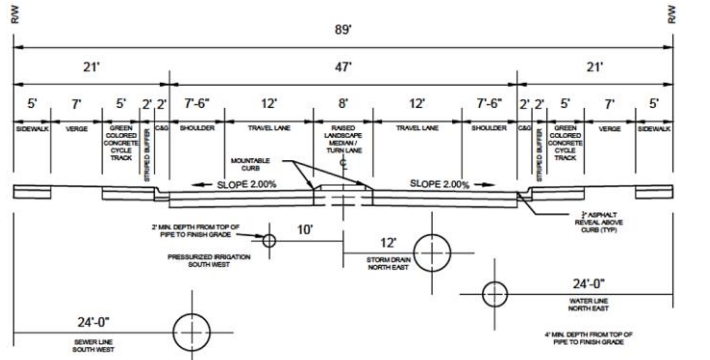
EXHIBIT 6: District Framework Plan

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EXHIBIT 7: Transportation Network Plan



Major Arterial



Neighborhood Collector



Subject Property

EXHIBIT 7: Transportation Network Plan

Transit Oriented Development Cross-Sections			
Roadway Classification	ROW Length (ft)	Roadway Width (ft)	# of Lanes
Major Arterial	84	~~64~~ 62	4
Business Arterial	112.5	74.5	4
Core Collector	~~92~~ 84	35	2
Neighborhood Collector	~~92~~ 89	~~49~~ 47	2
District Connector	96	49	2
Business - Core Loop	~~98~~ 82	~~47~~ 38	2
Neighborhood Street	53	25	2
One-sided (residential)	61	25	2
Rear Lane (residential)	~~20~~ 24	20	2
Rear Alley (non-residential)	~~26~~ 30	26	2



Major Arterial
84' ROW | 4 Travel Lanes



Neighborhood Collector
89' ROW | 2 Travel Lanes

Source: American Fork City – Transportation Element of the General Plan (Page 28)

* ROW lengths in AF City – Transportation Element of the General Plan don't coincide with ROW lengths shown in Public Works TOD Cross Sections.

EXHIBIT 8: Thoroughfare Naming Plan



Exhibit 9: Bicycle Network Plan



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

 Subject Property

EXHIBIT 10: Traffic Study



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-3 & BT-4 as reflected in this submittal.

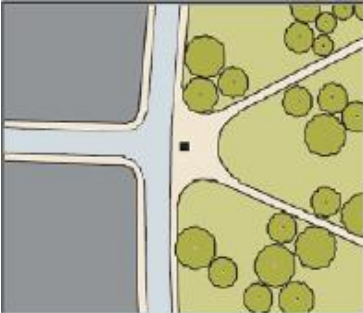
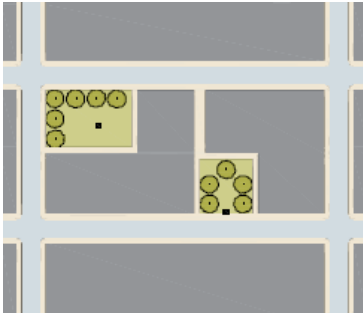
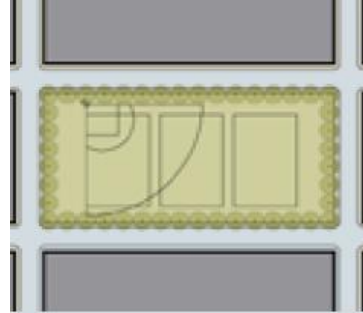
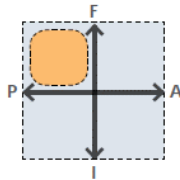
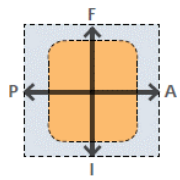
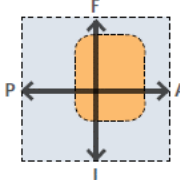
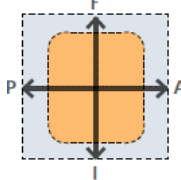
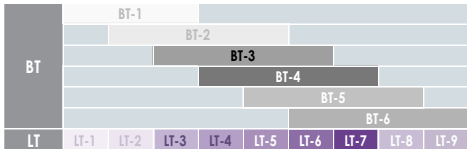
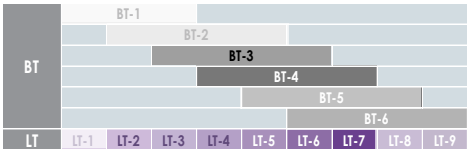
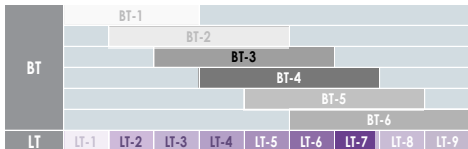
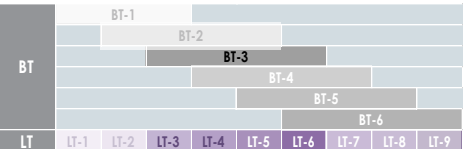
CIVIC OPEN SPACE TYPE	ENTRANCE PARK (EP)	POCKET PARK (PP)	NEIGHBORHOOD PARK (NP)	COMMUNITY PARK (CP)
DIAGRAM				
DESCRIPTION	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity	Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.	The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods. Regardless of size, parks will be deemed Community Parks if they provide restroom facilities, parking lots, or other amenities that would service patrons who travel to the park.
SERVICE AREA	1/4 to 1/2 mile radius	1/4 mile radius	1/4 to 1/2 mile radius	1/2 to 2 mile radius
SIZE	Up to 2 acres	2,500 sqft to 1 acre	3 to 10 acres	10 to 20 acres
FRONTAGE	Building	Building	Building	Building
TYPICAL FACILITIES	Recreation, accessory structures, water fountains, paths and trails	Tot lots, formal and informal seating, gazebos, barbecue equipment, picnic benches, croquet lawns, water features, small play areas, gardens.	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Passive 	Formal, Informal, Active, or Passive 	Formal, Active 	Formal, Informal, Active, or Passive 
				

EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-3 & BT-4 as reflected in this submittal.

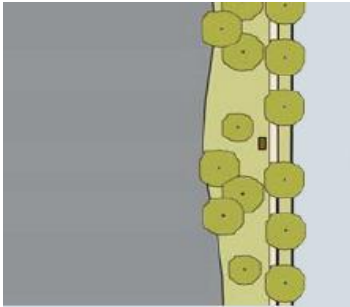
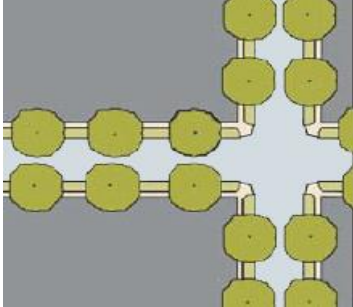
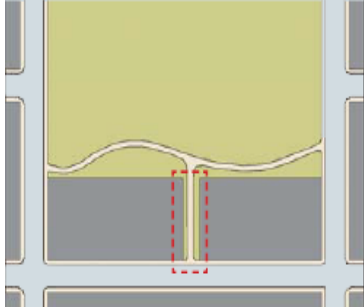
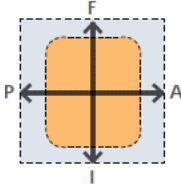
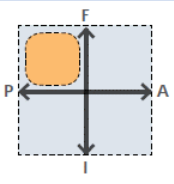
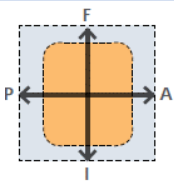
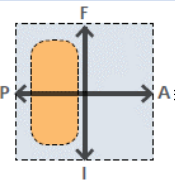
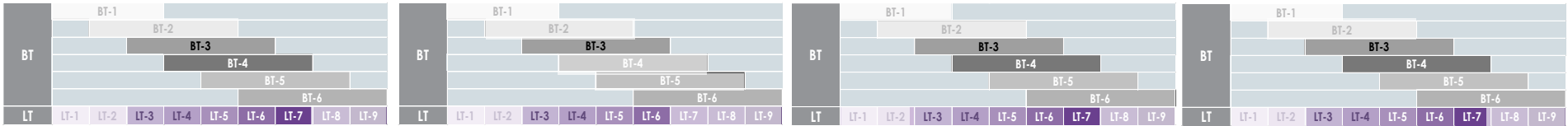
CIVIC OPEN SPACE TYPE	PARKWAY/BOULEVARD (PB)	TREE LAWN (TL)	CONNECTOR TRAIL (CT)	PASEO (PS)
DIAGRAM				
DESCRIPTION	Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or offstreet bikeways and seating.	Open space within a public right-of-way that allows for passive use, bus stops, shade trees and ornamental landscaping. (Only the portion of a tree lawn that exceeds the city standard of 6 feet in width may be applied towards open space.	A connector trail is a linear public open space type that accommodates two or more users on the same, undivided trail providing primary and/or secondary public connections. Trail users could include pedestrians, bicyclists, skaters, etc. A connector trail frequently provides an important place for active recreation and creates a connection to regional paths and biking trails. Connector trails within greenways or neighborhood parks shall be naturally disposed with low impact paving materials so there is minimal impact to the existing natural environment and/or landscaping.	Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, and neighborhood games.
SERVICE AREA	Varies	Varies	Varies	Varies
SIZE	Varies	Varies	Varies	Varies
FRONTAGE	Building	Varies	Varies	Varies
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails	These include drinking fountains, scenic view posts, fitness stations, and directional signs, and may be spread along the trail or grouped in a trailhead area.	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Informal, Active, or Passive 	Formal, Passive 	Formal, Informal, Active, or Passive 	Formal, Informal, 
				

EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-3 & BT-4 as reflected in this submittal.

