AMERICAN FORK CITY COUNCIL
MAY 26, 2020
REGULAR SESSION AGENDA

NOTICE OF ELECTRONIC MEETING

Pursuant to COVID-19 Federal Guidelines, this meeting will be conducted electronically. You may watch the meeting live-streamed at https://www.afcity.org/AgendaCenter. Email public comments to zoompubliccomment@afcity.net prior to 5:00 p.m. the day of the meeting for them to be read into record by the City Recorder.

The American Fork City Council will meet in a regular session on Tuesday, May 26, 2020, electronically, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Carroll; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the April 28, 2020, city council minutes.
2. Approval of the May 5, 2020, work session minutes.
3. Approval of the May 5, 2020, special session minutes.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $13,096.60 and issue a Notice of Acceptance for the FURRY TAIL TRANSFURMATIONS construction of public improvements located at 55 East 400 North.
5. Approval of the authorization to release the Improvements Durability Retainer of $3,306.50 for GROSSGEBAUER SUBDIVISION, located at 1370 North 100 East.
6. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $1350.00 and issue a Notice of Acceptance for the GROSSGEBAUER SUBDIVISION construction of public improvements located at 1370 North 100 East.
7. Approval of the authorization to release the Improvements Durability Retainer of $30,999.68 for HANSEN RANCH PHASE 1, located at 480 North 1100 East

ACTION ITEMS

1. Ratification of city payments (May 6, 2020 to May 19, 2020) and approval of purchase requests over $25,000.
2. Review and action on an ordinance approving 2019-2020 PARC Tax allocations.
3. Review and action on the Water Banking Agreement with Horan Family Trust.
4. Review and action on a resolution Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time

frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

a. Review and action on an ordinance approving a commercial site plan located at 64 North 900 West in the GC-2 Planned Commercial zone.
b. Review and action on an extension of approval on the final plat and ordinance adopting the site plan of Dixie Farms A, B, C, D and G located in the vicinity of 900 West and 1000 South.

5. Review and action on a resolution providing for the continuity of Government pursuant to the provisions of the Emergency Interim Succession Act.
6. Review and action on a resolution adopting fireworks restrictions for American Fork City.
7. Review and action on an ordinance adopting modifications to Section 15.16 of the American Fork City Code relating to Floodplain Management.
8. Review and action on an ordinance amending Section 17.5.128 and Section 5.32.060 of the city code relating to signs and advertising structures.
9. Adjournment.

Dated this 22 day of May, 2020.

Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $13,096.60 and issue a Notice of Acceptance for the FURRY TAIL TRANSFURMATIONS construction of public improvements located at 55 East 400 North.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the FURRY TAIL TRANSFURMATIONS public improvements located at 55 East 400 North. To authorize the issuance of documents and/or

payments to release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

Note: With passage of the Common Consent Agenda items, the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

Performance Guarantee - Furry Tail Transfurmation (XLSX)
Notice of Completion and Request for Release - FurryTail (PDF)
Notice of Acceptance - Furry Tail Transfurmations (PDF)
Bond Release Request - FurryTail (PDF)

Name of Development: Furry Tail Transfurmation

	Date		Date		Date		Date		Date		Date		
	5/26/2020	Final											

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	ROADWAY																	
	4" Sidewalk	1000	SF	$8.00	$8,000.00	1000	$8,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	6" Sidewalk	160	SF	$10.00	$1,600.00	160	$1,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Asphalt patching	403	SF	$2.00	$806.00	403	$806.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	Testing and Inspections	1	LS	$2,500.00	$1,500.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
							$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	**$0.00** Available for Release

Improvement Assurance **$11,906.00**

Improvement Warranty **$1,190.60** Also Released 5/26, has a separate durability bond

$1,190.60 Durability Period

Total **$13,096.60**

Attachment: Performance Guarantee - Furry Tail Transfurmation (Final Bond Release - FURRY TAIL TRANSFURMATIONS)

NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American Fork
51 East Main
American Fork, UT 84003

Re: FurryTail Transfurmations

Dear Mayor:

As the project and/or subdivision construction has now been completed in full, I request that the Improvement Construction Guarantee (ICG) be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the ICG, I understand that the one (1) year Durability Testing Period will commence wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, Jering Vasika, the owner, developer, and authorized representative of FurryTail Transfurmations Subdivision/Project, do hereby request the release of the Improvement Construction Guarantee. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: FurryTail Transfurmations

Address: 55 E 400 N, American Fork, UT 84003

Requested ICG Amount: 13096.60

Owner/Developer

7 May 2020
Date

Attachment: Notice of Completion and Request for Release - FurryTail (Final Bond Release - FURRY TAIL TRANSFURMATIONS)

NOTICE OF ACCEPTANCE AND IMPROVEMENTS CONSTRUCTION GUARANTEE RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Construction Guarantee for FURRY TAIL TRANSFURMATIONS pursuant to the terms of Section 17.9.100 and 17.9.304 of the City Development Code. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvements Construction Guarantee, or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Durability Testing Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvements Construction Guarantee funds will be held as the Durability Retainer pursuant to the City Performance Guarantee ordinance.

Amount Released: $ 13,096.60

PASSED THIS 26 DAY OF MAY, 2020.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance - Furry Tail Transfurmations (Final Bond Release - FURRY TAIL TRANSFURMATIONS)

BOND RELEASE REQUEST

Development Name: Furry Tail Transformations

Development Address: 55 E 400 N

*All outstanding fees must be paid prior to any release.

☐ Partial Improvement Assurance Release ☒ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
			Total	13096.60	

Bond Type: ☐ Cash Deposit ☐ Escrow Account ☐ Letter of Credit ☒ Surety Bond

Please send check/bank letter to:

Name: Jeremy Vosika

Bank (if applicable):

Address: 1496 E 450 N

City: Lehi State: UT Zip: 84043

Phone: 360-936-9718 Email: jeremy@furryH.com

Signature: [signature] Date: 7 May 2020

City Official Use Only

☒ Fees paid and current

Administrative Signature: [signature] Date: 5/13/20

Inspector Signature: [signature] Date: 5/7/20

Attachment: Bond Release Request - FurryTail (Final Bond Release - FURRY TAIL TRANSFURMATIONS)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $1350.00 and issue a Notice of Acceptance for the GROSSGEBAUER SUBDIVISION construction of public improvements located at 1370 North 100 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the GROSSGEBAUER SUBDIVISION public improvements located at 1370 North 100 East. To authorize the issuance of documents and/or

payments to release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

Note: With passage of the Common Consent Agenda items, the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

Bond Release Request - Grossgebauer (PDF)
Notice of Completion-Grossgebauer (PDF)
Notice of Acceptance - Grossgebauer Subdivision A(PDF)
Bond Spreadsheet - Grossgebauer-Final & Durability (PDF)

AMERICAN FORK
1853

BOND RELEASE REQUEST

Development Name: GROSSGEBAUER SUB

Development Address: 1366 N 100 E

*All outstanding fees must be paid prior to any release.

☐ Partial Improvement Assurance Release ☒ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
LETTER BOND				4656.50	Y
			Total	4656.50	

Bond Type: ☐ Cash Deposit ☐ Escrow Account ☒ Letter of Credit ☐ Surety Bond

Please send check/bank letter to:

Name: BRYCE GROSSGEBAUER

Bank (if applicable):

Address: 1366 N 100 E

City: AF State: UT Zip: 84003

Phone: 801 361 2146 Email: GROSSGEBAUER@YAHOO.COM

Signature: [signature] Date: 5-13-20

City Official Use Only

☒ Fees paid and current

Administrative Signature: Lisa Jahnsen Date: 5/13/20

Inspector Signature: [signature] Date: 5/13/20

Attachment: Bond Release Request - Grossgebauer (Final Bond Release - GROSSGEBAUER SUBDIVISION)

AMERICAN FORK
— 1853 —

NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American Fork
51 East Main
American Fork, UT 84003

Re: Grossgebauer Subdivision

Dear Mayor:

As the project and/or subdivision construction has now been completed in full, I request that the Improvement Construction Guarantee (ICG) be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the ICG, I understand that the one (1) year Durability Testing Period will commence wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, BRUCE GROSSGEBAUER, the owner, developer, and authorized representative of GROSSGEBAUER Subdivision/Project, do hereby request the release of the Improvement Construction Guarantee. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: GROSSGEBAUER SUBDIVISION

Address: 1366N 100E

Requested ICG Amount: 4656.50

BRUCE GROSSGEBAUER
Owner/Developer

5-13-2020
Date

Attachment: Notice of Completion-Grossgebauer (Final Bond Release - GROSSGEBAUER SUBDIVISION)

NOTICE OF ACCEPTANCE AND IMPROVEMENTS CONSTRUCTION GUARANTEE RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Construction Guarantee for GROSSGEBAUER SUBDIVISION A pursuant to the terms of Section 17.9.100 and 17.9.304 of the City Development Code. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvements Construction Guarantee, or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Durability Testing Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvements Construction Guarantee funds will be held as the Durability Retainer pursuant to the City Performance Guarantee ordinance.

Amount Released: $ 1,350.00

PASSED THIS 26 DAY OF MAY, 2020.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance - Grossgebauer Subdivision A (Final Bond Release - GROSSGEBAUER SUBDIVISION)

Name of Development: Grossgebauer Subdivision "A"

Date		Date		Date		Date		Date		Date		
10/31/2016		1/26/2017		5/26/2020	Final							

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SEWER																	
	8" PVC Sewer Line	600	LF	$31.00	$18,600.00	600	$18,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	4' Sewer Manhole Precast	2	Each	$2,600.00	$5,200.00	2	$5,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sanitary Sewer Lateral Connection	2	Each	$900.00	$1,800.00	1	$900.00	1	$900.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Testing	1	LS	$690.00	$690.00		$0.00	1	$690.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	1" Water Service Lateral	2	Each	$1,250.00	$2,500.00		$0.00	2	$2,500.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	1" Irrigation Service	1	Each	$1,100.00	$1,100.00		$0.00		$0.00	1	$1,100.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Driveway Apron (6" concrete over 6" untreated base course)	450	SF	$6.50	$2,925.00		$0.00	450	$2,925.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00		$0.00		$0.00	1	$250.00		$0.00		$0.00		$0.00	$0.00
					$33,065.00		$24,700.00		$7,015.00		$1,350.00		$0.00		$0.00		$0.00	$0.00 Amount available for release
				10% Durability - retained at ICG release	$3,306.50	Released 5/26/2020 also												
				ICG Amount	**$36,371.50**													
				Fees	**$1,182.00**													

Attachment: Bond Spreadsheet - Grossgebauer-Final & Durability (Final Bond Release -

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Common Consent Consideration regarding authorization to release the Improvements Durability Retainer of $3,306.50 for GROSSGEBAUER SUBDIVISION, located at 1370 North 100 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of $3,306.50 for GROSSGEBAUER SUBDIVISION. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Bond Release Request - Grossgebauer (PDF)
Bond Spreadsheet - Grossgebauer-Final & Durability (PDF)
Durability_Release_Authorization-Grossgebauer Subdivision A (PDF)

AMERICAN FORK
1853

BOND RELEASE REQUEST

Development Name: GROSSGEBAUER SUB

Development Address: 1366 N 100 E

*All outstanding fees must be paid prior to any release.

☐ Partial Improvement Assurance Release ☒ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
LETTER BOND				4656.50	Y
			Total	4656.50	

Bond Type: ☐ Cash Deposit ☐ Escrow Account ☒ Letter of Credit ☐ Surety Bond

Please send check/bank letter to:

Name: BRYCE GROSSGEBAUER

Bank (if applicable):

Address: 1366 N 100 E

City: AF State: UT Zip: 84003

Phone: 801 361 2146 Email: GROSSGEBAUER@YAHOO.COM

Signature: Date: 5-13-20

City Official Use Only

☒ Fees paid and current

Administrative Signature: Lisa Jahnsen Date: 5/13/20

Inspector Signature: Date: 5/13/20

Attachment: Bond Release Request - Grossgebauer (Durability Release - GROSSGEBAUER SUBDIVISION)

Name of Development: Grossgebauer Subdivision "A"

Date		Date		Date		Date		Date		Date		
10/31/2016		1/26/2017		5/26/2020	Final							

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SEWER																	
	8" PVC Sewer Line	600	LF	$31.00	$18,600.00	600	$18,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	4' Sewer Manhole Precast	2	Each	$2,600.00	$5,200.00	2	$5,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sanitary Sewer Lateral Connection	2	Each	$900.00	$1,800.00	1	$900.00	1	$900.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Testing	1	LS	$690.00	$690.00		$0.00	1	$690.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	1" Water Service Lateral	2	Each	$1,250.00	$2,500.00		$0.00	2	$2,500.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	1" Irrigation Service	1	Each	$1,100.00	$1,100.00		$0.00		$0.00	1	$1,100.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Driveway Apron (6" concrete over 6" untreated base course)	450	SF	$6.50	$2,925.00		$0.00	450	$2,925.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00		$0.00		$0.00	1	$250.00		$0.00		$0.00		$0.00	$0.00
					$33,065.00		$24,700.00		$7,015.00		$1,350.00		$0.00		$0.00		$0.00	$0.00 Amount available for release
				10% Durability - retained at ICG release	$3,306.50	Released 5/26/2020 also												
				ICG Amount	**$36,371.50**													
				Fees	**$1,182.00**													

Attachment: Bond Spreadsheet - Grossgebauer-Final & Durability (Durability Release - GROSSGEBAUER

IMPROVEMENTS DURABILITY RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Durability Retainer for GROSSGEBAUER SUBDIVISION A pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvements Durability Retainer or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: $3,306.50

PASSED THIS 26 DAY OF MAY, 2020.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Durability_Release_Authorization-Grossgebauer Subdivision A (Durability Release - GROSSGEBAUER SUBDIVISION)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Common Consent Consideration regarding authorization to release the Improvements Durability Retainer of $30,999.68 for HANSEN RANCH PHASE 1, located at 480 North 1100 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of $30,996.68_ for HANSEN RANCH PHASE 1. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Durability Bond Release Request - Hansen Ranch Ph 1 (PDF)
Hansen Ranch Phase 1 Performance Guarantee #2- 11-30-2017 (XLSX)
Durability_Release_Authorization - Hansen Ranch Phase 1 (PDF)

BOND RELEASE REQUEST

Development Name: Hansen Ranch phase 1

Development Address: 480 N 1100 E American Fork, UT 84003

☐ Partial Release ☐ Final Release ☑ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Phase 1 Durability Release	1	$	30,999.68	30,999.68	Y
			Total	30,999.68	

Bond Type: ☑ Cash Deposit ☐ Escrow Account ☐ Letter of Credit ☐ Surety Bond

Please send check/bank letter to:

Name: Oakwood Homes of Utah

Bank (if applicable):

Address: 206 E Winchester St

City: Murray State: Utah ZIP: 84107

Phone: 2083717381 Email: llarsen@oakwoodhomesco.com

Signature: _____ Date: 5-10-19

Inspector Use Only

Inspector Signature: _____ Date: 5/7/20

Form Number xxx-xx-xxx Approved for use by PW Director Date Apr 3 2018

Attachment: Durability Bond Release Request - Hansen Ranch Ph 1 (Durability Release - HANSEN RANCH PHASE 1)