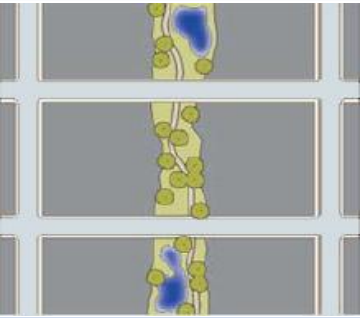
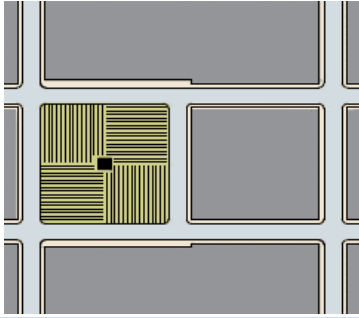
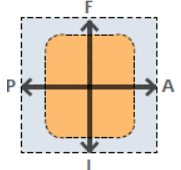
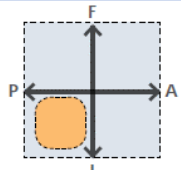
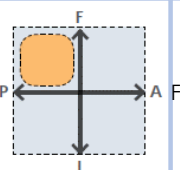
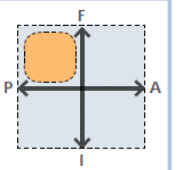
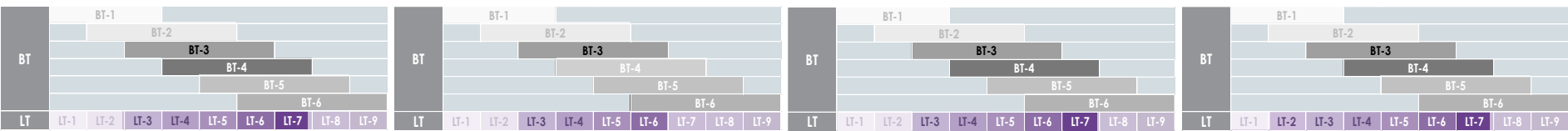
CIVIC OPEN SPACE TYPE	SPECIAL USE (SU)	COMMUNITY GARDEN (CG)	GREENWAY (GW)	WATERWAY/CHANNEL (WC)
DIAGRAM				
DESCRIPTION	Covers a broad range of parks and recreation facilities oriented toward single purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic 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.	Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access. Often included in pocket parks or neighborhood parks. They are valued assets in urban areas, where residential yards are rare.	The space is located around or within a natural resource area (stream; wetlands) but is user based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.	Linear space defined by a waterway. The space serves as a pedestrian connection, recreational opportunity, and property value creation (waterfront property). It can serve as a secondary connection to a greenway or parkway.
SERVICE AREA	Varies	1/4 to 1/2 mile radius	Varies	Varies
SIZE	Varies	1.5 to 6 acres	Varies	Varies
FRONTAGE	Varies	Building	Varies	Varies
TYPICAL FACILITIES	Tot lots, formal and informal seating, gazebos, barbecue equipment, picnic benches, croquet lawns, water features, small play areas, and gardens.	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Informal, Active, or Passive 	Informal, Passive 	Formal, Passive 	Formal, Passive 
				

EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-3 & BT-4 as reflected in this submittal.

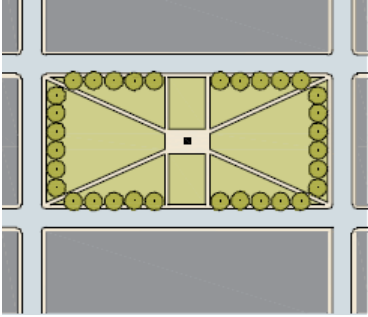
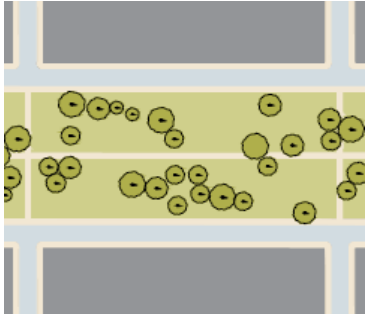
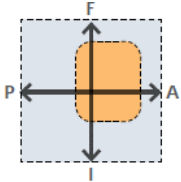
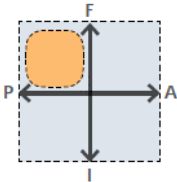
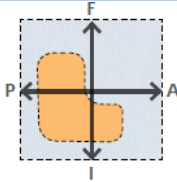
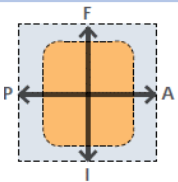
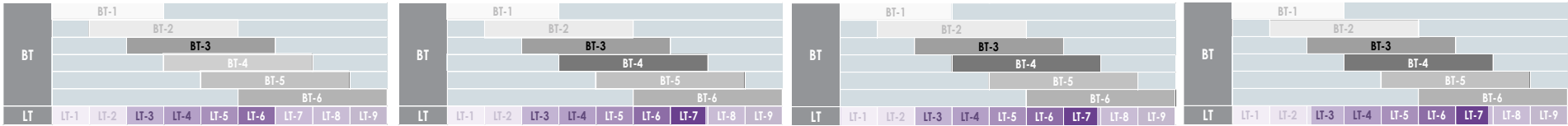
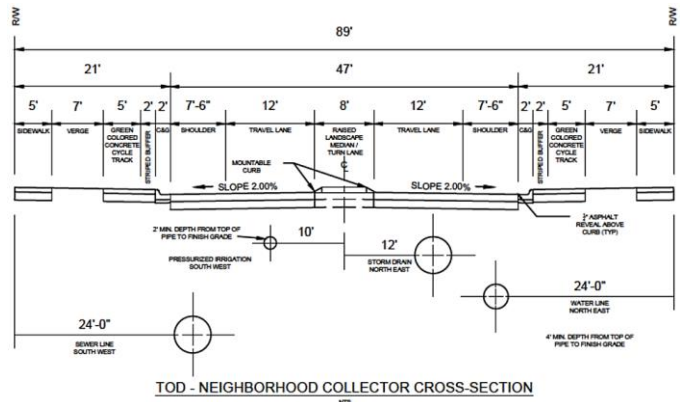
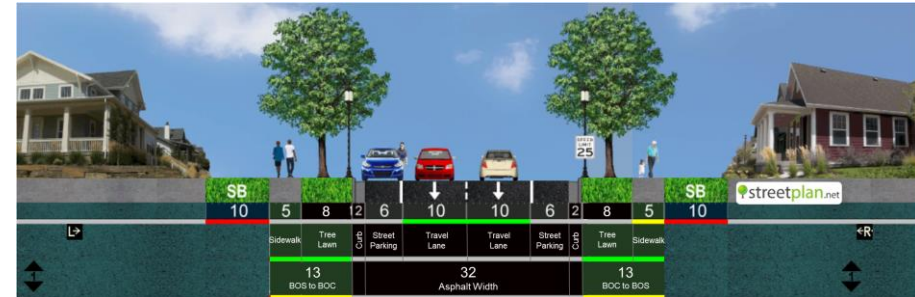
CIVIC OPEN SPACE TYPE	CLOSE (CL)	SQUARE (SQ)	GREEN (GR)	LINEAR PARK (LP)
DIAGRAM				
DESCRIPTION	A Close is a close-ended street that incorporates open space in the form of a green, playground, tennis court, or other amenity, creating a place with high value for both the adjacent homes and neighborhood. Where close-ended streets are desired, the submitter should consider the benefits of a Close over a cul-de-sac.	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.	A green is a public space similar to a square but more informal and with more green space. It often functions as a central gathering place within campuses or regional parks. While most recreation in greens is passive, they typically include enough open area to support smaller scale active recreation.	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.
SERVICE AREA	1/8 to 1/4 mile radius	1/8 to 1/4 mile radius	1/2 mile radius	1/8 to 1/4 mile radius
SIZE	.05 to .10 acres	0.5 to 2 acres	2 to 5 acres	Varies
FRONTAGE	Building	Building	Building	Varies
TYPICAL FACILITIES	Recreation, seating, lawns, pet facilities, etc.	Paths, seating, lawns	Paths, pet facilities, lawns	Paths, pet facilities, seating, green infrastructure
DISPOSITION AND USAGE	Formal, Informal, Active, or 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 on subject property boundary shall be designed and constructed at half-width.