Name of Development: Hansen Ranch Phase 1

	Date		Date		Date		Date		Date		Date		

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SWPPP																	
	SWPPP BMPs Installation & Maintenance	1	LS	$9,000.00	$9,000.00	1	$9,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	GROUNDWATER																	
	Land Drain Laterals	12	Each	$925.00	$11,100.00	12	$11,100.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SEWER																	
	8" PVC Sewer Line	280	LF	$28.00	$7,840.00	280	$7,840.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	5' Sewer Manhole Precast	1	Each	$3,250.00	$3,250.00	1	$3,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sanitary Sewer Lateral Connection	13	Each	$900.00	$11,700.00	13	$11,700.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing	1	Each	$2,000.00	$2,000.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	8" DI Culinary Water	250	LF	$35.00	$8,750.00	250	$8,750.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Gate Valve	3	Each	$1,100.00	$3,300.00	3	$3,300.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" FL Tee	1	Each	$900.00	$900.00	1	$900.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Bend	2	Each	$535.00	$1,070.00	2	$1,070.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing Water	1	Each	$950.00	$950.00	1	$950.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Water Service Lateral	12	Each	$1,000.00	$12,000.00	12	$12,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	2" Blowoff	2	Each	$1,600.00	$3,200.00	2	$3,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	6" PVC Pipe	870	LF	$20.00	$17,400.00	870	$17,400.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	6" Gate Valve	3	Each	$950.00	$2,850.00	3	$2,850.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	6" FL Tee	1	Each	$650.00	$650.00	1	$650.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	2" Blowoff Pressurized Irrigation	2	Each	$1,300.00	$2,600.00	2	$2,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Irrigation Service	13	Each	$700.00	$9,100.00	13	$9,100.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing PI	1	Each	$950.00	$950.00	1	$950.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Asphalt 3" - Standard Road	17300	SF	$1.40	$24,220.00	17300	$24,220.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Roadbase 12" Hauled, Placed & Compacted	17300	SF	$0.90	$15,570.00	17300	$15,570.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	24" Curb & Gutter (4" untreated base course included)	1360	LF	$15.00	$20,400.00	1360	$20,400.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	5' Sidewalk 4" Thick (4"untreated base course included)	5850	SF	$4.00	$23,400.00	5850	$23,400.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8' Sidewalk 4" Thick (4"untreated base course included)	1520	SF	$4.00	$6,080.00	1520	$6,080.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	ADA Ramp (6" concrete 6" base course included)	3	Each	$1,500.00	$4,500.00	3	$4,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Curb Tie In	2	Each	$240.00	$480.00	2	$480.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STORM DRAINAGE																	
	24" RCP Storm Drain	1105	LF	$48.00	$53,040.00	1105	$53,040.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	15" RCP Storm Drain	235	LF	$36.00	$8,460.00	235	$8,460.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Curb Inlet 2' x 3' x 4'	2	Each	$1,800.00	$3,600.00	2	$3,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Combo Box	4	Each	$3,000.00	$12,000.00	4	$12,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Storm Drain Manhole 5'	2	Each	$2,900.00	$5,800.00	2	$5,800.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing w/ 5' Cast-in-Place Manhole	1	Each	$5,800.00	$5,800.00	1	$5,800.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00	1	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Testing & Cleaning	1	LS	$2,500.00	$2,500.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Street Sign	1	Each	$225.00	$225.00	1	$225.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Traffic Sign	1	Each	$300.00	$300.00	1	$300.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Inspections - 5% of Subtotal (Subtotal = $295,235.00)	1	LS	$14,761.75	$14,761.75	1	$14,761.75		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
					$309,996.75		$309,996.75		$0.00		$0.00		$0.00		$0.00		$0.00	**$0.00** Available for Release
				10% Durability - retained at ICG release	$30,999.68	Released 5/26/2020												$30,999.68 Durability Period

***Note:** Listed fees amount does not include inspection fees. Developer will be billed periodically for the actual cost of inspections. Partial releases can be requested from the amount bonded for inspections.

ICG Amount	**$340,996.43**
Street Lights	**$20,000.00**
***Fees**	**$1,191.00**

Attachment: Hansen Ranch Phase 1 Performance Guarantee #2- 11-30-2017 (Durability Release - HANSEN RANCH PHASE 1)

IMPROVEMENTS DURABILITY RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Durability Retainer for HANSEN RANCH PHASE 1 pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvements Durability Retainer or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: $30,999.68

PASSED THIS 26 DAY OF MAY, 2020.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Durability_Release_Authorization - Hansen Ranch Phase 1 (Durability Release - HANSEN RANCH PHASE 1)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance approving the disbursement of fiscal year 2019-2020 PARC Tax funds.

SUMMARY RECOMMENDATION
The PARC Tax Advisory Board recommends the disbursement of funds as proposed.

BACKGROUND
The PARC Tax Advisory Board has received many PARC funds applications and has held discussions on the requests. A mandatory workshop was held earlier this year for all applicants. The advisory board had presentations from the applicants and reviewed the applications and made their recommendation to the City Council at the April 21, 2020. Discussions were also held at the May 5, 2020, and May 19, 2020 work sessions. The proposed allotments as it currently stands are as follows:

DUP 60 Years Celebration	$ 1,200.00
ACT: Matilda and Christmas Carol	$ 30,000.00
Friends of the Library	$ 21,383.00
Friends Quilting Circle	$ 2,000.00
Harrington Center for the Arts	$ 35,500.00
Wasatch Dance Company	$ 4,000.00
Timpanogos Arts Foundation (TAF)	$ 245,300.00
Timpanogos Symphony	$ 5,600.00
AF Library: Children's Programming Room	$ 110,000.00
AF Parks and Recreation:	$ 465,301.00

Following the proposed ordinance, there is a memo on the PARC Tax proposed allocations from the PARC Tax Advisory Board.

BUDGET IMPACT
Dependent upon PARC Tax funds received.

SUGGESTED MOTION
I move to adopt the ordinance approving the disbursement of the fiscal year 2019/2020 PARC Tax funds as presented and allow the City Administrator to enter into disbursement contracts,

with terms substantially similar to those presented, under the direction of the Mayor.

OR

I move to adopt the ordinance approving the disbursement of the fiscal year 2019/2020 PARC Tax funds as follows: (list approved disbursements), and allow the City Administrator to enter into disbursement contracts, with terms substantially similar to those presented, under the direction of the Mayor.

SUPPORTING DOCUMENTS

05-26-2020 - PARC Tax allocations (DOCX)
2019-2020 PARC Amendment to Recommendations to City Council (PDF)

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE DISTRIBUTION OF FISCAL YEAR 2019/2020 PARC TAX REVENUES

WHEREAS, on December 9, 2014 American Fork City Council approved Ordinance No. 2014-12-46, the Parks, Arts, Recreation and Culture Sales and Use Tax (PARC Tax);

WHEREAS, the PARC Tax became effective April 1, 2015;

WHEREAS, the City Council recognizes that parks, arts, recreation and culture enrich the quality of life in a community;

WHEREAS, the City Council desires to encourage and support the advancement or recreational and cultural facilities and cultural arts organization in American Fork; and

WHEREAS, the purpose of this ordinance is to provide for the distribution of the Fiscal Year 2019/2020 PARC Tax revenues and reallocation of unused Fiscal Year 2018/2019 PARC Tax revenues previously allocated.

NOW THEREFORE, be it ordained by the American Fork City Council as follows:

1. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to the American Fork Daughters of Utah Pioneers Museum in the amount of $1,200.00 for the 60 Year Celebration.

2. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to Alpine Community Theater in the amount of $30,000.00 for the Matilda and Christmas Carol productions.

3. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to Harrington Center for the Arts in the amount of $35,500.00 for the following projects:
   - Fork Fest $25,000.00
   - Chalk It Up $5,000.00
   - Concerts in the Park Summer ‘21 $5,500.00

4. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to Wasatch Contemporary Dance Company in the amount of $4,000.00 for an Immersive Dance Performance in American Fork City.

5. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax Revenues to the Friends of American Fork Library in the amount of $21,383.00 for the following projects:
   - Book Fairy Project $ 18,175.00

Attachment: 05-26-2020 - PARC Tax allocations (PARC Tax Funds Disbursement FYE 2020)

- Dictionary Project $ 3,208.00

6. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax Revenues to American Fork City-Parks and Recreation in the amount of $465,301.00 for the following projects:
   - Quail Cove Restroom $ 100,000.00
   - Art Dye Park $ 350,000.00
   - Scoreboard Replacement $ 15,301.00

7. American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to American Fork City-Library in the amount of $110,000.00 for the Children's Programming Room.

8. The American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax Revenues to the Timpanogos Arts Foundation in the amount of $245,300.00 for the following projects:
   - Youth Choir $20,000.00
   - Wasatch Winds $23,000.00
   - Mary Kawakami Speech Contest $2,300.00
   - History & Heritage Pageant $4,500.00
   - Vivace Youth Orchestra $7,500.00
   - Wasatch Show Band $16,000.00
   - Timpanogos Chorale $16,000.00
   - AF Youth Theater $18,000.00
   - AF Symphony $30,000.00
   - AF Community Theater $40,000.00
   - AF Visual Arts $21,000.00
   - Administration $47,000.00

9. American Fork City Council hereby authorizes the distribution of Fiscal Year 2019/2020 PARC Tax revenues to Timpanogos Symphony in the amount of $5,600.00 for TSO Education Concerts.

10. Due to COVID-19 it is anticipated that a number of organizations will be unable to fully expend the Fiscal Year 2018/2019 funds previously allocated. Council herby reallocates to such organizations Fiscal Year 2018/2019 revenues previously allocated, but not used due to the impact of COVID-19 for use during the 2020/2021 fiscal year for the same or similarly related purpose as the prior allocation.

11. No PARC Tax revenues shall be distributed to an entity for operation expenses until the entity has signed a contract with the City meeting the requirements of Resolution No. 2015-04-09R and Resolution No. 2017-01-06R, A Resolution Creating the Parks, Arts, Recreation and Culture Tax Advisory Board.

Attachment: 05-26-2020 - PARC Tax allocations (PARC Tax Funds Disbursement FYE 2020)

12. PARC Tax revenues in future fiscal years will also be awarded after a competitive application process based on merit and availability of funds. Receipt of PARC Tax funding in this round of applications does not guarantee PARC Tax funding in future years.

5. The City Administrator is hereby authorized to sign any documents required to proceed with the distribution of PARC Tax revenues as set forth in this ordinance.

6. All acts, orders, resolutions, ordinances, and parts thereof, in conflict with this ordinance are hereby rescinded.

This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council on this ____ day of May, 2020.

MAYOR

_____
BRADLEY J. FROST
Mayor of American Fork

ATTEST:

_____
TERILYN LURKER
City Recorder

Attachment: 05-26-2020 - PARC Tax allocations (PARC Tax Funds Disbursement FYE 2020)

To: American Fork City Council

From: PARC Tax Advisory Board

Date: 5/15/2020

Re: Amendment to PARC Funding Recommendation

2019-2020 Fiscal Year

After reviewing the request from City Council to adjust previous recommendation, the PARC Board offers the following recommendations for review. Adjustments have an asterisk and are in bold type. Previous recommendations are in parentheses.

DUP 60 Years Celebration	$1,200.00	
ACT: Matilda and Christmas Carol	$30,000.00	
Friends of American Fork Library: Dictionaries for 3rd Graders	$3,208.00	
***Friends of American Fork Library: Book Fairy Project**	**$18,175.00**	**($14,515.00)**
***Friends Quilting Circle: Sewing Equipment**	**$00.00**	**($2,400.00)**
Friends Quilting Circle: Quilting Events	$2,000.00	
Harrington Center for the Arts: Fork Fest	$25,000.00	
Harrington Center for the Arts: Chalk Fest	$5,000.00	
Harrington Center for the Arts: Concerts in the Park	$5,500.00	
Wasatch Dance Co.: Immersive Dance Performance	$4,000.00	
Timpanogos Arts Foundation:		
***Youth Choirs**	**$20,000.00**	**($15,000.00)**
***Wasatch Winds**	**$23,000.00**	**($20,000.00)**
Mary Kawakami Speech Contest	$2,300.00	
History and Heritage Pageant	$4,500.00	
Vivace Youth Orchestra	$7,500.00	
Wasatch Show Band	$16,000.00	
Timpanogos Chorale	$16,000.00	

Attachment: 2019-2020 PARC Amendment to Recommendations to City Council (PARC Tax Funds Disbursement FYE 2020)

AF Youth Theater	$18,000.00	
***AF Symphony**	**$30,000.00**	**$27,569.00)**
***AF Community Theater**	**$40,000.00**	**($30,000.00)**
***AF Visual Arts**	**$21,000.00**	**($15,000.00)**
***Timpanogos Arts Foundation: Administration**	**$47,000.00**	**($40,000.00)**
Timpanogos Symphony: Educational Concert at Greenwood	$5,600.00	
AF Library: Children's Programming Room	$110,000.00	
***AF Parks and Recreation: Boat Harbor Matching Funds**	**$00.00**	**($150,000.00)**
AF Parks and Recreation: Art Dye Park	$350,000.00	
***Additions:**		
***Quail Cove Restroom**	**$100,000.00**	**($00.00)**
***Scoreboards**	**$15,301.00**	**($00.00)**
TOTAL	**920,284.00**	

The Board bases its recommendation upon an estimate of tax revenue for the current fiscal year. If the final revenue is less than the estimate, the Board recommends each award drop according to the percentage of the short fall. The Board will offer a separate recommendation for excess revenue received.

Quail Cove Restroom

A restroom at Quail Cove will improve the overall experience for patrons who attend concerts and other activities at Quail Cove.

Scoreboards

New scoreboards in our baseball parks will enhance the experience for players and spectators of the great game of baseball.

Children's Programming Room

The Board recommends making a commitment of future funds to complete this project if additional funds are needed.

Attachment: 2019-2020 PARC Amendment to Recommendations to City Council (PARC Tax Funds Disbursement FYE 2020)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Review and action on the Water Banking Agreement with Horan Family Trust

SUMMARY RECOMMENDATION The City Engineer recommends approval of the Water Banking Agreement with Horan Family Trust for water rights as shown in the agreement.

BACKGROUND Water banking agreements are authorized by the American Fork municipal code to document and track water dedicated to the city in exchange for water credits that can be used or assigned to another person to be used to meet the city's water dedication requirements.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to authorize the City to sign the Water Banking Agreement for Water Rights with Horan Family Trust.

SUPPORTING DOCUMENTS

Horan Family Trust - Water Banking Agreement (PDF)

WATER BANKING AGREEMENT

This Water Banking Agreement ("**Agreement**") is entered into as of the 26 day of May, 2020 ("**Effective Date**"), by and between Horan Family Trust ("**Owner**"), and AMERICAN FORK CITY, a municipal corporation and political subdivision of the State of Utah ("**City**").

RECITALS

WHEREAS Water Right Nos. 55-1271, 55-2066, 55-2067, and 55-2500 ("**Water Right**") has been or will be deeded by Owner to the City; and

WHEREAS Permanent Change Application a45490 ("**Change Application**"), which is associated with the Water Right and was approved by an Order of the State Engineer dated May 4, 2020, permits the diversion of 58.512 acre-feet from City's wells for municipal purposes within City's service area; and

WHEREAS Owner is transferring the Water Right and Change Application to City in order to meet City's water dedication requirements for Owner's development(s) and/or to bank the water with City for use by others to meet City's water dedication requirements for development; and

WHEREAS City is willing to accept the Water Right for use in its system in satisfaction of its water dedication requirements for present or future developments of Owner or Owner's assigns, to the extent provided by City Code section 17.1.400, or any successor provision.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants hereafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City, incorporating the recitals set forth above, agree as follows:

AGREEMENT

1. Transfer and Acceptance of the Water Right. Owner has conveyed and assigned, or will convey and assign, the Water Right to City by warranty deed, and City has accepted or will accept the conveyance and assignment of the Water Right. City agrees and acknowledges that the Water Right is an acceptable water right for purposes of satisfying City's water dedication requirements. Owner acknowledges that under the Article XI, Section 6 of the Utah Constitution, City is prohibited from returning to Owner any portion of the Water Right.

2. Title Insurance. City has obtained or will obtain, at Owner's expense, a water rights title insurance policy for the Water Right.