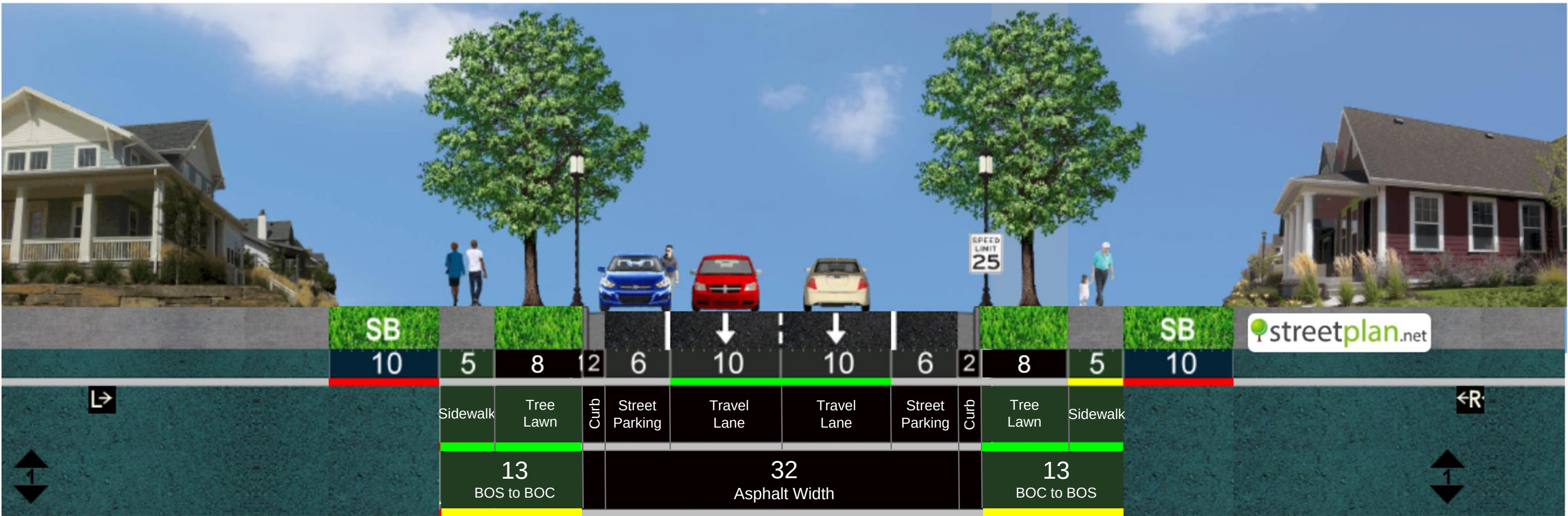
Neighborhood Collector



Neighborhood Street

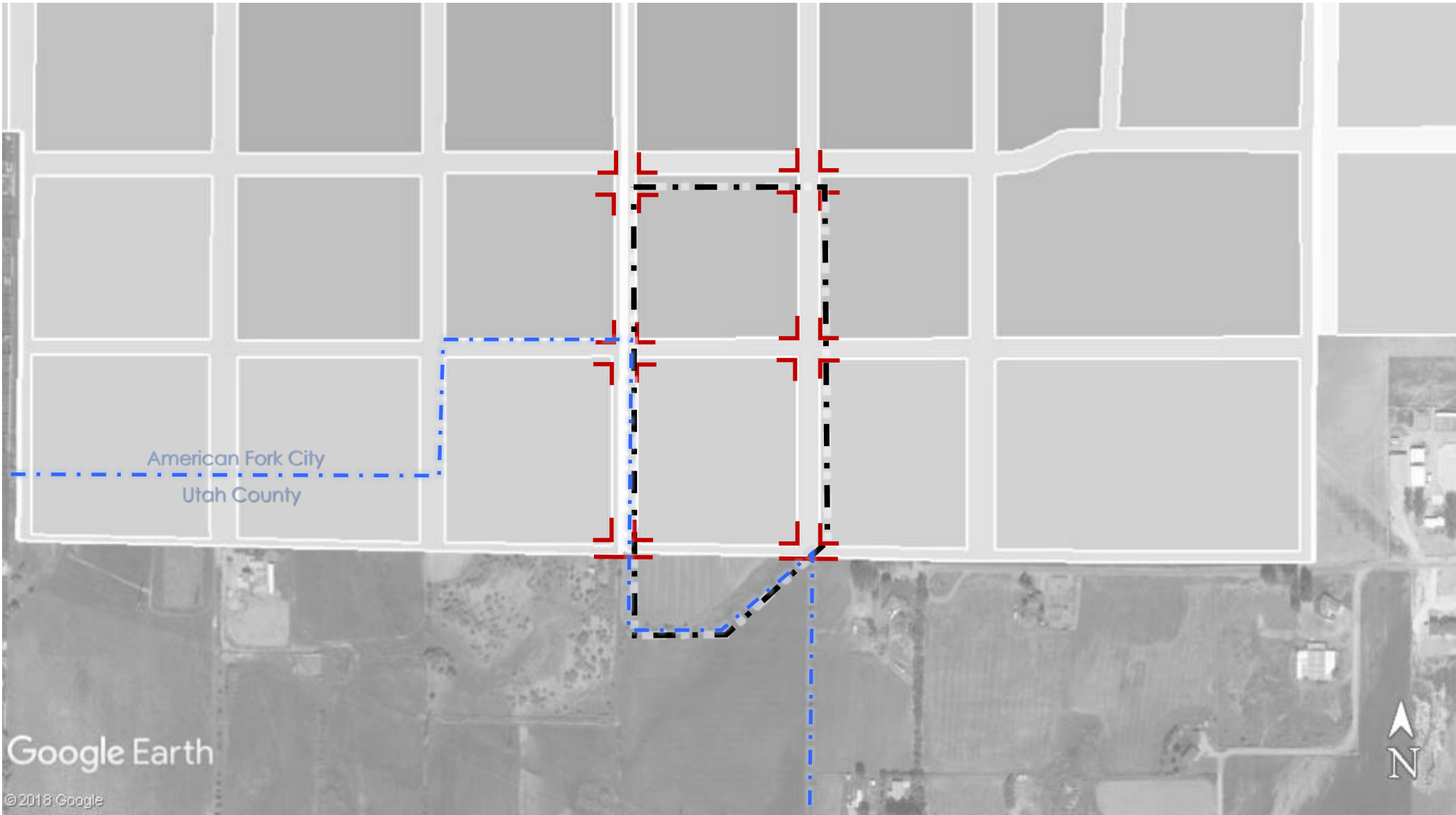
EXHIBIT 12: Thoroughfare Assemblies

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	Neighborhood Edge General Mixed-Use Office Core Mixed-Use									DESCRIPTION	ILLUSTRATION
		BT-1	BT-2	BT-3	BT-4	BT-5	BT-6	LT-1	LT-2	LT-3		
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