3. Water Credits. In exchange for the transfer of the Water Right, City hereby grants to Owner water dedication credits for 58.512 acre-feet of water ("**Credits**"). As provided herein, the Credits may be used by Owner to meet City's water dedication requirements for Owner's development(s) or may be assigned by Owner to others. The City Recorder shall maintain a credit log to keep track of any Credits that have not yet been dedicated to a specific development to meet City's water dedication requirements. Owner, or any assignee of all or a portion of the Credits, may request

Attachment: Horan Family Trust - Water Banking Agreement (Water Banking Agreement for Horan Family Trust)

a copy of the credit log by making a written request to the City Recorder. Within ten business days of receiving the request, the City Recorder will provide a copy of the credit log.

4. Use of Credits for Owner's Developments. Owner may use the Credits in order to meet City's water dedication requirements as part of the development approval process. Prior to final plat approval, Owner shall send the City Recorder a written request to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are no longer available for application to another project or assignment to a third party.

5. Assignment of Credits. Owner may assign any or all of the Credits to others using an Assignment of Water Credits form similar to Exhibit A ("**Assignment**"). An assignee shall present the Assignment, with original signatures, to the City Recorder, at which time the City Recorder shall update the credit log to account for the Assignment. The City Recorder shall also keep a copy of each Assignment in his/her records. An assignee may assign the Credits in the same manner outlined herein or may use the Credits in order to meet City's water dedication requirements. Any assignment of Credits that is not presented to the City Recorder as provided in this paragraph shall be void as against any subsequent purchaser, in good faith and for valuable consideration, of the same Credits, or any portion thereof, where the subsequent purchaser's assignment is first presented to the City Recorder.

6. Use of Credits by Assignees. An assignee may use the Credits in order to meet City's water dedication requirements as part of the development approval process. Prior to final plat approval, assignee shall send the City Recorder a written request to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are no longer available for application to another project or assignment to a third party.

7. City's Use of Water Right. Upon execution of this Agreement, City shall have the full and unencumbered right to divert and beneficially use the water under the Water Right. City bears the responsibility to protect and maintain in good standing the Water Right, including placing the Water Right to beneficial use, filing proof documents on the Change Application, and filing other documentation with the Utah Division of Water Rights. Owner agrees to provide any information or other assistance, as requested by City, that is reasonably necessary to protect and maintain the Water Right. Owner's rights to Credits under this Agreement will not be affected if the Water Right is forfeited, abandoned, or otherwise lost due to City's nonuse.

8. Termination by Owner. Owner may, at any time and in its sole discretion, terminate this Agreement by filing written notice of termination with the City Recorder. Upon termination, any Credits that have not been dedicated to a specific development shall immediately and automatically pass to City.

9. Cessation of Owner's Use. Upon execution of this Agreement, Owner shall immediately cease any and all use of the Water Right.

Attachment: Horan Family Trust - Water Banking Agreement (Water Banking Agreement for Horan Family Trust)

10. Successors and Assigns. Pursuant to the terms of this Agreement, Owner shall have the right to assign its rights, duties, and obligations. The parties acknowledge that the rights, duties, and obligations of Owner will also apply to any successor or assign of Owner, and that the use of the term "Owner" in this contract includes Owner's successors or assigns.

11. Ownership of Water Facilities. Nothing in this Agreement shall alter the ownership of any wells or other water facilities of Owner or City.

12. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior agreements and understandings concerning its subject matter. This Agreement shall not be amended or modified except by written instrument signed by both parties.

13. Construction and Enforcement. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah. This Agreement may be specifically enforced.

14. Third Party Beneficiaries. Except for the assignees of Credits, this Agreement is not intended to and shall not create any rights in any person or entity not a party to this Agreement.

15. Attorney Fees. In any action arising out of this Agreement, the prevailing party shall be entitled to costs and reasonable attorney fees.

16. Further Assurances. After the execution of this Agreement, the parties agree to execute and deliver such documents, and to take or cause to be taken all such other actions, as either party may reasonably deem necessary or appropriate in order to carry out the intents and purposes of this Agreement.

17. Severability. If any term, covenant, or condition of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the remainder of the Agreement shall remain in full force and effect.

18. Authority of Parties. The persons signing this Agreement represent and warrant that they have full authority to do so and that their corporation or entity has undertaken and obtained whatever formalities and approvals are necessary to enter into this Agreement.

Attachment: Horan Family Trust - Water Banking Agreement (Water Banking Agreement for Horan Family Trust)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

AMERICAN FORK CITY

_____ Attest: _____
Bradley J. Frost, Mayor Terilyn Lurker, City Recorder

STATE OF UTAH)
:ss
COUNTY OF _____)

On the _____ day of _____, 20__, personally appeared before me Bradley J. Frost and Terilyn Lurker, known to me to be the Mayor and City Recorder, respectively, of American Fork City, who acknowledged to me that they executed the within Water Banking Agreement pursuant to a resolution of the City Council adopted pursuant to notice at a regular meeting at which a quorum was in attendance.

_____
NOTARY PUBLIC

Horan Family Trust

_____
By: Michael B. Horan, Trustee of the Horan Family Trust

STATE OF UTAH)
:ss
COUNTY OF _____)

On the _____ day of _____, 2020, Michael B. Horan personally appeared before me and duly acknowledged that he, acting in his/her authorized capacity as Trustee of the Horan Family Trust, executed this Water Banking Agreement for the purposes stated therein.

_____
NOTARY PUBLIC

Attachment: Horan Family Trust - Water Banking Agreement (Water Banking Agreement for Horan Family Trust)

Approved as to form by City's attorney 6/9/2018

EXHIBIT A

ASSIGNMENT OF WATER CREDITS

This Assignment of Water Credits ("Assignment") is entered into as of this _____ day of _____, 20___, by and between Horan Family Trust ("Assignor"), whose mailing address is 520 South 850 East, Suite A4, Lehi Utah 84043, and _____ ("Assignee"), whose mailing address is _____. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor transfers and assigns to Assignee _____ acre-feet of water credits that were banked with American Fork City pursuant to the Water Banking Agreement between American Fork City and Horan Family Trust, dated May 26, 2020.

In order to effectuate this Assignment, Assignee shall present this original signed and notarized Assignment to the American Fork City Recorder.

DATED this _____ day of _____, 20___.

_____
Transferor

State of _____)
:ss
County of _____)

On the _____ day of _____, 20___, personally appeared before me _____, personally known to me to be the person whose name is subscribed to this instrument, who acknowledged that he/she executed it.

_____
Notary Public

Attachment: Horan Family Trust - Water Banking Agreement (Water Banking Agreement for Horan Family Trust)

Approved as to form by City's attorney 6/9/2018

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Planning **Director Approval** *Adam Olsen*

AGENDA ITEM Review and action on an ordinance approving a commercial site plan located at 64 North 900 West in the GC-2 Planned Commercial zone.

SUMMARY RECOMMENDATION The planning commission recommended denial of the commercial site plan located at 64 North 900 West as stated in the attached minutes of the May 6, 2020 planning commission meeting.

BACKGROUND The applicant proposes a plan for off-site advertising/display of pools on a vacant lot at 64 North 900 West with freeway exposure. The planning commission unanimously denied the application because it does not comply with the requirements of the GC-2 Planned Commercial zone. For further analysis, please refer to the attached site plan, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as a result of this approval.

SUGGESTED MOTION I motion to deny the ordinance approving a commercial site plan located at 64 North 900 West in the GC-2 Planned Commercial zone.

SUPPORTING DOCUMENTS

1. Ord (PDF)
2. Site Plan (PDF)
3. Staff Report (PDF)
4. Minutes (PDF)

ORDINANCE NO.

AN ORDINANCE APPROVING THE COMMERCIAL SITE PLAN FOR 64 NORTH 900 WEST

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The site plan for 64 NORTH 900 WEST, as set forth in the attachment, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone _____.

C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.

C. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 26th DAY OF MAY, 2020.

Brad Frost, Mayor

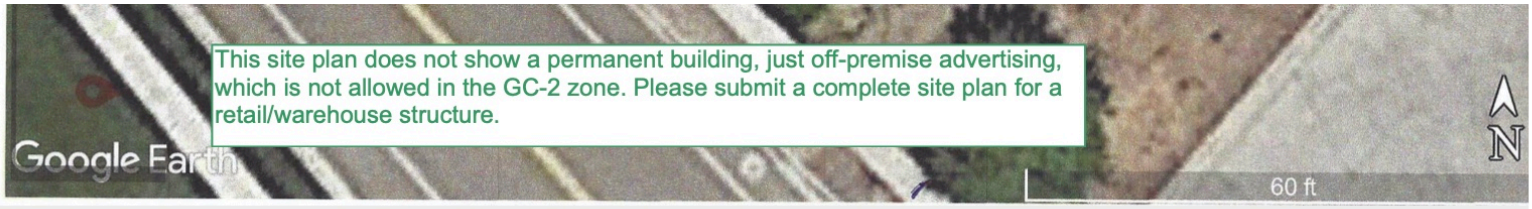
ATTEST:

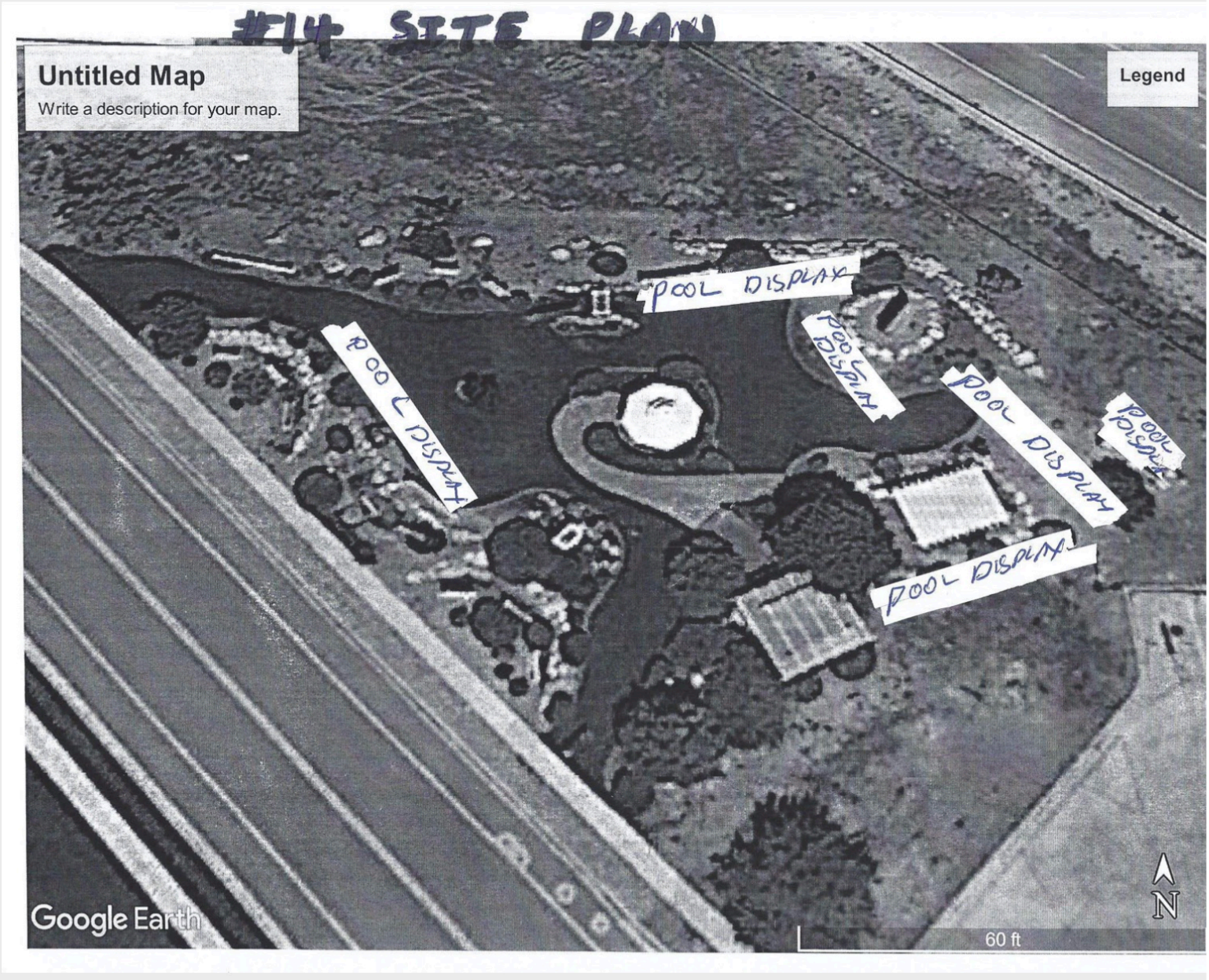
Terilyn Lurker, Recorder

Attachment: 1. Ord (64 N Heringer Display Lot)

The applicant communicated to city staff during the Technical Review process that he would like a planning commission action on this item. This occurred after city staff advised him to furnish a full site plan for a retail and service commercial/warehouse. The applicant was informed before his formal submittal that a display lot without a main use is not allowed in this zone and will likely not be approved. Without a main use the sales lot becomes off-premise advertising. Additionally, the context in which display lots are authorized as per the municipal code are vehicle and boat sales (see 17.7.601-B-3).

Below you will find the site plan as submitted and redlined during Technical Review, the pertinent section in the municipal code, and the full Technical Review submittal.





Attachment: 2. Site Plan (64 N Heringer Display Lot)

Sec 17.7.601 Planned Commercial Development Projects

A. Intent. The intent of these provisions shall be:

1. To facilitate the development of the below enumerated general commercial and relate activities situated in an harmonious, integrated, safe, spacious and aesthetically pleasing environment.
2. To establish guidelines pertaining to the design, approval, construction and maintenance of such projects.

B. Allowed uses. Each planned commercial development project may include one or a combination of the following:

1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
    a. Sexually oriented businesses.
    b. Body art establishments.
2. Office buildings, but not including office/warehouse structures.
3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
4. Retail and service commercial/warehouse structures.
5. Hotels and motels.
6. Eating establishments including food drive-ins.
7. Laundries and dry cleaning establishments - self-help and commercial.
8. Motor fuel dispensing stations (gas stations)- retail only.
9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the inte of the GC-2 general commercial zone.
10. Free-standing project identification signs, in accordance with the applicable provision of Section 17.5.128.
11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.

Attachment: 2. Site Plan (64 N Heringer Display Lot)

12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
13. Pre-schools and day care nurseries, subject to approval of a site plan.
14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
16. Check cashing and similar businesses subject to the provisions of Section 17.6.114 c this code and Chapter 5.30 of the city code.

C. Project area requirements. Each planned commercial development project shall include the entire lot of record and shall contain sufficient area to accommodate the building(s), vehicula access, off-street parking, landscaping and other required elements of the use.

D. Approval procedure. The procedure for approval shall be the same as set forth in Section 17.7.200 of this code.

E. Required improvements. The following improvements shall be constructed by the developer each planned commercial development project in accordance with American Fork City standards as directed by the city engineer.

1. Streets, driveways, and parking areas which shall be graded, and surfaced with asphalt or concrete.
2. Curbs, gutters, and walkways.
3. Surface water drainage and flood control structures and facilities.
4. On-site culinary and secondary water mains and sewer mains.
5. Off-site culinary and secondary water mains and sewer mains.
6. Fire hydrants.
7. Permanent survey monuments.
8. Gas, electric and telephone lines (which shall be placed underground).
9. Landscaping in the defined landscape areas.
10. Sprinkling or other suitable irrigation systems.
11. Fences, walls, and all other common areas, facilities, systems and structures propos for the development as shown on the final plans.
12. Street lighting (public and private).
13. Trash enclosures.
    Developers may install other improvements, however, the construction of other improvements shall not be required as a condition of approval.

Attachment: 2. Site Plan (64 N Heringer Display Lot)

F. Design requirements.

1. The layout and design of each project shall provide for safe and convenient access and circulation within the project area and between contiguous projects.
2. There shall be no minimum size lot area requirement, except that each lot shall conta enough area to adequately accommodate the building, parking, traffic circulation and landscaping requirements.
3. Adequate off-street parking shall be provided for each building and use. The number parking spaces, the size and dimension of parking spaces, the location of the parking spaces, the size and design of travelways serving the parking spaces and other deta concerning off-street parking shall, be in accordance with the adopted parking standards for the city.
4. Off-street parking areas shall be used only to accommodate patrons and employees the site. Use of the parking area for storage of tractor-trailer trucks or container stora units (such as conex containers) used in the conduct of the business activity shall be prohibited. However, the plan may provide areas for the temporary outside display of products offered for sale.
5. Where the project area abuts upon the right-of-way of a freeway or arterial class stre or the frontrunner tracks, the design shall, to the maximum extent possible, provide that all truck docking facilities shall be shielded or screened from view from the freeway or arterial street.
6. Not less than ten percent of each project area shall be devoted to landscaping. Each application for a project or building within a project shall include a landscape plan an said plans shall conform to the requirements of Section 17.5.121.
7. No portion of the site shall be used for outside fabrication of product created by the u or for the storage of materials or equipment used in the conduct of the business activity.
8. Where a project contains more than one building, each separately owned unit within each building shall be served by individual water and sewer service lines. Provided, where several units within a building project are to remain in single ownership the city may authorize the use of a single connection therefor (common utilities), subject to th providing of adequate assurances of continued unified ownership of the building and document, acceptable to the city, indemnifying the city against damages which may occur to tenants within the building as a result of a malfunction of the common utility system.
9. The plan shall provide for disposal of storm water in accordance with terms of city standards and policies applicable to the site.
10. Where a project anticipates development in phases, all portions not intended for immediate development shall be maintained free of weeds or landscaped as set forth on the site plan pending completion of each development phase.

G. Required documents. In the event that the development has two or more owners or where a

Attachment: 2. Site Plan (64 N Heringer Display Lot)

existing development is being divided into two or more ownerships, required documents sha" include:

1. Articles of incorporation for property owners' association.
2. Corporation by-laws.
3. Covenants, conditions, restrictions and management policies.
4. Management agreement.

(Ord. No. 2010-03-12)

Attachment: 2. Site Plan (64 N Heringer Display Lot)

American Fork City
Technical Review Committee

Planning Department:
Revise & Resubmit
wendelin 04/09/2020

Engineering Division
Approved
muyema 04/13/2020

Fire Department
Approved
Msacco 04/15/2020

This approval is based upon the current submittal without a building. If anything beyond what is proposed as a "pools" display is added, my approval will be revoked and a new submittal will be required for review.

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

Technical Review Submittal Form (yellow)

ion Preliminary P... at ☒ Commercial Site Plan
or preliminary and f... tly, mark both boxes.

Project Name: POOL BUSINESS

Project Address: 64 NORTH 900 WEST AMERICAN FORK UT 840

Utah County Parcel No(s): 39:211:0003

Property Owner Name: CLARK HERINGER OR ASSIGNS

Property Owner Signature: Clay Hamp

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: CLARK HERINGER

Address: 471 SOUTH 1045 WEST OREM UT 84

Telephone: 801-802-1463 Fax: N/A

Email: UTAHPOOLGUY@GMAIL.COM

My application meets the requirements of the GC 2 zone.

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

1. **One paper** submittal including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on a flash drive (where conflicts between paper and electronic submittals exist, electronic submittals will override paper submittals):
   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. **Planning and Zoning Division Review Fee** as determined at time of application
   a. Subdivision Preliminary Plat: $500.00 .
   b. Subdivision Final Plat: $250.00 .
   c. Subdivision Preliminary & Final Plats $750.00 .
   d. Commercial Site Plan: $500.00 .
4. **Engineer Affirmation Statement** – Required from each Professional Engineer stamping and signing submitted documents.
5. **Engineering Division Review Fees** – **Development review and inspection fees are billed per hour during the course of the project review and construction** (see Resolution No. 2018-05-18R). These fees include time for city personnel as well as 3rd party consultants that complete plat reviews, water rights transfers and reviews, engineering reviews, utility modeling, field inspections, recording fees, permit fees, street light cost, and all other applicable fees which are billed as they occur.

As the Applicant, I understand that I am responsible to submit a complete application including all required documents. I acknowledge that this application will not be accepted or reviewed until deemed complete by the City. I also accept responsibility for all fees and costs associated with my development as detailed above. I authorize American Fork City personnel to enter the property for the purposes of evaluating this application.

Applicant Signature: Clay Hamp Date: MARCH 16 -20

Current Form as of 7/9/2019

Attachment: 2. Site Plan (64 N Heringer Display Lot)

The following table summarizes the items required for each application type in order to be deemed a complete application. **By acknowledging and initialing the following items, Applicant certifies that the application is complete and meets American Fork City requirements.**

	Preliminary Plat	Final Plat	Commercial Site Plan	Item for Completion (Section 17.7/8.202)	Applicant Acknowledgement (Initial)	Staff Verification (Initial by City Staff)
1	☒	☒	☒	**ALTA Survey (identify Geodetic Datum used)**	N/A	
2	☒	☒	☒	**American Fork Standard Details**		
3	☒	☒	☒	**Application Fees** YELLOW SHEET $500.00		
4	☐	☐	☒	**Building Elevations (with dimension height) and Renderings**	N/A AT THIS TIME	
5	☒	☒	☒	**Cover Sheet**		
6	☒	☒	☒	**Drainage Report**	SAME AS EXISTING	
7	☒	☒	☒	**Erosion Control Plan**	SAME AS EXISTING	
8	☒	☒	☒	**General Notes**		
9	☒	☒	☒	**Geotechnical Report**	SAME AS EXISTING	
10	☒	☒	☒	**Grading and Drainage Plan**	SAME AS EXISTING	
11	☐	☐	☒	**Landscaping Plan**	SAME AS EXISTING	
12	☐	☒	☒	**Plan and Profile (all new public infrastructure)**	N/A	
13	☐	☐	☒	**Site Lighting Plan**	SAME AS EXISTING	
14	☐	☐	☒	**Site Plan**	SAME AS EXISTING +	
15	☒	☒	☐	**Subdivision Plat**	N/A	
16	☐	☐	☒	**Timpanogos Special Service District Form**		
17	☒	☒	☒	**Title Report**		
18	☒	☒	☒	**Traffic Impact Study** As required by City Engineer or as follows: Residential>100 Units Office>80,000 s.f. Retail>25,000 s.f. Industrial>100,000 s.f.	N/A	
19	☒	☒	☒	**Utility Plan (including Street Lights)**	SAME AS EXISTING	
	Depending on site location, these items may also be required:					
20	☒	☒	☒	Is any portion of the project accessing a UDOT road? ☐ Yes ☒ No If Yes, provide UDOT details as applicable.		
21	☒	☒	☒	Does any existing building fall under Historic Preservation Requirements? ☐ Yes ☒ No If Yes, provide Historic Preservation Form.		

Attachment: 2. Site Plan (64 N Heringer Display Lot)

Sensitive Lands Requirements (where applicable):

	Preliminary Plat	Final Plat	Commercial Site Plan	Item for Completion	Applicant Acknowledgement (Initial)	Staff Verification (Initial by City Staff)
22	☒	☒	☒	Is any portion of the project located within or near an area of potential Wetlands? ☐ Yes ☒ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
23	☒	☒	☒	Is any portion of the project located within the 100-year flood plain? ☐ Yes ☒ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
24	☒	☒	☒	Does any portion of the project contain ground water that is less than eight (8) feet below the ground surface at any time during the year? ☐ Yes ☒ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
25	☒	☒	☒	Is any portion of the project located within a high liquefaction hazard area? ☐ Yes ☒ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		
26	☒	☒	☒	Does any portion of the project fall under any other identified Sensitive Lands condition as listed in Section 3-1-13 of the Sensitive Lands Ordinance or as shown on the maps in the ordinance? ☐ Yes ☒ No If Yes, provide necessary submittals per the Sensitive Lands Ordinance.		

Additional Resources:

American Fork City Code https://library.municode.com/ut/american_fork/codes/code_of_ordinances
APWA Standards http://utah.apwa.net/
Development Review Process https://afcity.org/964/Development-Review-Process
Engineering Division Page (General Plans, Standards, etc.) https://afcity.org/719/Engineering-Services
Planning Department Page https://afcity.org/276/Planning-Department
Private Development Forms and Checklists https://afcity.org/932/Private-Development

Attachment: 2. Site Plan (64 N Heringer Display Lot)

Attachment: 2. Site Plan (64 N Heringer Display Lot)

COVER SHEET SUMMARY

	Proposed following Property for consideration using it as is presently being used just adding display for a few fiberglass swimming pools for residential and or commercial..... The Property located at 64 North 900 West American fork Utah 84004. Utah County Parcel Number 39:211:0003
5	Cover Sheet showing what is needed and what is existing and not needed for the planning and zoning and or the city council speedy approval
	FROM: Clark Heringer Cell phone # 801-822-1463 Email UtahPoolGuy@Gmail.com Website UtahPoolGuy.com. Business Name Utah Pool Builder LLC.
	To Whom it may concern
	I am in the process of purchasing the following property and am looking to be able to continue using the property for the same purpose as it has been being used since approximately 2004
	I am a landscape contractor and as such wish to continue to use the property for the same purpose as is presently being used to show landscaping and yard types of finishes such as fencing, gazebos, percales, arches, tress, bushes, shrubs, pavers, sidewalks, yard lighting, grass, curbing, ETC as presently being used the only difference is that I would be adding the display of Fiber glass swimming pools to the location to complete what it is I presently do for customers both residential as well as commercial applications
	The plan down the road (hopefully by fall 2020) weather permitting and getting city approval is to add a 60' X 60' metal building finished with stucco and or siding on the front side of the building as well as the street side of the building on the west side of the building. For the purpose of Office space as well as an indoor showroom for Summer. Fall, Winter, Spring,
	I need to be able to start to display swimming pools ASAP so as to start to bring in the additional business to help me be able to pay for the property and or the new building to be added to the location at 64 North 900 West American Fork Utah 84004
	Please note that the land at this point is not changing anything at present location will remain the same. The only difference is the addition to displaying different sizes and shapes swimming Pools as an addition to the present lands usage.
	The sign will change due to the new business entity purchasing the facility land and improvements
	The only other addition that I have not been able to find is where the power is coming onto the property so I might need to add on a power meter base and meter ETC.
	Should you have any further questions or concerns or comments fill free to call and or Text me at 801-822-1463 Clark Heringer
	At present there is no need to change any of the following since we are just using the land and facilities for the same purpose as presently being occupied and used for, for the past almost 16 + years since approximately 2004.
1	Alta survey (Identify Datum used) Not needed not changing use of the property
4	Building elevations (as a new building is not being added to this project at this time)
6	Drainage Report as there is nothing changing that would interfere with any drainage at this time
7	Erosion Control Plan again this is not anything that needs to be addressed as it is not being changed
8	General Notes: This is as closest thing to general notes Please read further
9	Geotechnical report: Again there is nothing that is changing so no reason to add more paperwork

Attachment: 2. Site Plan (64 N Heringer Display Lot)

10	Grading and Drainage Again there is nothing that is changing so no reason to add more paperwork
11	Landscape plan Again there is nothing that is changing so no reason to add more paperwork
12	Plan and profile no structure being added at this time (Again there is nothing that is changing so no reason to add more paperwork)
13	Site lighting plan fixing the broken and or missing yard lights to be operating correctly
14	Site Plan Please see the option for the addition of the pools for displaying purposes
15	Subdivision Plan there is nothing changing so no need to add and or change something that is not needed
16	Timpanogos Special Service District Form: Again there is nothing that is changing so no reason to add more paperwork
17	Title Report is included show the present owner of the property and after the successful completion of this paperwork then the property will be sold and closed and put in a different name and or entity and new lean holders added
18	Traffic Impact Study: this will not change as there should be the same number of visitors to the present location as in the past. Most likely any customers will be going on line for more and timely information
19	Utility Plan: Again there is nothing that is changing so no reason to add more paperwork
20	There is no part of the project changing the UDOT roads so again no need to change anything or get any new approval
21	There are no buildings on the property so there is no Historic preservation to worry about
22	Property is not located by any wet lands and the ground its self is not changing the shape and or the size
23	Over the past 100 Years I don't see how the property as high as it is built up could ever flood since it is the same height or slightly higher than the freeway
24	I have no Idea if there is ground water 8 feet below the surface of the water as I will not be doing any excavation at this stage of the process
25	As far as I know there is no Hazard area anywhere around the property the closest would be the newer Harts gas station located about 1/2 a mile south west of the property
26	As far as I can tell there is no Sensitive Land Issue any where with in several miles of the location
	Again in conclusion I am just wanting to continue to use the property for display purposes for landscaping and yard beatification as well as adding fiberglass swimming pools to the land for additional display and for additional exposure and revenue for me and the pool business as well as for additional revenue for American Fork City
	Thank you for your time and speedy approval so that I can obtain a city license and also get started on the process of getting approved a building for the purpose of having an office as well as having a showroom to display swimming pools and other yard items that people would like to have in their yards
	Clark Heringer
	Utah Pool Builder LLC.
	471 South 1045 West
	Orem Utah 84058
	801-822-1463
	UtahPoolGuy.com (company website)
	UtahpoolGuy@gmail.com (company email)

Attachment: 2. Site Plan (64 N Heringer Display Lot)

Sec 17.7.601 Planned Commercial Development Projects

A. Intent. The intent of these provisions shall be:

PASS 1. To facilitate the development of the below enumerated general commercial and related activities situated in an harmonious, integrated, safe, spacious and aesthetically pleasing environment.

PASS 2. To establish guidelines pertaining to the design, approval, construction and maintenance of such projects.

B. Allowed uses. Each planned commercial development project may include one or a combination of the following:

PASS 1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.

N/A a. Sexually oriented businesses.

N/A b. Body art establishments.

N/A 2. Office buildings, but not including office/warehouse structures.

PASS 3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.

PASS 4. Retail and service commercial/warehouse structures.

N/A 5. Hotels and motels.

N/A 6. Eating establishments including food drive-ins.

N/A 7. Laundries and dry cleaning establishments - self-help and commercial.

N/A 8. Motor fuel dispensing stations (gas stations)- retail only.

N/A 9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.

PASS 10. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.

PASS 11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.

Attachment: 2. Site Plan (64 N Heringer Display Lot)

PASS 12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.

N/A 13. Pre-schools and day care nurseries, subject to approval of a site plan.

N/A 14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.

N/A 15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.

N/A 16. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.

PASS C. Project area requirements. Each planned commercial development project shall include the entire lot of record and shall contain sufficient area to accommodate the building(s), vehicular access, off-street parking, landscaping and other required elements of the use.

PASS D. Approval procedure. The procedure for approval shall be the same as set forth in Section 17.7.200 of this code.

E. Required improvements. The following improvements shall be constructed by the developer in each planned commercial development project in accordance with American Fork City standards as directed by the city engineer.

DONE 1. Streets, driveways, and parking areas which shall be graded, and surfaced with asphalt or concrete.

DONE 2. Curbs, gutters, and walkways.

DONE 3. Surface water drainage and flood control structures and facilities.

N/A DONE 4. On-site culinary and secondary water mains and sewer mains.

DONE 5. Off-site culinary and secondary water mains and sewer mains.

DONE 6. Fire hydrants.

TO BE FINISHED 7. Permanent survey monuments.

DONE 8. Gas, electric and telephone lines (which shall be placed underground).

DONE 9. Landscaping in the defined landscape areas.

DONE 10. Sprinkling or other suitable irrigation systems.

DONE 11. Fences, walls, and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.

DONE 12. Street lighting (public and private).

N/A 13. Trash enclosures.

Developers may install other improvements, however, the construction of other improvements shall not be required as a condition of approval.

Attachment: 2. Site Plan (64 N Heringer Display Lot)

F. Design requirements.

PASS 1. The layout and design of each project shall provide for safe and convenient access and circulation within the project area and between contiguous projects.