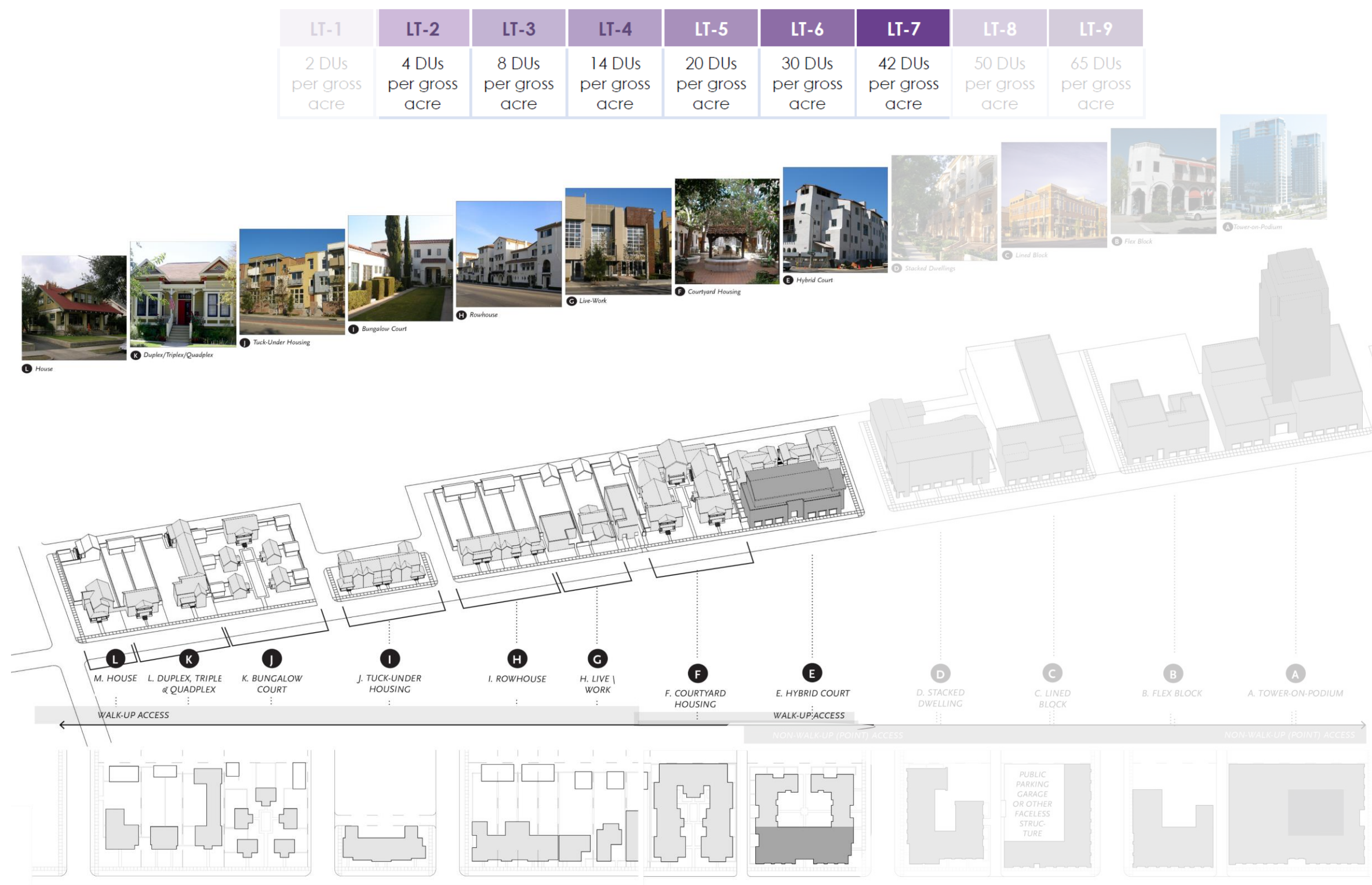


EXHIBIT 15: Conceptual Architectural Standards

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

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

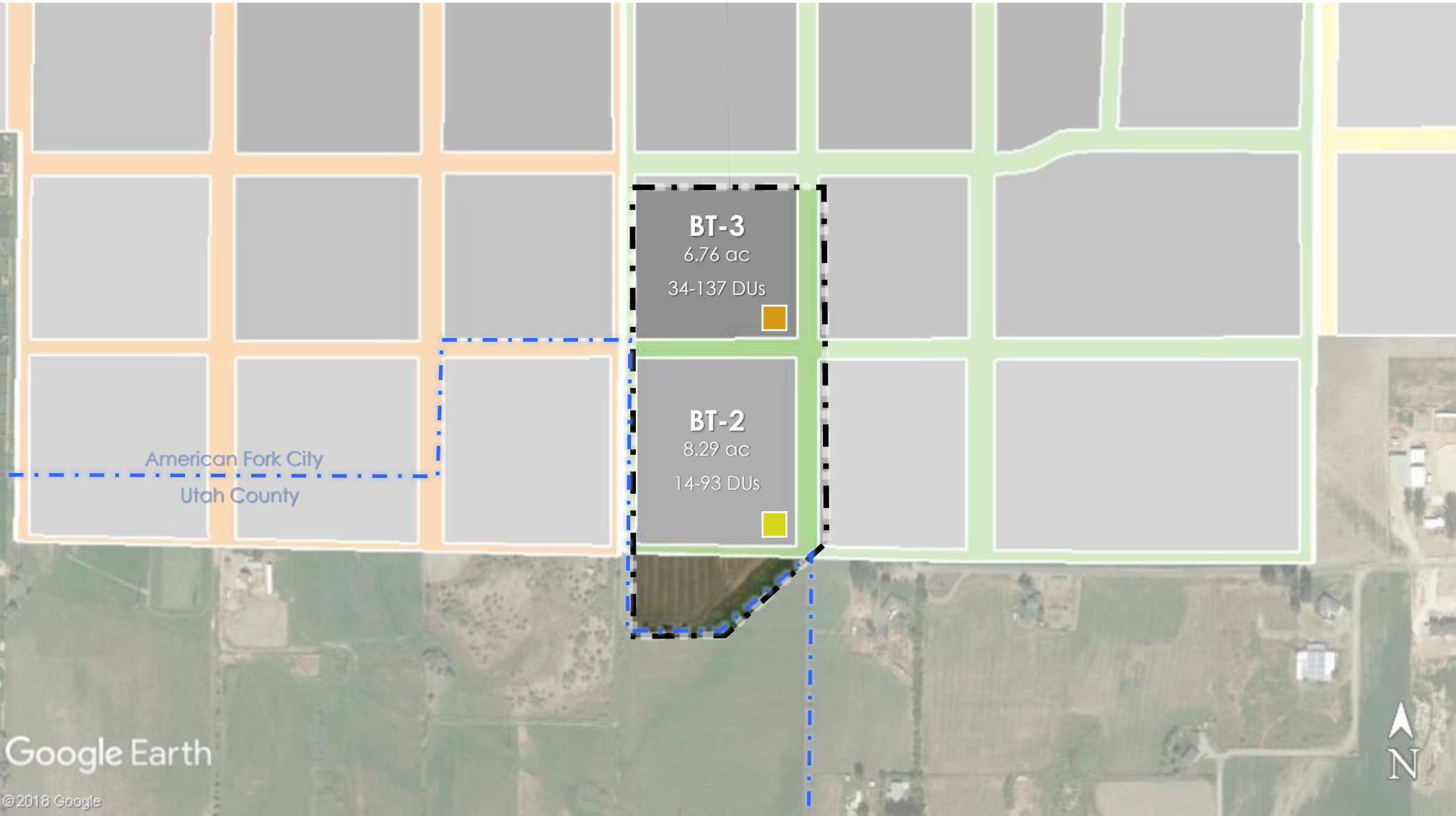


EXHIBIT 15: Conceptual Architectural Standards

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 16: Special Requirements



Current Boundary Conditions

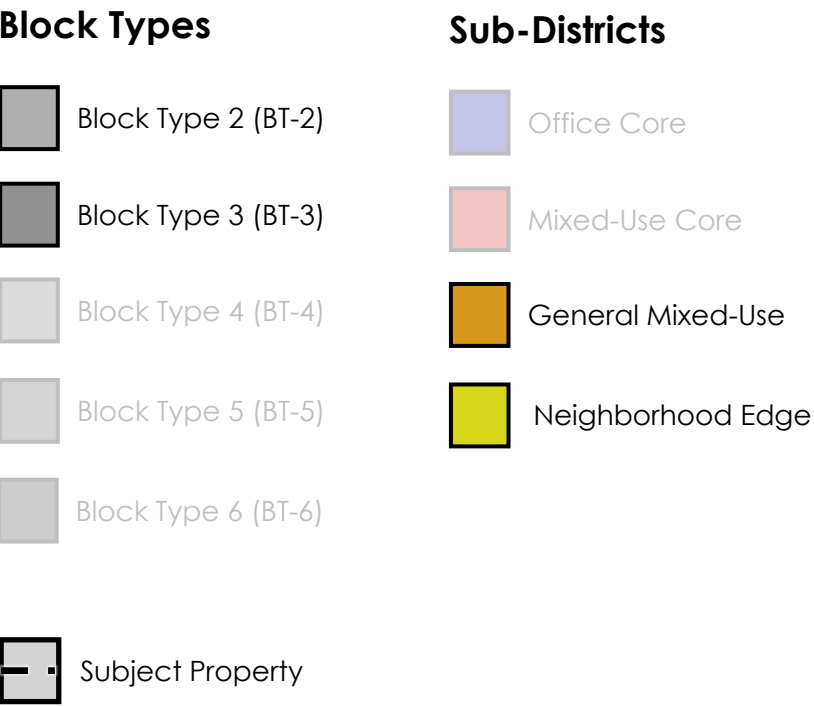
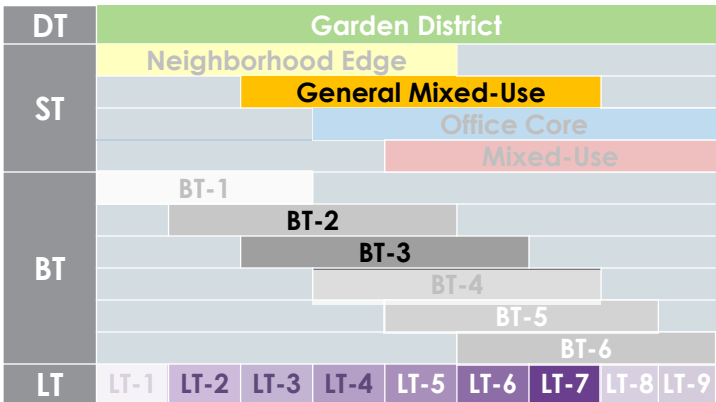
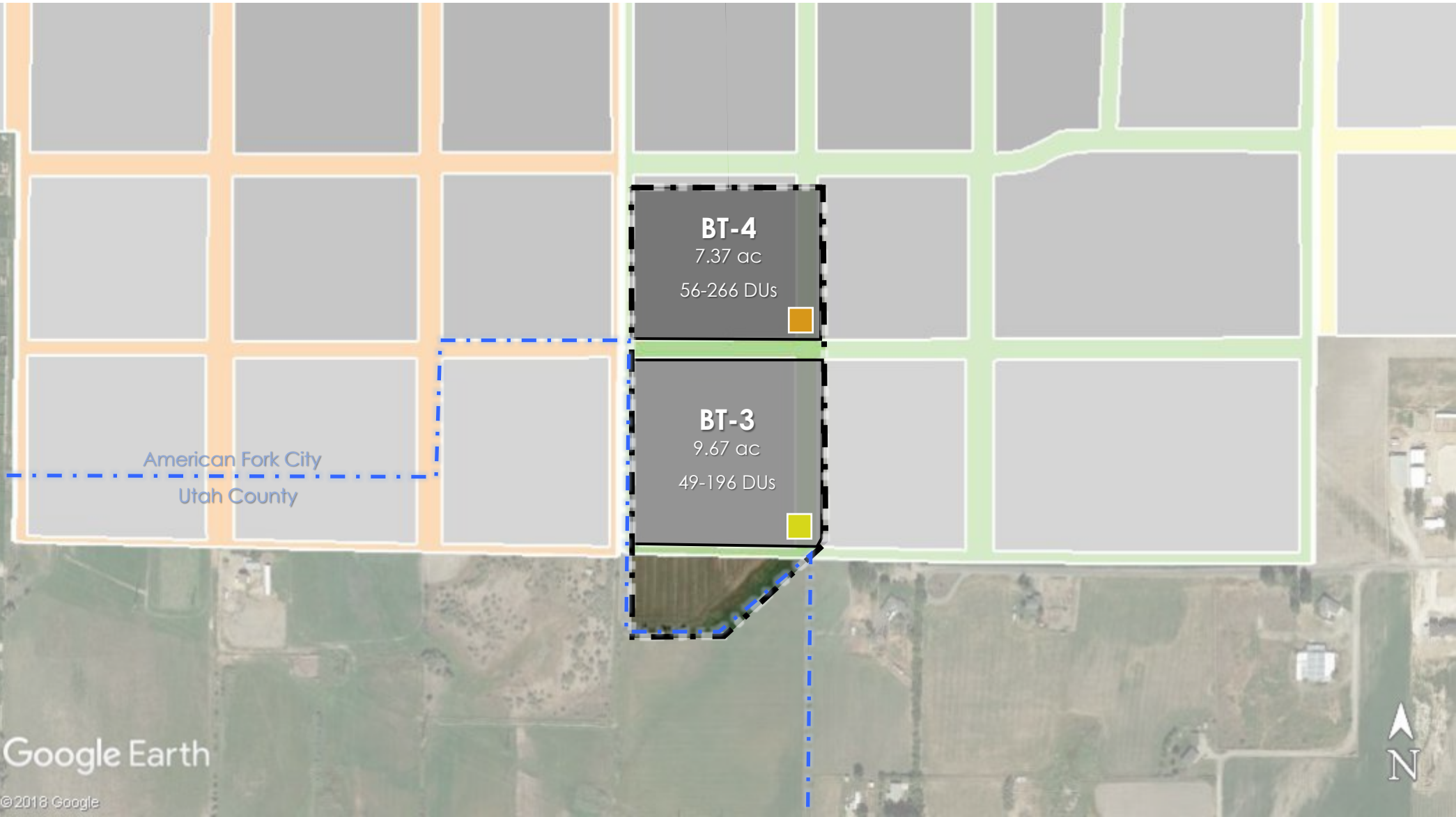
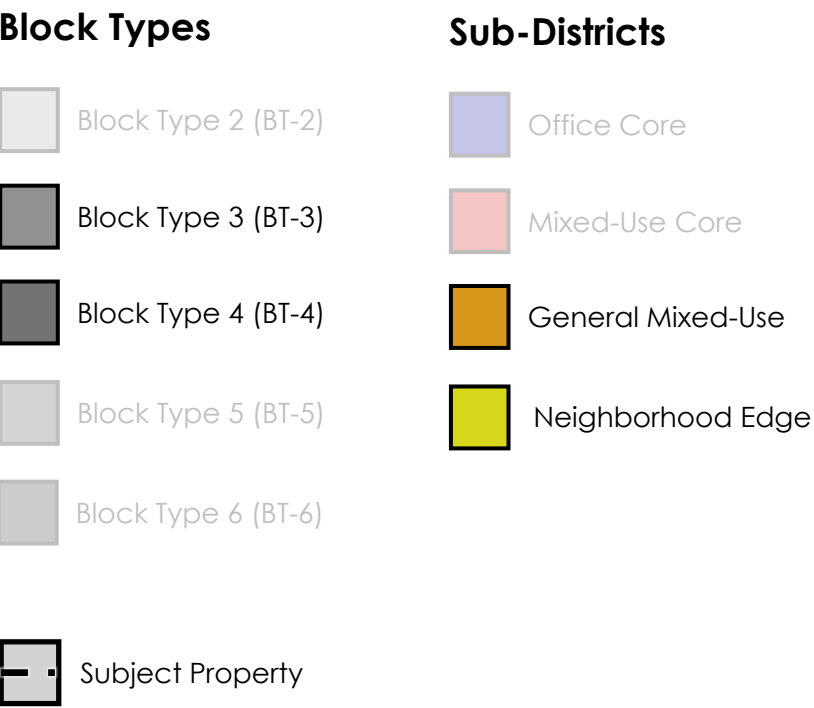
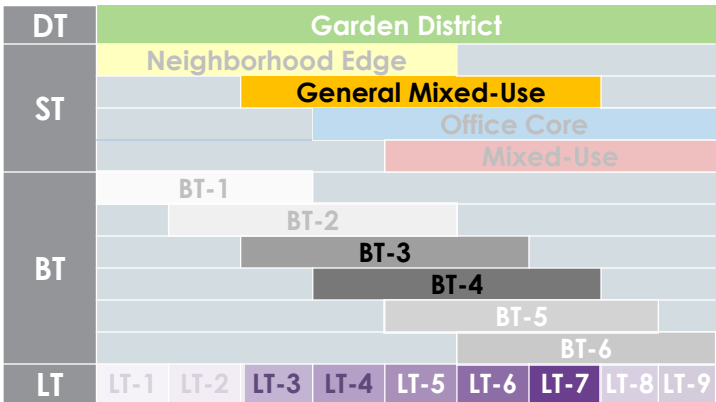


EXHIBIT 16: Special Requirements

NOTE: Block Type adjustments are to account for block to block consistency with approval given to Ardero DFP.