PASS 2. There shall be no minimum size lot area requirement, except that each lot shall contai enough area to adequately accommodate the building, parking, traffic circulation and landscaping requirements.

PASS N/A NOW 3. Adequate off-street parking shall be provided for each building and use. The number o parking spaces, the size and dimension of parking spaces, the location of the parking spaces, the size and design of travelways serving the parking spaces and other details concerning off-street parking shall, be in accordance with the adopted parking standards for the city.

PASS N/A NOW 4. Off-street parking areas shall be used only to accommodate patrons and employees at the site. Use of the parking area for storage of tractor-trailer trucks or container storage units (such as conex containers) used in the conduct of the business activity shall be prohibited. However, the plan may provide areas for the temporary outside display of products offered for sale.

PASS 5. Where the project area abuts upon the right-of-way of a freeway or arterial class street or the frontrunner tracks, the design shall, to the maximum extent possible, provide that all truck docking facilities shall be shielded or screened from view from the freeway or arterial street.

AT PRESENT 100% 6. Not less than ten percent of each project area shall be devoted to landscaping. Each application for a project or building within a project shall include a landscape plan and said plans shall conform to the requirements of Section 17.5.121.

PASS 7. No portion of the site shall be used for outside fabrication of product created by the use or for the storage of materials or equipment used in the conduct of the business activity.

PASS N/A AT THIS TIME 8. Where a project contains more than one building, each separately owned unit within each building shall be served by individual water and sewer service lines. Provided, where several units within a building project are to remain in single ownership the city may authorize the use of a single connection therefor (common utilities), subject to the providing of adequate assurances of continued unified ownership of the building and a document, acceptable to the city, indemnifying the city against damages which may occur to tenants within the building as a result of a malfunction of the common utility system.

PASS 9. The plan shall provide for disposal of storm water in accordance with terms of city standards and policies applicable to the site.

PASS 10. Where a project anticipates development in phases, all portions not intended for immediate development shall be maintained free of weeds or landscaped as set forth on the site plan pending completion of each development phase.

G. Required documents. In the event that the development has two or more owners or where an

Attachment: 2. Site Plan (64 N Heringer Display Lot)

existing development is being divided into two or more ownerships, required documents shall include:

1. Articles of incorporation for property owners' association.
2. Corporation by-laws.
3. Covenants, conditions, restrictions and management policies.
4. Management agreement.

(Ord. No. 2010-03-12)

Attachment: 2. Site Plan (64 N Heringer Display Lot)

Untitled Map

Write a description for your map.

Legend



#14 SITE PLAN



Attachment: 2. Site Plan (64 N Heringer Display Lot)


Untitled Map
Write a description for your map.
Legend
Google Earth
60 ft
N

Utah County Parcel Map

Tools | Print | Help

Prev | Next | Full

1:564

(Enter parcel number(s).
Click the Help tab to see format options.)

Find Parcel(s)

Additional Info for Parcel: 392110003

Street *(123 E 456 South)*

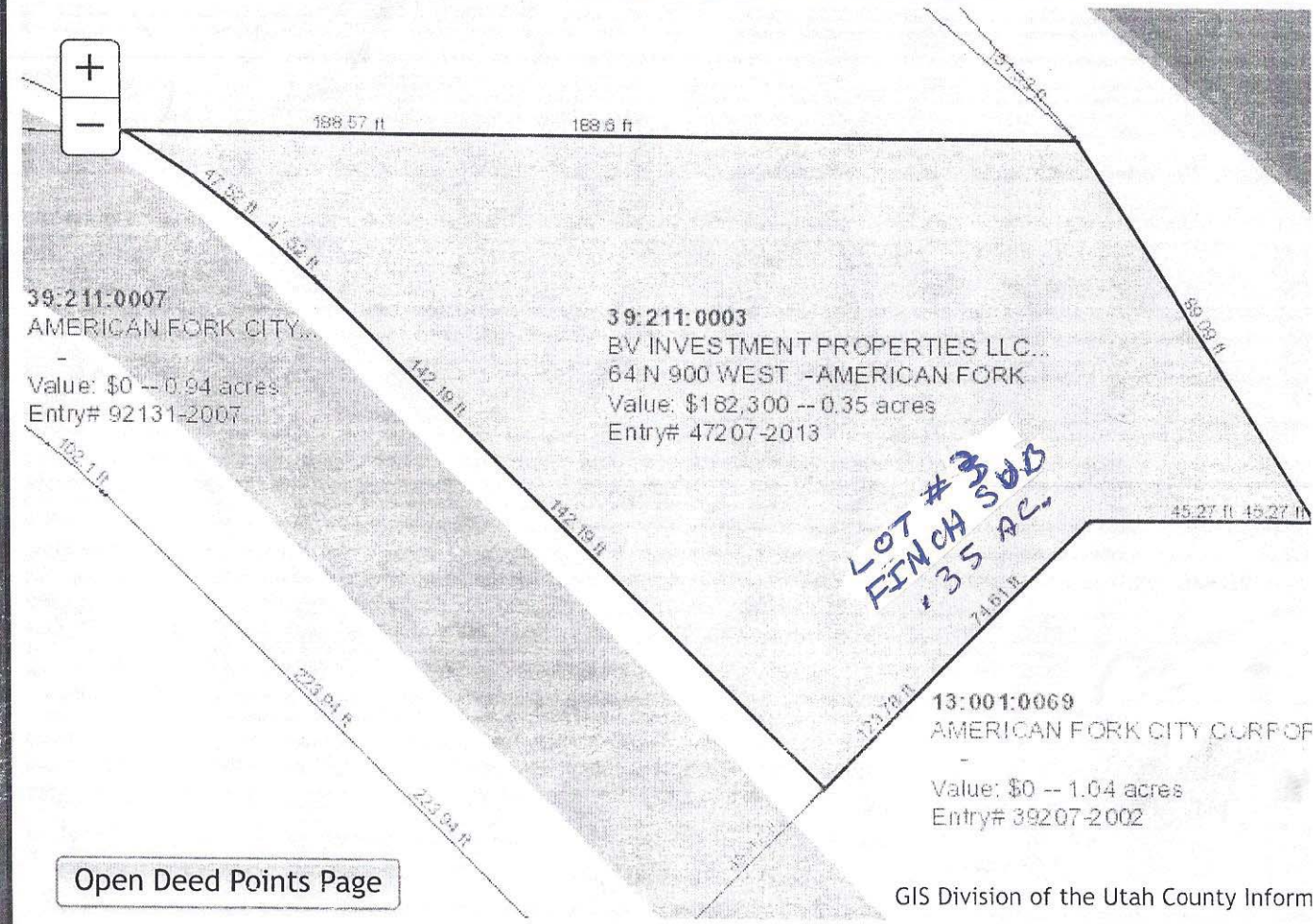
City

Find Address | Find City

Section | Township | Range

Zoom To STR

Map Contents



This on-line parcel map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual s

Attachment: 2. Site Plan (64 N Heringer Display Lot)

Utah County
HEART of UTAH

ABSTRACT INFORMATION FOR SERIAL # 39:211:0003

Main Menu

Owner Name: BV INVESTMENT PROPERTIES LLC
Property Address: 64 N 900 WEST - AMERICAN FORK
Mailing Address: 475 W 910 S - HEBER CITY, UT 84032-2494
Tax Legal Description: LOT 3, FINCH SUB AF SUBDV. AREA 0.354 AC.

Newest to Oldest (Reverse Order)

Grantor ..Grantee Comments	Entry No Book Page Kind of Inst	Inst Date Rec Date Rec Time	Consideration Satisfaction Tie Entry No
UTAH COUNTY ..WHOM OF INTEREST	84542-2014 0 RESOL	10/28/2014 11/24/2014 08:43 am	$0 0 0
NORTH POINTE SOLID WASTE SERVICE DISTRICT WITHDRAW ..UTAH COUNTY	84541-2014 B PLAT	10/28/2014 11/24/2014 08:35 am	$0 0 0
STATE OF UTAH ..WHOM OF INTEREST	84540-2014 0 CT	11/19/2014 11/24/2014 08:34 am	$0 0 0
UTAH COUNTY ..WHOM OF INTEREST	84539-2014 0 N	10/28/2014 11/24/2014 08:34 am	$0 0 0
BV INVESTMENT PROPERTIES LLC ..MAIN STREET INVESTMENT HOLDINGS LLC	47208-2013 0 TR D	05/13/2013 05/14/2013 04:45 pm	$100,000 -
MAIN STREET INVESTMENT HOLDINGS LLC ..BV INVESTMENT PROPERTIES LLC	47207-2013 0 WD	05/13/2013 05/14/2013 04:45 pm	$10 -

Attachment: 2. Site Plan (64 N Heringer Display Lot)

COTTONWOOD TITLE INSURANCE AGENCY INC TEE ..PETERSEN, SCOTT & VANCE	102388-2010 0 REC	11/02/2010 11/24/2010 12:02 pm	$0 R Entry 51604 Year 2004 -
MERRILL MOTORS INC ..COTTONWOOD TITLE INSURANCE AGENCY INC SUCTEE	102387-2010 0 SUB TEE	06/22/2010 11/24/2010 12:01 pm	$0 X Entry 51604 Year 2004 -
MAIN STREET INVESTMENT HOLDINGS LLC ..TIMPANOGOS SPECIAL SERVICE DISTRICT	82705-2010 0 EAS	09/27/2010 09/29/2010 11:51 am	$0 -
TIMPANOGOS SPECIAL SERVICE DISTRICT ..WHOM OF INTEREST	82704-2010 0 VAC EAS	09/28/2010 09/29/2010 11:50 am	$0 R Entry 83043 Year 1997 -
STATE OF UTAH ..WHOM OF INTEREST	114949-2008 0 CT	10/20/2008 10/22/2008 03:02 pm	$0 0 0
BOARD OF COUNTY COMMISSIONERS UTAH COUNTY ..WHOM OF INTEREST	107508-2008 0 RESOL	09/30/2008 09/30/2008 02:35 pm	$0 0 0
FINCH, LARRY O & J BRENT (ET AL) ..FINCH SUBDIVISION AF From: 13:001:0081	92131-2007 S PLAT	11/28/2006 06/25/2007 02:33 pm	$0 -

Additional Information ▼

Main Menu

Comments or Concerns on Value/Appraisal - Assessor's Office
Documents/Owner/Parcel information - Recorder's Office
Address Change for Tax Notice

This page was created on 3/17/2020 1:20:45 AM

Attachment: 2. Site Plan (64 N Heringer Display Lot)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 6, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a commercial site plan located at 64 North 900 West in the GC-2 (Planned Commercial) zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION					
Location:		64 North 900 West			
Applicants:		Clark Heringer			
Existing Land Use:		Commercial/Display			
Proposed Land Use:		Commercial/Display			
Surrounding Land Use:	North	Commercial			
	South	UTA Park and Ride			
	East	I-15			
	West	Commercial			
Existing Zoning:		GC-2 (Planned Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-2 (Planned Commercial)			
	South	GC-2 (Planned Commercial)			
	East	PF (Public Facilities)			
	West	GC-2 (Planned Commercial)			
Land Use Plan Designation:		Design Commercial			
Zoning within density range?		x	Yes		No

Background

The applicant proposes a pool display area on landscaped, but vacant, ground adjacent to I-15, at approximately 64 N. 900 W. He states he intends to construct a structure for sales, storage and additional display in the future; however, for now, he requests approval to display pools on the site. Planning staff has requested a full site plan illustrating this future structure, as this creates a comprehensive picture of the intended use on site.

The GC-2 zone allows display areas as part of a sales establishment, but not a display area without a main use (sales establishment). A display area without a main use could be construed as off-premise advertising, which is not allowed as a sole use.

Consistency with the Land Use Plan:

Attachment: 3. Staff Report (64 N Heringer Display Lot)

The Land Use Plan designates this area as “Design Commercial”. A complete site plan would be consistent with the Land Use Plan Designation.

FINDING OF FACT

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

1. The proposed site plan does not meet the applicable criteria as found in Section 17.7.601 (Planned Commercial Development Projects) of the Development Code, as it is incomplete and illustrates only a display area.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan (Planning Commission may insert a finding of approval if determined to be an appropriate use).

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan with the finding listed in the staff report.

TABLE

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

Attachment: 3. Staff Report (64 N Heringer Display Lot)

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/6/2020

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

Project Name: Utah Pool Builder

Project Address: 64 North 900 West

Developer / Applicant's Name: Clark Heringer

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 has no issues with the proposed site plan, but defers to Planning Department's recommendation of the proposed development.

Project Map:



Attachment: 3. Staff Report (64 N Heringer Display Lot)

- **The site plan and improvements provide for efficient removal and proper disposal of surface water generated by the use**

Mr. Dupaix seconded the motion.

Ms. Anderson thinks they should table this item, she feels it's not ready for a submission. Mr. Olsen instructed that if a commissioner wants another option and is not in favor of the motion for denial, they should vote no.

Ms. Anderson wants the record to reflect that she is voting to table.

Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Abstain**
Christine Anderson	**Nay**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion carried.

2. Hearing, review and action on a commercial site plan located at 64 North 900 West in the GC-2 Planned Commercial zone

Mr. Olsen stated that the applicant proposes a pool display area on landscaped, but vacant, ground adjacent to I-15, at approximately 64 N. 900 W. Applicant states that he intends to construct a structure for sales, storage and additional display in the future; however, for now, he requests approval to display pools on the site. Planning staff has requested a full site plan illustrating this future structure, as this creates a comprehensive picture of the intended use on site.

The GC-2 zone allows display areas as part of a sales establishment, but not a display area without a main use (sales establishment). A display area without a main use could be construed as off-premise advertising, which is not allowed as a sole use. Previously, area was approved as a display area from county. When it was annexed into city, the use changed.

Mr. Dupaix said that Best Vinyl used to be there just to the west, they had a lot of displays but the main business was close enough to conform to requirements.

Mr. Olsen stated that they've indicated to applicant that if there's a site plan with a building, his recommendation would change.

Chairman Woffinden asked if we've required a geotech report.

Mr. Ben Hunter replied that they have not, it's just a pool display without any building.

Attachment: 4. Minutes (64 N Heringer Display Lot)

Chairman Woffinden said that basically the issue is that it needs a building to fit into the zone requirements, such as a sales office.

Mr. Ben Hunter indicated that there is no infrastructure, utilities, or anything that needs to be reviewed.

Public Hearing Opened

Public Hearing Closed

Mr. Dudley moved to deny approval of the site plan.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

3. Review and action on an amended site plan for American Heritage School located at 736 North 1100 East in the R-1-9,000 and R-1-15,000 Residential zones

Mr. Olsen said that American Heritage School received site plan approval for an athletic facility in 2017. The school has submitted plans for an expansion of this facility - an addition of a commons area and auxiliary gym. The athletic facility is located north of the main school campus and west of the recently constructed athletic fields. Area to the north of the proposed expansion and south of the Autumn Crest Subdivision is reserved for future school and parking expansion.

The commons expansion will consist of 17,500 square feet and the auxiliary gym will consist of 7,670 square feet. The proposal is straightforward, they have met all criteria, he recommends approval.

Mr. Ben Hunter said that the school has onsite utilities already, there are no concerns from the Engineering Division.

Attachment: 4. Minutes (64 N Heringer Display Lot)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an extension of the approval on the final plats and ordinance adopting the site plans of Dixie Farms A, B, C, D and G located in the area of 900 West and 1000 South.

SUMMARY RECOMMENDATION
The Planning Commission recommended approval of the Dixie Farms Plat A and B at the March 20, 2019, meeting. They recommended approval of the Dixie Farms Plat C and D at the April 17 2019, meeting, and approval of the Dixie Farms Plat G subdivision at the May 8, 2019, meeting. The City Council then approved the site plans/final plats at the April 16, 2019 (Plats A and B), May 14, 2019 (Plats C and D), and May 28, 2019 (Plat G).