Requested Block Boundary & Type Adjustments



REFERENCE: Garden District

DT	Garden District								
ST	Neighborhood Edge								
	General Mixed-Use								
						Office Core			
BT						Mixed-Use			
	BT-1								
			BT-2						
			BT-3						
				BT-4					
						BT-5			
LT	BT-6								
	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9

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)

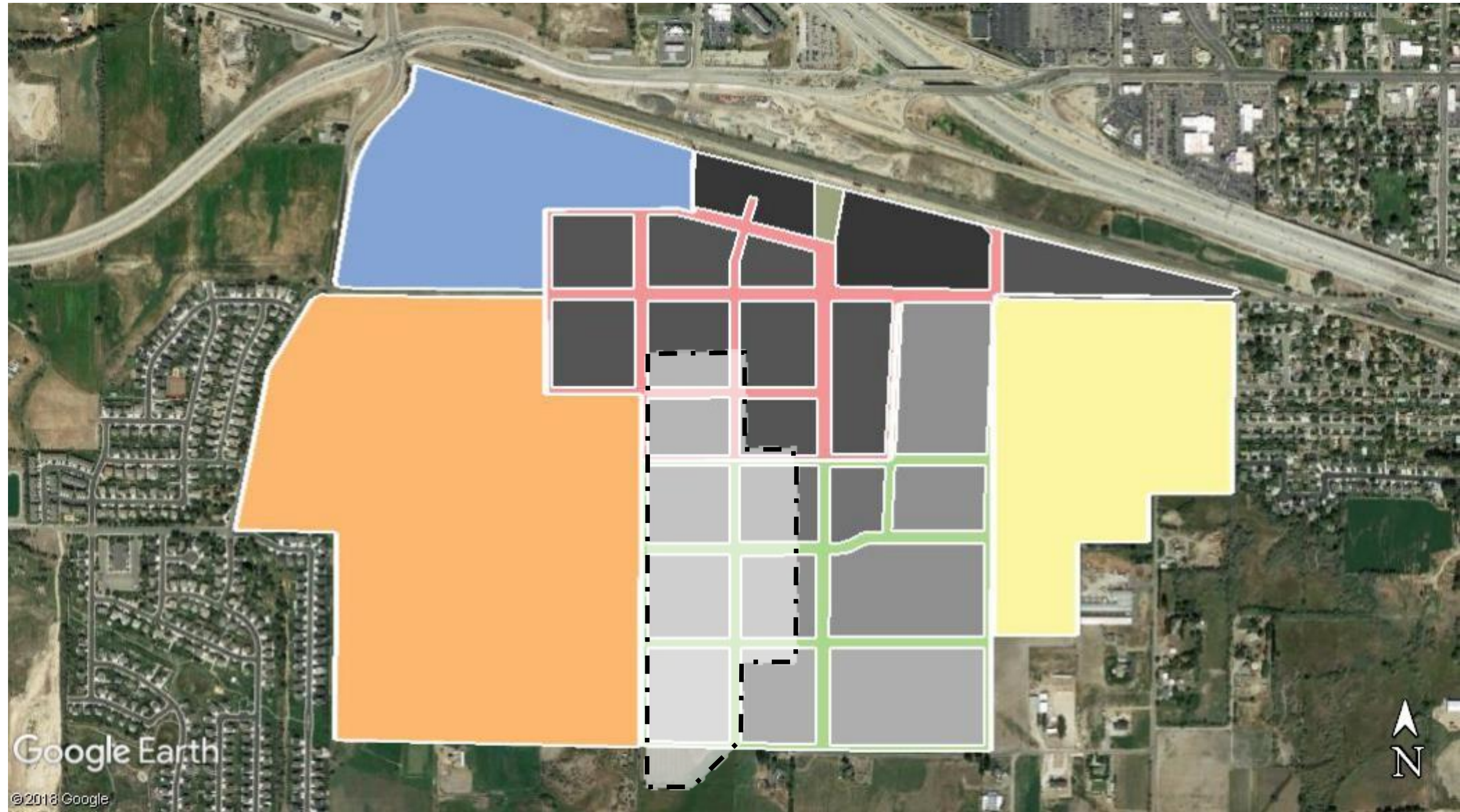
Sub-Districts

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

Garden District			
- Low	359	4.6	395,371
- High	1,588	20.1	1,746,573

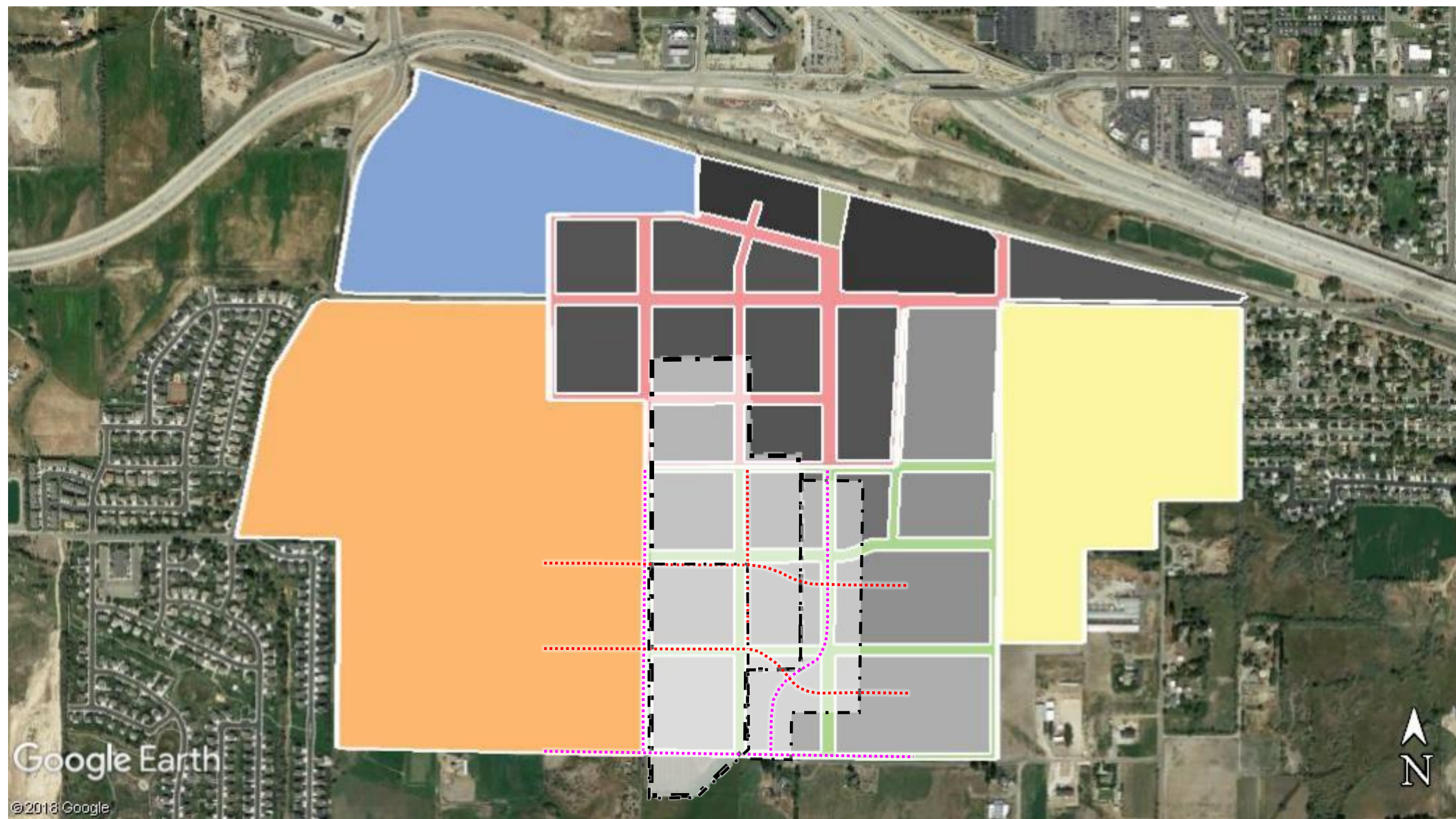


REFERENCE: White Horse Developers



Comprehensive Ownership/Control

REFERENCE: White Horse Developers and Ardero



Comprehensive Transportation Plans

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 9/18/2019

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: Code text amendment - Section 15.01.1417 – 1½” or 2” PI Meter Placement