BACKGROUND
These subdivisions were approved by the City Council at three separate meetings in April/May of 2019. On April 20, 2020, Ardero received notification that the plat approvals were close to expiring. They have formally requested an extension for the above state plats due to the delay in receiving approval to connect to the TSSD line.

Approval of this ordinance would extend approval of these plats for one year.

BUDGET IMPACT
No direct budgetary impact is anticipated as part of this approval.

SUGGESTED MOTION
I move to approve the final plats and ordinance adopting the site plans of the Dixie Farms Plats A, B, C, D, and G Flexible Lot PUD projects in the area of 800-1000 West and 620-1000 South in the PR 3.0 Planned Residential zone and to authorize the mayor and city council to sign the plats and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the public record associated with the March 20, 2019, April 17, 2019, and April 17, 2019, planning commission meetings.

SUPPORTING DOCUMENTS

Dixie Farmes Plats C, D & G Extension Letter (PDF)
05-26-2020 - Dixie Farms Plats A B C D and G extension (DOCX)
Dixie Farms Plats A B C D and G (PDF)

520 S 850 E Lehi, UT 84043
801-717-6099
Ginger@ardero.com

5/13/20
Scott Sensenbaugher
P.E.
Public Works Director

Re: Response to AF City letter regarding previous plat approval expiration

We have received your letter dated April 20, 2020 informing Ardero Development that our previously final approved Dixie Farm Plats C,D,& G will be expiring Thursday May 14th, 2020 and May 28, 2020.

Where Ardero Development acknowledges the city code as it relates to plat expirations, we also want to formally request an extension for the plats approval period in question and additionally Dixie Farm Plats A & B as well.

The basis of the ask centers around the timing, or better stated, the delay in receiving approval to connect to the TSSD line. Whereas the TSSD has not yet given American Fork City approval to connect to its line, we ask that our approval timeline be revisited to include the delays that ultimately have pushed back any progress to the construction of the Plats in question. Ardero has made conscious decisions to delay our construction of onsite and offsite improvements until the TSSD approvals are complete.

We appreciate your attention to this and thank you in advance of the consideration to our approvals.

Ginger Romriell | **VP Land Development**
Ardero
520 South 850 East Suite A1 | Lehi, UT 84043
M **801.717.6099** www.ardero.com | @ardero | Linkedin

Attachment: Dixie Farmes Plats C, D & G Extension Letter (Dixie Farms Plats A, B, C, D and G - extension)

ORDINANCE NO.

AN ORDINANCE APPROVING THE SITE PLANS AND FINAL PLATS FOR DIXIE FARMS PLAT A LOCATED IN THE AREA OF 620 SOUTH 850 WEST, DIXIE FARMS PLAT B LOCATED IN THE AREA OF 1000 SOUTH 800 WEST, DIXIE FARMS PLAT C LOCATED IN THE AREA OF 1000 WEST 930 SOUTH, AND DIXIE FARMS PLAT G LOCATED IN THE AREA OF 800 SOUTH 800 WEST IN THE PR-3.0 PLANNED RESIDENTIAL ZONE.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The site plan and plats for Dixie Farms Plats A, B, C, D, and G as set forth in the attachment, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone _____.

C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.

C. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 26th Day of MAY, 2020.

Bradley J. Frost, Mayor

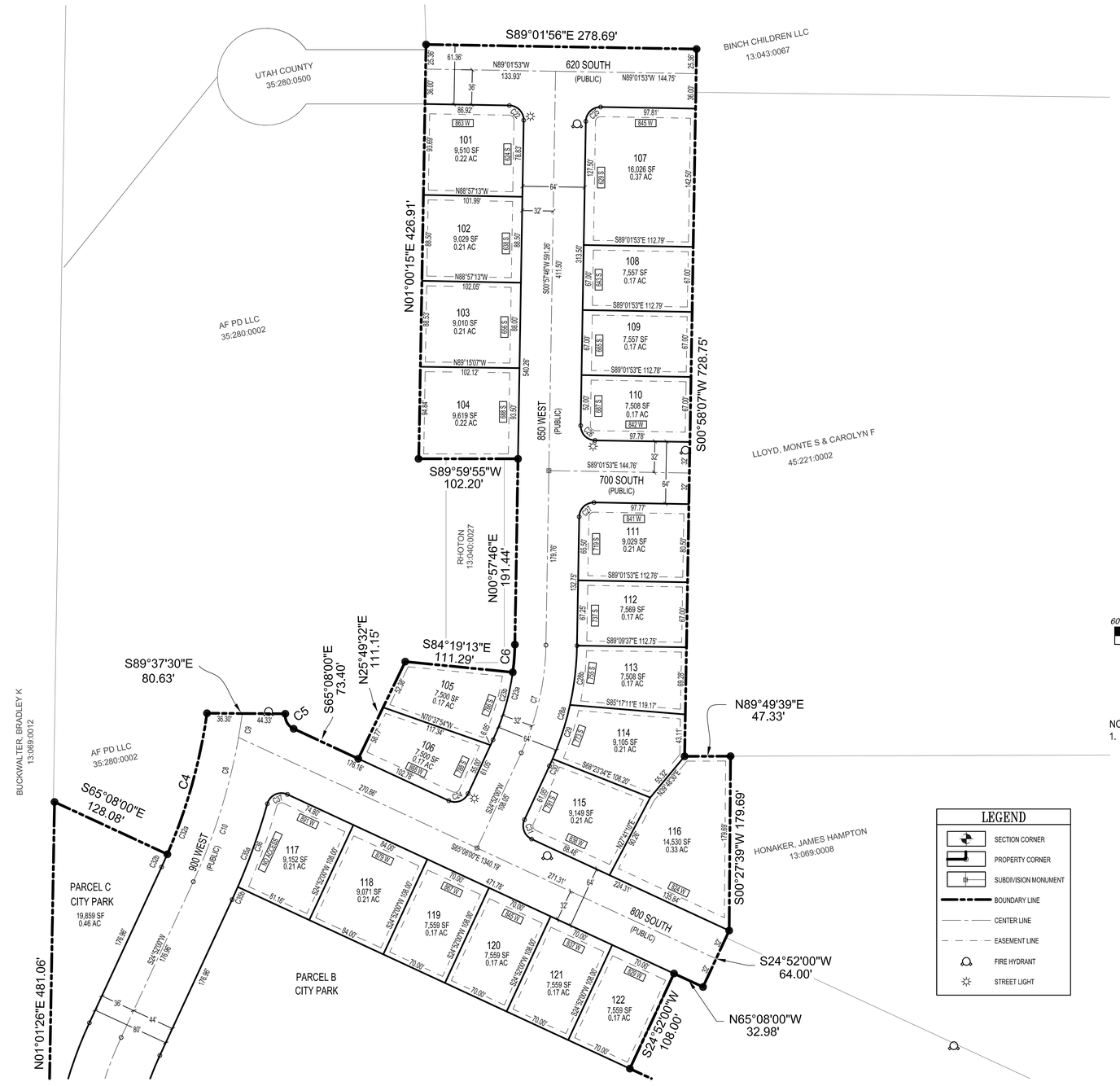
ATTEST:

Terilyn Lurker, Recorder

Attachment: 05-26-2020 - Dixie Farms Plats A B C D and G extension (Dixie Farms Plats A, B, C, D and G - extension)

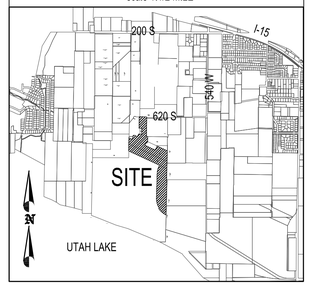
DIXIE FARMS
PLAT "A"

LOCATED IN THE NORTHWEST, NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



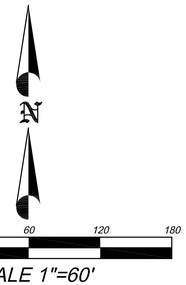
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	37.91 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE SEWER AUTHORITY.

_____
SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2170.18 FEET AND S00°26'23"E 620.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°40'12" WEST 454.19 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 650.91 FEET; THENCE NORTH 88°34'45" EAST 11.27 FEET; THENCE SOUTH 01°33'05" WEST 1260.43 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 364.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°32'27" AND LONG CHORD BEARS N48°13'47"W 359.84 FEET); THENCE NORTH 57°32'26" EAST 20.00 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS N15°27'15"W 375.52 FEET); THENCE NORTH 01°33'05" EAST 891.95 FEET; THENCE ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'56" AND LONG CHORD BEARS N13°12'32"E 320.07 FEET); THENCE NORTH 24°52'00" EAST 20.82 FEET; THENCE NORTH 65°08'00" WEST 1247.80 FEET; THENCE NORTH 01°01'26" EAST 481.06 FEET; THENCE SOUTH 65°08'00" EAST 128.08 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS N15°43'12"E 150.90 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'35" AND LONG CHORD BEARS S29°01'43"E 17.68 FEET); THENCE SOUTH 65°08'00" EAST 73.40 FEET; THENCE NORTH 25°49'32" EAST 111.15 FEET; THENCE SOUTH 84°19'13" EAST 111.29 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS N84°32'18"E 28.62 FEET); THENCE NORTH 00°57'46" EAST 191.44 FEET; THENCE SOUTH 89°59'55" WEST 102.20 FEET; THENCE NORTH 01°00'15" EAST 426.91 FEET; THENCE SOUTH 89°01'56" EAST 278.69 FEET; THENCE SOUTH 00°58'07" WEST 728.75 FEET; THENCE NORTH 89°49'39" EAST 47.33 FEET; THENCE SOUTH 00°27'39" WEST 179.69 FEET; THENCE SOUTH 24°52'00" WEST 64.00 FEET; THENCE NORTH 65°08'00" WEST 32.98 FEET; THENCE SOUTH 24°52'00" WEST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 420.00 FEET; THENCE NORTH 24°52'00" EAST 164.01 FEET; THENCE SOUTH 65°08'00" EAST 411.52 FEET TO THE POINT OF BEGINNING.

AREA = 1,651,214 SF OR 37.91 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

NUMBER OF LOTS 62

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____
_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "A"

1 of 4

LOCATED IN NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

1/7/19 I:\My Drive\Berg Civil\2018\4x\DF-Final ADF_Final_PLAT A.dwg

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

S89°37'30"E 80.63'
S65°08'00"E 73.40'
N25°49'32"E 111.15'
S84°19'13"E 111.29'
N89°49'39"E 47.33'
S00°27'39"W 179.69'
S24°52'00"W 64.00'
N65°08'00"W 32.98'
S24°52'00"W 108.00'
S65°08'00"E 420.00'
N24°52'00"E 164.01'
S65°08'00"E 411.52'
S00°06'23"E 620.17'
S00°40'12"W 454.19'
S65°08'00"E 128.08'
N01°01'26"E 481.06'
N65°08'00"W 1247.80'
S65°08'00"E 1340.19'
S89°09'37"E 112.75'
S85°17'11"E 119.17'
S86°23'34"E 108.20'
S 1/4 SEC 22 T5S, R1E, SLB&M
B.M. 4505.51
BASIS OF BEARING S 89°52'20" W (2651.87')
S 89°52'20" W 2170.18'
SE COR SEC 22 T5S, R1E, SLB&M
B.M. 4520.92
P.O.B.

BUCKWALTER, BRADLEY K 13:069:0012
AF PD LLC 35:280:0002
HONAKER, JAMES HAMPTON 13:069:0008
BINCH CHILDREN LLC 13:070:0014

PARCEL C CITY PARK 19,859 SF 0.46 AC
PARCEL B CITY PARK
PARCEL B CITY PARK 535,120 SF 12.28 AC
FUTURE PHASES

900 WEST (PUBLIC)
800 SOUTH (PUBLIC)
700 WEST (PUBLIC)

105 7,500 SF 0.17 AC
106 7,560 SF 0.17 AC
113 7,508 SF 0.17 AC
114 9,105 SF 0.21 AC
115 9,149 SF 0.21 AC
116 14,530 SF 0.33 AC
117 9,152 SF 0.21 AC
118 9,071 SF 0.21 AC
119 7,559 SF 0.17 AC
120 7,559 SF 0.17 AC
121 7,559 SF 0.17 AC
122 7,559 SF 0.17 AC
123 7,559 SF 0.17 AC
124 7,559 SF 0.17 AC
125 7,559 SF 0.17 AC
126 7,559 SF 0.17 AC
127 9,563 SF 0.22 AC

LEGEND
- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

60 0 60 120 180
SCALE 1"=60'

NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

ENGINEER
berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut. 84003
office (801) 492-1277
cell (801) 616-1677

DIXIE FARMS
PLAT "A"

2 of 4

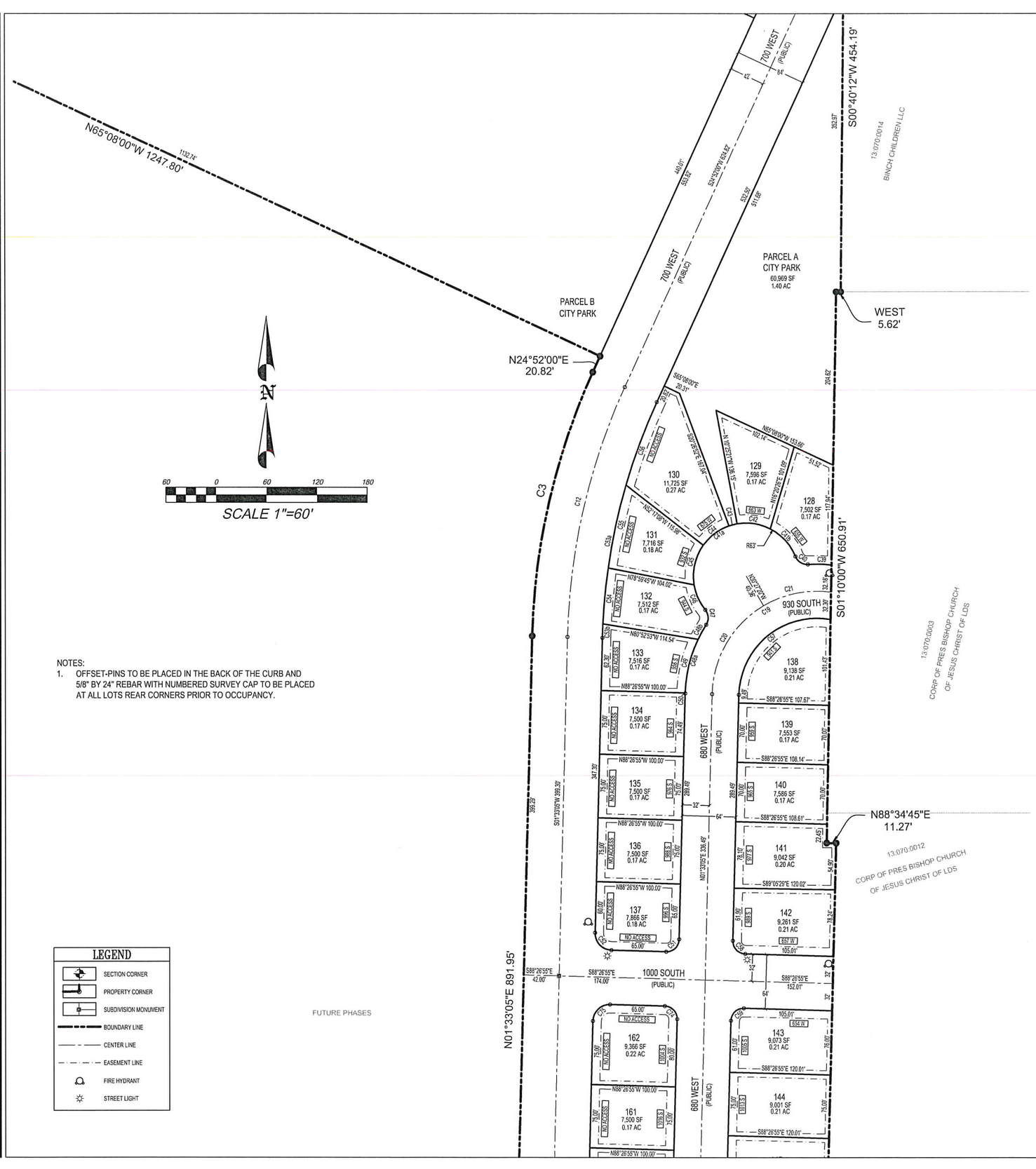
LOCATED IN NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