Project Address: American Fork City

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 Public Works Department at the request of the Water Division has looked at creating a new detail for larger pressurized irrigation water meter vaults to better accommodate maintenance and repairs of the meters as needed. This detail addresses those challenges that have historically been experienced by city maintenance personnel. The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

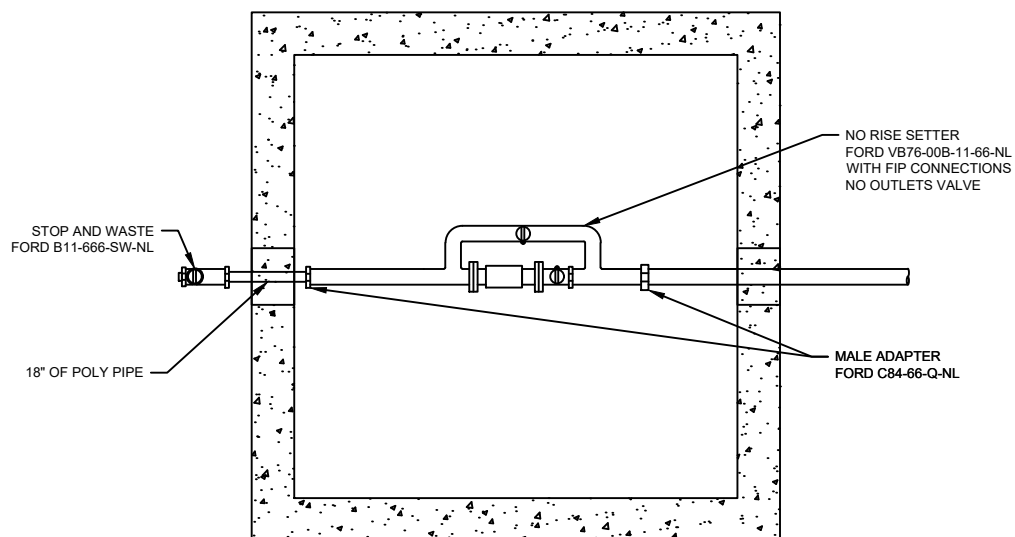
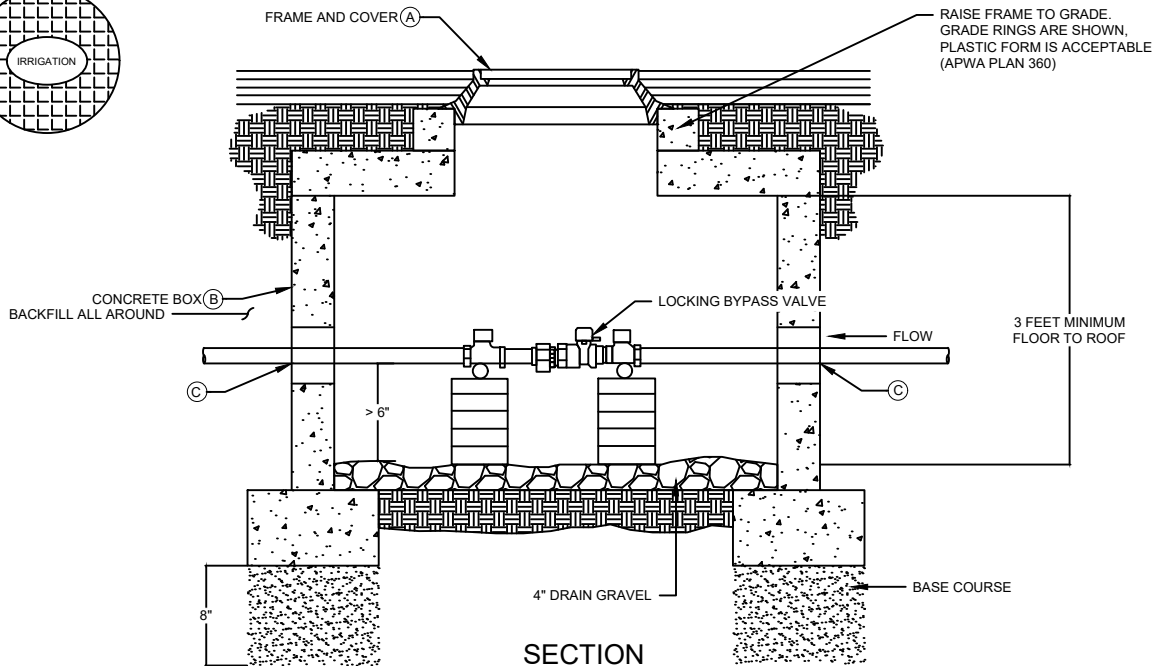
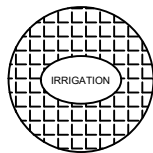
Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

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

TABLE

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



LEGEND			
NO.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMtho OR APPROVED EQUIVALENT.
(B)		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
(C)		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
 REVISED:
 DATE: AUG 2019
 SCALE: VARIES

AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-9030

STANDARD DETAIL FOR
 1-1/2" OR 2" PI METER
 PLACEMENT

DRAWING NO.
 15.5E

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.01 OF THE AMERICAN FORK CITY CODE
RELATING DETAILED DRAWINGS IN AMERICAN FORK.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the conveyance of water for development.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 15.01 be amended to include the additional detail for meter vaults as Section 15.01.1417 – 1 ½” or 2” PI Meter Placement.

PART II

Penalty and Adoption

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Amendment to be Added to the Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS ____ DAY OF _____, 2019.

AMERICAN FORK CITY

BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 4, 2019

The American Fork City Planning Commission met in a regular session on September 4, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Rod Brocius
Chris Christiansen
Harold Dudley
Geoff Dupaix
Christine Anderson
Rebecca Staten

Absent: Eric Franson

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant
Ben Hunter, Engineer

Also Present:

1. Pledge of Allegiance

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

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

Mr. Olsen explained that 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.

Ms. Anderson asked if the commission can suggest an easement through subdivisions to promote connectivity and shorter walking distances.

Mr. Olsen replied that they can't make that a requirement, but it can certainly be an item of discussion moving forward.

UNAPPROVED MINUTES

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the zone map amendment located at 1195 East 300 North.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

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

Chairman Woffinden indicated that items 3 and 4 will be discussed together but voted on separately.

Mr. Olsen stated that 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.

Mr. Hunter indicated that the Engineering Division has no concerns.

Mr. Dudley asked if it would be a good idea to make changes to the land use map all at once rather than piecemeal changes.

Mr. Olsen concurred that that would be a good idea, property in this area would most likely be designated Professional Office.

Public Hearing Opened

Public Hearing Closed

UNAPPROVED MINUTES

1 Ms. Staten moved to recommend approval of the land use map amendment, from the
2 Residential Low Density designation to the Professional Office designation.

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

4	Chairman Woffinden	Aye
5	Rod Brocious	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Rebecca Staten	Aye
10	Geoff Dupaix	Aye

11 The motion carried.

12
13 4. Hearing, review and action on a zone map amendment from the RA-1 Residential
14 Agricultural to the PO-1 Professional Office zone, located at 1254 East 300 North.
15
16

17 **Public Hearing Opened**

18 **Public Hearing Closed**

19
20 Ms. Staten moved to recommend approval of the zone map amendment, to the PO-1
21 (Professional Office) zone.

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

23	Chairman Woffinden	Aye
24	Rod Brocious	Aye
25	Chris Christiansen	Aye
26	Christine Anderson	Aye
27	Harold Dudley	Aye
28	Rebecca Staten	Aye
29	Geoff Dupaix	Aye

30 The motion carried.

31
32 5. Hearing, review and action on a zone map amendment from the RA-1 Residential
33 Agricultural zone to the R1-9,000 Residential zone located at 665 West 750 North
34

35 Mr. Olsen stated that the applicants propose an amendment to a portion of property that is zoned
36 both R1-9,000 and RA-1. The majority of the property is zoned R1-9,000. A change to the R1-
37 9,000 zone will bring the entire parcel under one zone designation. The underlying Land Use Map
38 designates this area as Low Density Residential. The proposed amendment is in compliance with
39 the City's Land Use Map.

UNAPPROVED MINUTES

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.

Mr. Hunter indicated that the Engineering Division has no concerns.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the zone map amendment for 665 West 750 North.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

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.

Mr. Olsen said that 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.

Mr. Brocious asked if density would increase if this is approved.

Mr. Olsen replied that the overall density does not change.

Mr. Dudley felt that if the density does not change, approval may give more flexibility and the ability to do more things with the land.

UNAPPROVED MINUTES

1 Mr. Olsen concurred, he didn't see a negative effect if approved. The underlying density stays
2 the same, the setback requirements also would stay the same. The difference in size is made up
3 for in increased common open space, the footprint of the PUD would just be smaller.

4 Ms. Anderson said that at first she was leaning against making this city-wide change, she asked
5 how much R-9 property is left in the city.

6 Mr. Olsen doesn't know the amount, but the majority is on the north side of city and already built
7 out.

8 Mr. Knobloch said that the difference for this project is where the entry point would be, nothing
9 else would change.

10 Mr. John Jensen, representing Davies Design Build, is working with the landowner. This
11 amendment doesn't change very much, as only undeveloped parcels would be affected. He said
12 that he checked to see how many projects are in between 4 and 5 acres, and there are 6
13 throughout the city. They want the increased flexibility this amendment would provide. The
14 landowner has been working on this for a year and a half. She doesn't want to ruin the existing
15 park. They believe this to be a neutral proposal. They would like to put homes where the current
16 homes stand. There are no private streets in their plan. They propose 14 potential lots and home
17 sites.

18 Mr. Dudley asks if the existing home will be coming down.

19 Mr. Jensen replied that tentatively they plan on keeping the home.

20 **Public Hearing Opened**

21 Mr. Brian Blackhurst, neighbor, owns the house next to the park. The applicant's home has been
22 used as a short-term vacation rental and has turned into a fiasco. The police are always being
23 called. Dancing, karaoke have been going on all night. His concern is that having the open
24 common space will encourage such activity. John Heiner was the original developer, the current
25 owner bought their lot and the other 6 lots. He is worried that there will be no way to control the
26 noise and partying. The neighbors that were approached by the current developer indicated that
27 they would rather it just be developed as the original 6 lots than have a PUD in their back yard.
28 They would be sad to lose the park but that has been outweighed by the noise and partying.

29 Chairman Woffinden indicated that the city council is currently rewriting the short-term rental
30 ordinance. He understands and empathizes with the neighbor's concerns. This property has been
31 a problem for quite a while, because of noise and parking, etc. and if development means the
32 problems would be taken care of then that would be a positive development.

33 Ms. Anderson asked the applicant if the intention is to keep renting the existing home as a short-
34 term rental.

35 Mr. Francis said that the hope is that there would be a single family in each home. They would
36 have an HOA, no more Air BnB and VRBO. They want higher-end homes, and that kind of
37 buyer won't want short-term rentals in the neighborhood. They have listened to and understand

UNAPPROVED MINUTES

1 the concerns of the neighbors. The main concerns of the neighbors seem to be the short-term
2 rental issue, not the going from 5 to 4 acres. They want goodwill and a solution to the rental
3 problem.

4 Mr. Jensen said that the beautiful park and green area should stay that way and benefit the
5 neighbors. The homeowner doesn't have any desire to rip it out to make more lots.

6 Mr. Christiansen asks if there are really 14 lots there.

7 Mr. Jensen said that if they keep the stream, there are only 11-12 lots, but that would mean
8 destroying the park and putting in private streets. They are asking for less than what they could
9 squeeze in in order to keep the neighborhood nicer.

10 Chairman Woffinden indicated that the stream is a natural stream and it would cost the developer
11 a lot to mitigate that.

12 Mr. said that he's probably OK approving the amendment, the short-term rental is a whole
13 separate issue that doesn't really pertain to the amendment issue. The commission could make a
14 requirement of no short-term rentals and put it in the CC&R's.

15 Mr. Jensen indicated that they would support such language.

16 Mr. Brocious said that they want to be clear, such requirements may not be under the purview of
17 this commission.

18 Mr. Olsen agrees, and added that city council passed an ordinance recently to prohibit short-
19 term rentals.

20 Mr. Christiansen is hesitant to make changes like this without knowing all the ramifications
21 throughout the city, unless there is a very compelling reason.

22 Mr. Lane Scott lives next to the property on the east side, his concern is that with the open area,
23 the homes would be pushed back next to the existing homes. There also is no current privacy
24 fence.

25 Ms. Lisa McDougal is the property owner of Spring Creek Mansion. She indicated that her
26 property costs 20-30k per month in the summer months to keep up, rental only brings in about 2-
27 3k. monthly. Her rental rules address noise levels of tenants and have usually been complied
28 with. When her tenants have broken the rules, they have been charged extra. Vacation rentals
29 are a pain and she's tired of dealing with it. She is trying to preserve the years of effort and work
30 on her property and make it a beautiful place in the city. She wants to leave a legacy of beauty.
31 She could rip it out and put as many houses in as possible, but she doesn't want to do that.

32 **Public Hearing Closed**

33 Ms. Staten asked Mr. Jensen if the plans would involve a road and homes on the east side of the
34 property.

UNAPPROVED MINUTES

Mr. Jensen said that the original plan doesn't propose houses up and down the east boundary, but one would be at the top and bottom, the lots would be on the outer edges.

Ms. Anderson moved to recommend approval of the code text amendment relating to the minimum project area in Single-Family Cluster PUD Projects.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Nay
Christine Anderson	Aye
Harold Dudley	Nay
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

Mr. Dudley had a prior commitment and had to leave.

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

Mr. Olsen stated that 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.

UNAPPROVED MINUTES

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. They have met with the applicant many times since their last submittal, this plan meets all the requirements of the TOD code.

Mr. Brocious stated that the prior proposal asked for a cul-de-sac, in this current proposal it is a through street.

Mr. Mike Hathorne is representing Castlewood Development, he clarified that they had to work through a logistical issue with staff regarding block size in the transportation overlay, and they also worked through issues regarding streets. It was a very good exercise and they appreciate working through issues with staff. What they are proposing now is in complete accordance with the code as written.

Mr. Dupaix expressed that this plan is much better, he thanked Mr. Hathorne for working to get to a plan that fits within the overlay.

Ms. Anderson discussed measurements of the neighborhood street and asked if wider streets encourage more speed?

Mr. Hathorne replied that 10 ft travel lanes and 6ft street parking gets you to the 32 ft required by engineers.

Mr. Hunter indicated that the 32 ft width is required for access and maneuvering by fire engines, the developer has latitude how to use the space but 32 ft is the minimum requirement. This configuration of 10 ft travel and 6 ft on-street parking will probably be used throughout the TOD, the on-street parking also helps solve a parking problem.

Mr. Dupaix felt that narrow lanes contribute to unsafe travel by limiting room for movement while having competing participants.

Chairman Woffinden said that in his neighborhood travel seems to speed up with narrower lanes. At times traffic is so heavy that fire vehicles have been blocked out.

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. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Rebecca Staten	Aye

UNAPPROVED MINUTES

Geoff Dupaix

Aye

The motion carried.

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

Mr. Hunter stated that operational overlay maps have been updated as staff have identified challenges and discrepancies within the TOD area. As an example, Willow Glen will not have a road going through it as previously shown. Also, the 200 South on the previous map didn't reflect the accurate design plan.

The road networks are the same, colors have changed to indicate what kind of road they are. The new maps reflect the Castlewood road and other district framework plan planned roads and connectivity. Pedestrian thoroughfares are shown as well throughout the TOD. Staff will continually update overlays as more developments are approved.

Mr. Brocious said that there should still be connectivity between streets such as 350 South and 700 West.

Mr. Hunter said that projected numbers from traffic studies have influenced decisions about collector roads. There are also wetlands that they want to minimize impact to.

Mr. Brocious said that the two additional collectors seem like natural fits.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the zone map amendment.

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

Chairman Woffinden Aye

Rod Brocious Aye

Chris Christiansen Aye

Christine Anderson Aye

Rebecca Staten Aye

Geoff Dupaix Aye

The motion carried.

9. Other Business

UNAPPROVED MINUTES

Mr. Olsen reminded commissioners of the planning commission dinner tomorrow night.
It will be at the Rotary Park at 6:30 pm.

10. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, there will be a commercial fence and the NBFF district framework plan. There will also be an engineering item regarding pressurized irrigation. The next meeting will be held on September 18, 2019.

11. Review and action on the minutes of the August 21, 2019 Planning Commission Regular Session

Mr. Dupaix moved to approve the minutes of the August 21, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Christine Anderson	Abstain
Harold Dudley	Aye
Rebecca Staten	Aye
Geoff Dupaix	Aye

The motion carried.

Mr. Dupaix moved to adjourn.

Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 8:20 pm.

Lisa Halversen, Administrative Assistant

UNAPPROVED MINUTES

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