I:\My Drive\Berg Civil\2019\Add\DF-Final ADF_Final_PLAT A.dwg 1/7/19

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)



NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

FUTURE PHASES

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	662.00	364.42	31°32'27"	359.84	N48°13'47"W
C2	642.00	381.09	34°00'38"	375.52	N15°27'15"W
C3	792.00	322.29	23°18'56"	320.07	N13°12'32"E
C4	564.00	151.36	15°22'34"	150.90	N15°43'12"E
C5	15.00	18.90	72°12'35"	17.68	S29°01'43"E
C6	243.00	28.63	06°45'04"	28.62	N04°20'18"E
C7	275.00	114.73	23°54'14"	113.90	S12°54'53"W
C8	600.00	181.13	17°17'47"	180.44	S16°13'06"W
C9	600.00	25.03	02°23'23"	25.02	S08°45'54"W
C10	600.00	156.10	14°54'24"	155.66	S17°24'48"W
C11	400.00	268.38	38°26'31"	263.37	S05°38'44"W
C12	750.00	305.20	23°18'55"	303.10	S13°12'32"W
C13	600.00	356.16	34°00'38"	350.95	S15°27'15"E
C14	600.00	301.77	28°49'02"	398.60	S46°52'05"E
C15	275.00	127.49	26°33'44"	126.35	N70°49'18"E
C16	275.00	35.65	07°25'38"	35.62	N61°15'15"E
C17	275.00	91.84	19°08'06"	91.42	N74°32'07"E
C18	426.00	156.98	21°06'46"	156.09	N09°00'18"W
C19	125.00	210.15	96°19'25"	186.26	N49°42'47"E
C20	125.00	126.52	57°59'35"	121.19	N30°32'52"E
C21	125.00	83.62	38°19'49"	82.07	N78°42'34"E
C22	15.00	23.56	89°59'39"	21.21	S44°02'03"E
C23a	243.00	101.38	23°54'14"	100.65	S12°54'53"W
C23b	243.00	72.75	17°09'10"	72.48	S16°17'25"W
C24	15.00	23.56	90°00'00"	21.21	S69°52'00"W
C25	15.00	23.56	90°00'21"	21.21	S45°57'57"W
C26	15.00	23.56	89°59'39"	21.21	S44°02'03"E
C27	15.00	23.56	90°00'21"	21.21	S45°57'57"W
C28a	307.00	128.08	23°54'14"	127.15	S12°54'53"E
C28b	307.00	61.66	11°30'27"	61.56	S06°43'00"W
C29	307.00	58.47	10°54'43"	58.38	S17°55'35"W
C30	307.00	7.95	01°29'04"	7.95	S24°07'28"W
C31	15.00	23.56	90°00'00"	21.21	S20°08'00"E
C32a	564.00	165.71	16°50'04"	165.12	S16°26'58"E
C32b	564.00	14.36	01°27'31"	14.36	S24°11'18"W
C33	436.00	264.64	34°46'38"	260.60	S07°28'41"W
C34	356.00	275.33	44°18'43"	268.52	N02°42'38"E
C35a	644.00	105.37	09°22'30"	105.26	N20°10'45"E
C35b	644.00	14.36	01°16'38"	14.36	N24°13'41"E
C36	644.00	91.02	08°05'52"	90.94	N19°32'26"E
C37	15.00	26.02	99°22'30"	22.88	N65°10'45"E
C38	15.00	23.56	90°00'00"	21.21	S20°08'00"E
C39	157.00	28.27	10°18'58"	28.23	N88°39'18"W
C40	15.00	18.83	71°55'38"	17.62	N57°50'58"W
C41a	63.00	216.77	197°08'23"	124.59	S59°32'40"W
C41b	63.00	44.96	40°53'33"	44.02	N42°19'55"W
C42	63.00	40.77	37°04'39"	40.06	N81°19'02"W
C43	63.00	10.01	09°06'15"	10.00	S75°35'31"W
C44	63.00	38.86	35°20'15"	38.24	S53°22'16"W
C45	63.00	49.37	44°54'11"	48.12	S13°15'03"W
C46	63.00	32.02	29°49'30"	32.43	S24°06'47"E
C47	15.00	18.83	71°55'38"	17.62	S03°03'43"E
C48a	157.00	85.91	31°21'11"	84.84	S17°13'35"W
C48b	157.00	19.76	07°12'37"	19.742	S29°17'48"W
C49	157.00	65.63	23°57'09"	65.16	S13°42'58"W
C50	157.00	0.52	00°11'16"	0.52	S01°33'05"W
C51	15.00	23.56	90°00'00"	21.21	S46°33'05"W
C52	20.00	31.42	90°00'00"	28.28	N43°26'55"W
C53a	708.00	288.11	23°18'55"	286.12	N13°12'32"E
C53b	708.00	16.48	01°20'02"	16.48	N02°13'06"E
C54	708.00	66.45	05°22'39"	66.43	N05°34'26"E
C55	708.00	118.73	08°07'08"	100.24	N12°19'20"E
C56	708.00	135.52	08°29'06"	104.75	N20°37'27"E
C57	93.00	160.12	98°38'54"	141.06	S50°52'32"W
C58	15.00	23.56	90°00'00"	21.21	S43°26'55"E
C59	15.00	23.56	90°00'00"	21.21	S46°33'05"W
C60a	394.00	145.18	21°06'46"	144.36	S09°00'18"E
C60b	394.00	32.38	04°42'34"	32.38	S00°48'12"E
C61	394.00	65.42	09°30'47"	65.34	S07°54'53"E
C62	394.00	47.38	06°53'25"	47.35	S16°06'58"E
C63	15.00	22.59	86°17'58"	20.52	S62°42'40"E
C64	307.00	57.58	10°44'47"	57.50	N79°30'44"E
C65	243.00	108.48	25°34'41"	107.58	S70°19'47"W
C66	20.00	33.35	95°32'48"	29.62	S09°46'03"W
C67	558.00	204.86	21°02'08"	203.72	S48°31'25"E
C68	20.00	33.35	95°32'48"	29.62	S74°41'10"E
C69	15.00	20.19	77°06'07"	18.70	N18.59'23"E
C70a	458.00	168.77	21°06'46"	167.81	N09°00'18"W
C70b	458.00	11.13	01°23'32"	11.13	N18°51'55"W
C71	458.00	81.23	10°09'42"	81.12	N13°05'18"W
C72	458.00	68.46	08°33'52"	68.40	N03°43'31"W
C73	458.00	7.95	00°59'39"	7.95	N01°03'15"E
C74	15.00	23.56	90°00'00"	21.21	N43°26'55"W
C75	20.00	31.42	90°00'00"	28.28	S46°33'05"W
C76a	558.00	277.21	29°27'51"	274.37	S12°40'51"E
C76b	558.00	11.39	01°10'10"	11.39	S00°58'00"W
C77	558.00	81.70	08°23'21"	81.63	S03°48'46"E
C78	558.00	98.79	10°08'39"	98.67	S13°04'46"E
C79	558.00	85.32	08°45'40"	85.24	S22°31'56"E

DIXIE FARMS
PLAT "A"

LOCATED IN NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

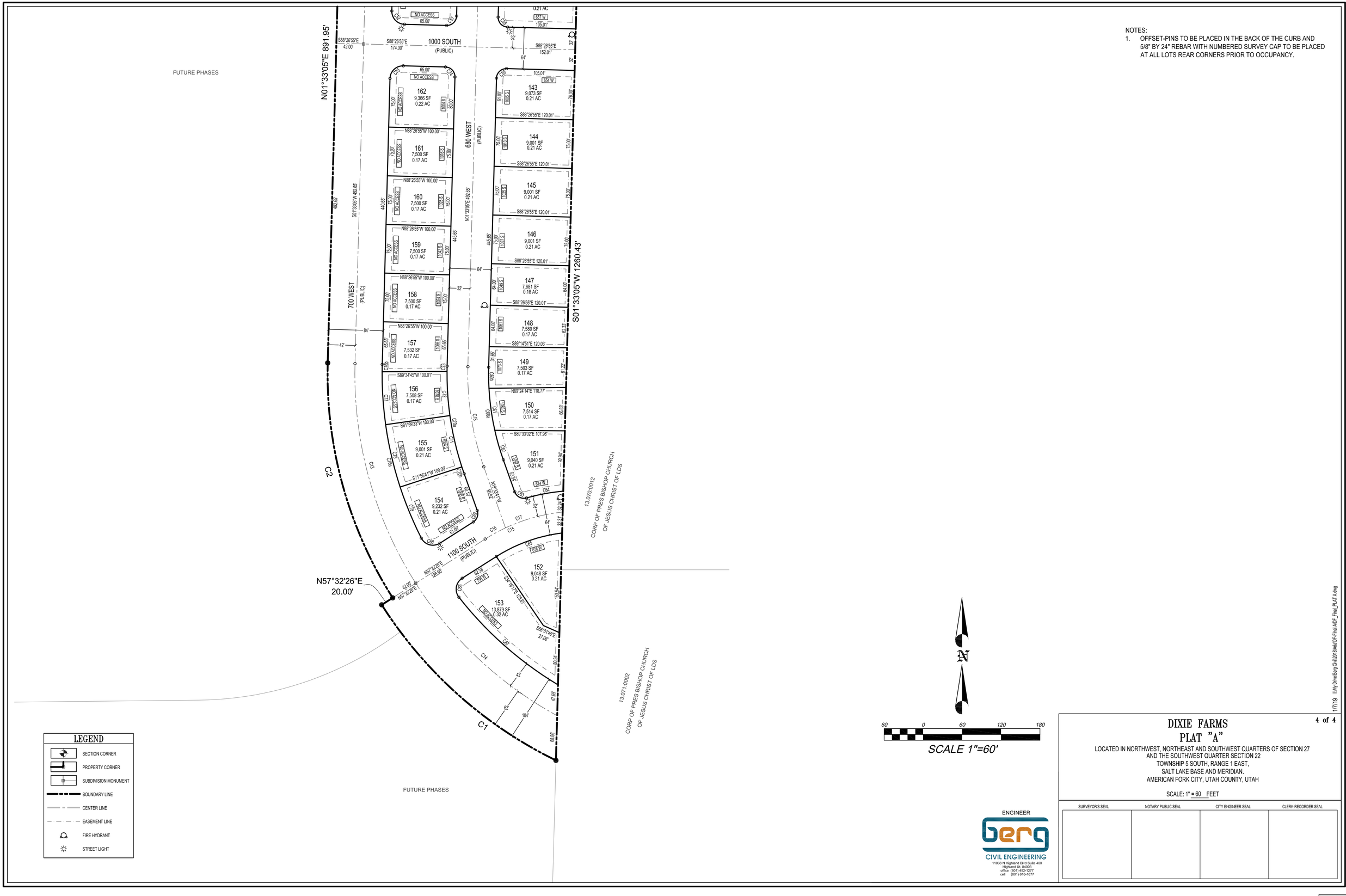
SURVEYOR

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut. 84003
office (801) 492-1277
cell (801) 636-1677

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)



NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

60 0 60 120 180

SCALE 1"=60'

DIXIE FARMS
PLAT "A"

LOCATED IN NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

4 of 4

1/7/19 I:\My Drive\Berg Civil\2018\Axis\DF-Final AUDF_Final_PLAT A.dwg

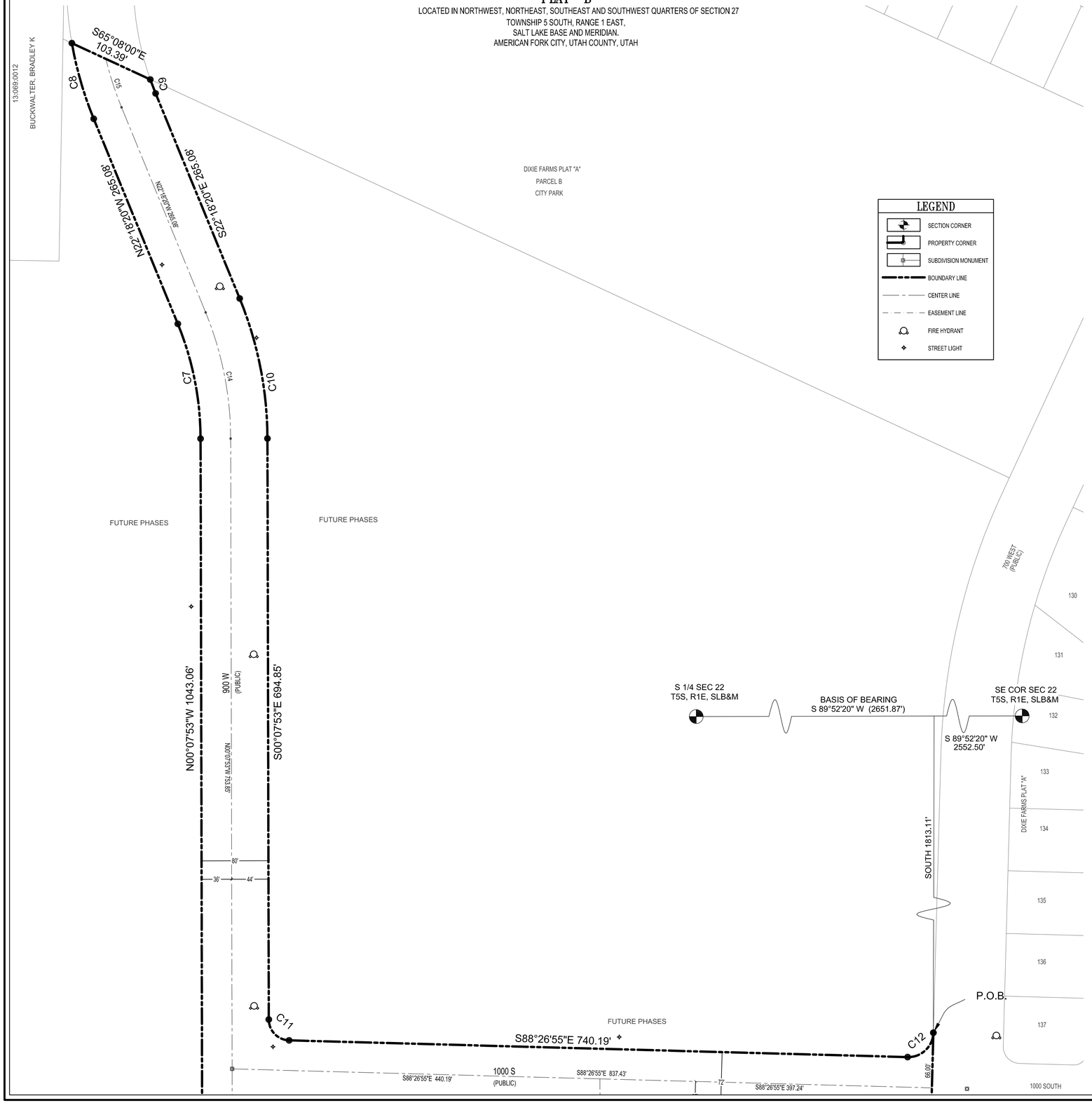
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

ENGINEER
berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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Attachment: Dixie Farms Plats A, B, C, D and G - (Dixie Farms Plats A, B, C, D and G - extension)

DIXIE FARMS
PLAT "B"

LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

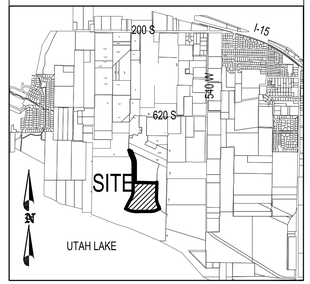


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	25.74 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

N

60 0 60 120 180

SCALE 1"=60'

NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801)-492-1277
cell (801) 616-1677

SEWER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE SEWER AUTHORITY.

SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2652.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 01°33'05" WEST 558.65 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'36" AND LONG CHORD BEARS S15°27'15"E 375.52 FEET); THENCE SOUTH 57°32'26" WEST 20.00 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.16 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°17'37" AND LONG CHORD BEARS S35°06'23"E 61.14 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'23" AND LONG CHORD BEARS N80°06'23"W 13.47 FEET); THENCE SOUTH 57°32'26" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND LONG CHORD BEARS S73°27'55"W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 407.03 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°05'41" AND LONG CHORD BEARS N75°03'46"W 402.05 FEET); THENCE NORTH 27°34'34" EAST 486.75 FEET; THENCE ALONG THE ARC OF 464.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS N13°43'20"E 222.21 FEET); THENCE NORTH 00°07'53" WEST 1043.06 FEET; THENCE ALONG THE ARC OF 364.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 139.99 FEET); THENCE NORTH 22°18'20" WEST 265.08 FEET; THENCE ALONG THE ARC OF 436.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS N16°06'29"W 94.14 FEET); THENCE SOUTH 65°08'00" EAST 103.39 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 02°51'37" AND LONG CHORD BEARS S20°52'32"E 17.77 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 170.76 FEET); THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS S44°17'24"E 34.83 FEET); THENCE SOUTH 88°26'55" EAST 740.19 FEET; THENCE ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N46°33'05"E 42.43 FEET) TO THE POINT OF BEGINNING.

AREA = 1,121,271 SF OR 25.74 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

NUMBER OF LOTS 69

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ MAYOR
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)
ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

_____ PLANNER
_____ CHAIRMAN, PLANNING COMMISSION

U:\My Drive\Berg Civil\2019\Add\DF-Final\BDF_Final_PLAT B.dwg
1/7/19

DIXIE FARMS
PLAT "B"

1 of 2

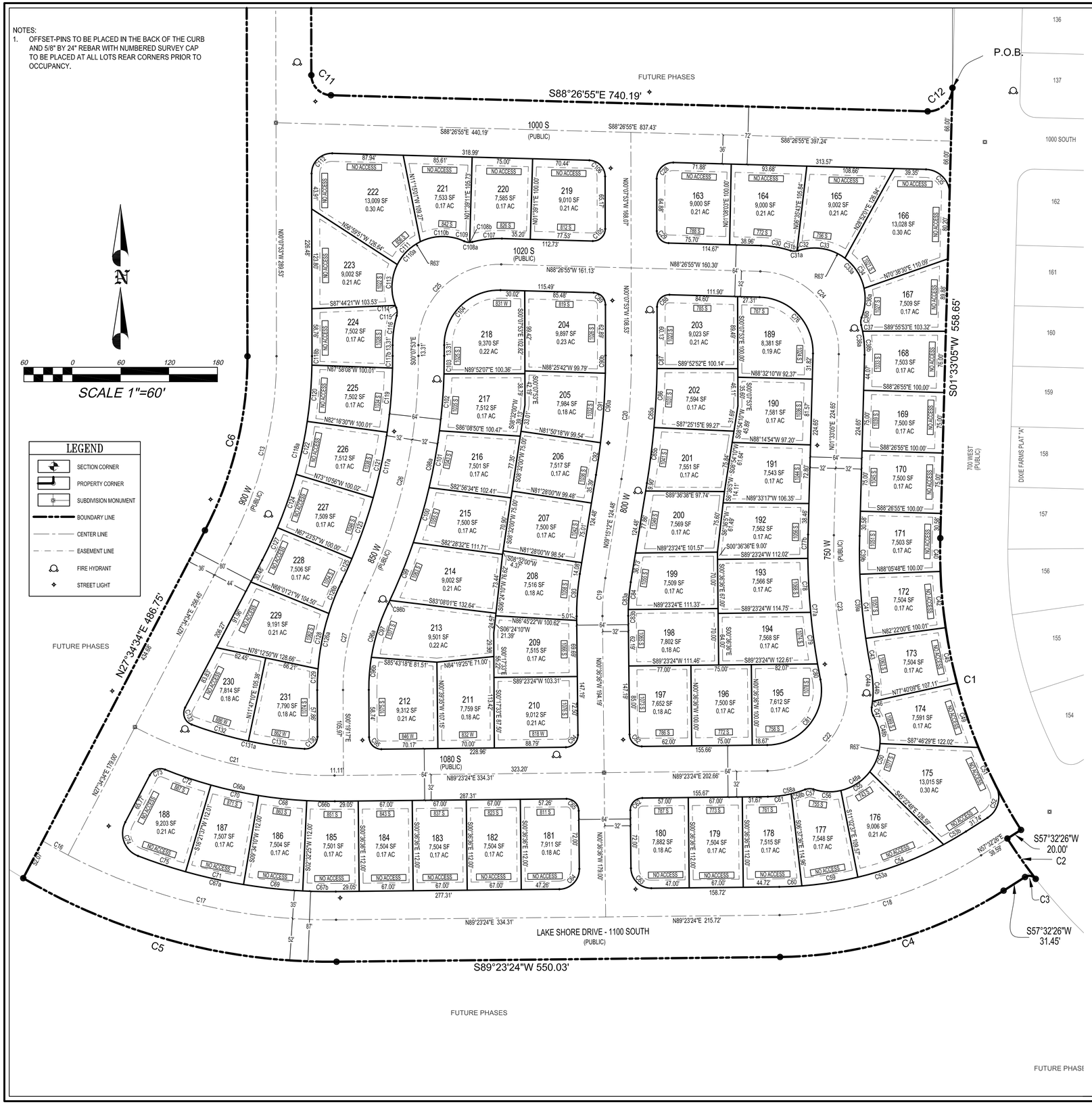
LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.



LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	642.00	381.09	34°00'38"	375.52	S15°27'15"E
C2	662.00	61.16	05°17'37"	61.14	S35°06'23"E
C3	10.00	14.78	84°42'23"	13.47	N80°06'23"W
C4	527.00	292.95	31°50'58"	289.19	S73°27'55"W
C5	750.00	407.03	31°05'41"	402.05	N75°03'46"W
C6	464.00	224.39	27°42'28"	222.21	N13°43'20"E
C7	364.00	140.87	22°10'27"	139.99	N11°13'07"W
C8	436.00	94.32	12°23'42"	94.14	N16°06'29"W
C9	356.00	17.77	02°51'37"	17.77	S20°52'32"E
C10	444.00	171.83	22°10'27"	170.76	S11°13'07"E
C11	25.00	38.54	88°19'02"	34.83	S44°17'24"E
C12	30.00	47.12	90°00'00"	42.43	N46°33'05"E
C13	500.00	241.80	27°42'28"	239.45	N13°43'20"E
C14	400.00	154.80	22°10'27"	153.84	N11°13'07"W
C15	400.00	60.95	08°43'49"	60.89	N17°56'26"W
C16	698.00	36.02	02°57'24"	36.02	S60°46'36"E
C17	698.00	345.43	28°21'18"	341.92	S76°25'57"E
C18	475.00	264.04	31°50'58"	260.66	N73°27'55"E
C19	275.00	47.34	09°51'48"	47.28	N04°19'18"E
C20	940.00	153.97	09°23'05"	153.79	N04°33'39"E
C21	519.00	257.38	28°24'48"	254.75	S76°24'12"E
C22	100.00	175.75	100°41'45"	153.99	N39°02'32"E
C23	774.00	173.68	12°51'25"	173.32	N04°52'38"W
C24	100.00	157.08	90°00'00"	141.42	N43°26'55"W
C25	100.00	160.02	91°40'58"	153.05	S42°08'01"W
C26	676.00	303.87	25°45'18"	301.32	S12°44'45"W
C27	275.00	124.53	25°56'41"	123.47	S12°39'04"W
C28	20.00	32.00	91°40'58"	28.70	S45°42'36"W
C29	15.00	23.12	88°19'02"	20.90	S44°17'24"E
C30	132.00	37.40	16°14'03"	37.28	S80°19'54"E
C31a	15.00	9.51	36°19'09"	9.35	N89°37'33"E
C31b	15.00	7.88	30°05'07"	7.79	S87°15'25"E
C32	15.00	1.63	06°14'03"	1.63	N74°35'00"E
C33a	63.00	143.13	130°10'12"	114.27	S43°26'55"E
C33b	63.00	61.04	55°30'45"	58.68	S80°46'39"E
C34	63.00	45.24	41°08'38"	44.25	S32°22'25"E
C35	30.00	47.12	90°00'00"	42.43	S43°26'55"E
C36A	63.00	36.85	33°30'49"	36.33	S04°52'46"W
C36b	15.00	9.51	36°19'09"	9.35	S03°28'36"W
C37	132.00	7.90	03°25'49"	7.90	S12°58'04"E
C38a	132.00	37.40	16°14'03"	37.28	S06°33'57"E
C38b	132.00	29.50	12°48'14"	29.44	S04°51'02"E
C39a	742.00	166.50	12°51'25"	166.15	S04°52'38"E
C39b	742.00	47.47	03°39'55"	47.46	S00°16'53"E
C40	462.00	81.44	03°41'53"	41.43	S00°17'52"E
C41	742.00	80.04	06°10'49"	80.00	S05°12'15"E
C42	642.00	70.04	06°15'01"	70.00	S05°16'19"E
C43	742.00	39.00	03°00'42"	39.00	S09°48'00"E
C44a	132.00	47.45	20°35'52"	47.20	S01°00'25"E
C44b	132.00	39.95	17°20'20"	39.79	S02°38'11"E
C45	642.00	70.04	06°15'01"	70.00	S11°31'20"E
C46	132.00	7.51	03°15'32"	7.51	S07°39'45"W
C47	15.00	10.34	39°30'27"	10.14	S10°27'42"E
C48a	63.00	152.31	138°30'55"	117.83	S39°02'32"W
C48b	63.00	36.44	33°08'17"	35.93	S13°38'47"E
C49	642.00	84.31	07°31'28"	84.25	S18°24'35"E
C50	63.00	37.65	34°14'39"	37.10	S20°02'41"W
C51	642.00	53.08	04°44'13"	53.06	S24°32'25"E
C52	30.00	44.22	84°26'58"	40.32	S15°18'57"W
C53a	440.00	244.59	31°50'58"	241.45	S73°27'55"W
C53b	440.00	32.13	04°11'03"	32.13	S59°37'58"W
C54	440.00	114.18	14°52'03"	113.86	S69°09'31"W
C55	63.00	43.63	39°40'42"	42.76	S57°00'21"W
C56	63.00	34.59	31°29'17"	34.15	N87°25'39"W
C57	15.00	10.34	39°30'27"	10.14	S88°32'46"W
C58a	132.00	47.45	20°35'51"	47.20	S79°05'28"W
C58b	132.00	18.23	07°54'52"	18.22	S72°44'58"W
C59	440.00	70.28	09°09'08"	70.21	S81°10'07"W
C60	440.00	27.99	03°38'43"	27.99	S87°34'02"W
C61	132.00	29.22	12°41'00"	29.16	S83°02'54"W
C62	15.00	23.56	90°00'00"	21.21	S44°23'24"W
C63	25.00	39.27	90°00'00"	35.36	S45°36'36"E
C64	25.00	39.27	90°00'00"	35.36	N44°23'24"E
C65	15.00	23.56	90°00'00"	21.21	N45°36'36"W
C66a	551.00	215.53	22°24'44"	214.16	N79°21'14"W
C66b	551.00	34.85	03°37'25"	34.84	N88°47'53"W
C67a	663.00	250.64	21°39'37"	249.15	N79°46'48"W
C67b	663.00	41.01	03°32'38"	41.00	N88°50'17"W
C68	551.00	60.13	06°15'10"	60.10	N83°51'35"W
C69	663.00	73.87	06°23'02"	73.83	N83.52'27"W
C70	551.00	60.39	06°16'47"	60.36	N77°35'37"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C71	663.00	73.67	06°21'58"	73.63	N77°29'57"W
C72	551.00	60.16	06°15'21"	60.13	N71°19'33"W
C73	15.00	22.05	84°13'33"	20.12	S69°14'21"W
C74	30.00	50.54	96°31'34"	44.77	S20°41'13"E
C75	663.00	62.10	05°21'59"	62.07	S71°37'59"E
C76	68.00	106.81	90°00'00"	96.17	S43°26'55"E
C77a	806.00	180.86	12°51'25"	180.49	S04°52'38"E
C77b	806.00	29.61	02°06'18"	29.61	S00°29'56"W
C78	806.00	67.08	04°46'05"	67.06	S02°56'16"E
C79	806.00	64.50	04°35'06"	64.48	S07°36'52"E
C80	806.00	19.68	01°23'56"	19.68	S10°36'23"E
C81	68.00	119.51	100°41'45"	104.71	S39°02'32"W
C82	15.00	23.56	90°00'00"	21.21	N45°36'36"W
C83a	243.00	41.83	09°51'47"	41.78	N04°19'18"E
C83b	243.00	7.81	01°50'29"	7.81	N00°18'38"E
C84	243.00	34.02	08°01'19"	33.99	N05°14'32"W
C85a	972.00	159.21	09°23'05"	159.03	N04°33'39"E
C85b	972.00	69.52	04°05'52"	69.50	N07°12'15"E
C86	972.00	73.28	04°19'10"	73.26	N02°59'44"E
C87	972.00	16.41	00°58'02"	16.41	N00°21'08"E
C88	15.00	24.00	91°40'58"	21.52	N45°42'36"E
C89	15.00	23.12	88°19'02"	20.90	S44°17'24"E
C90a	908.00	148.73	09°23'05"	148.56	S04°33'39"W
C90b	908.00	21.99	01°23'15"	21.99	S00°31'35"W
C91	908.00	86.47	05°27'24"	86.44	S03°59'37"W
C92	908.00	40.26	02°32'26"	40.26	S07°58'59"W
C93	307.00	52.85	09°51'48"	52.78	S04°19'18"W
C94	15.00	23.56	90°00'00"	21.21	S44°23'24"W
C95	15.00	23.64	90°17'29"	21.27	N45°27'51"W
C96a	243.00	110.04	25°56'41"	109.10	N12°39'04"E
C96b	243.00	40.49	09°32'48"	40.44	N04°27'07"E
C97	243.00	69.55	16°23'54"	69.31	N17°25'27"E
C98a	708.00	318.25	25°45'18"	315.58	N12°44'45"E
C98b	708.00	4.86	00°23'36"	4.86	N25°25'36"E
C99	708.00	77.48	06°16'13"	77.44	N22°05'42"E
C100	708.00	70.88	05°44'08"	70.85	N16°05'32"E
C101	708.00	71.86	05°48'55"	71.83	N10°19'00"E
C102	708.00	70.75	05°43'32"	70.72	N04°32'47"E
C103	708.00	22.43	01°48'54"	22.43	N00°46'34"E
C104	68.00	108.81	91°40'58"	107.27	N40°36'13"E
C105	15.00	24.00	91°40'58"	21.52	N45°42'36"E
C106	20.00	30.83	88°19'02"	27.87	N44°17'24"W
C107	132.00	37.07	16°05'28"	36.95	S83°30'20"W
C108a	15.00	10.34	39°30'27"	10.14	N84°47'10"W
C108b	15.00	3.28	12°31'34"	3.27	S81°43'23"W
C109	15.00	7.06	26°58'53"	7.00	N78°31'23"W
C110a	63.00	152.31	138°30'55"	117.83	S45°42'36"W
C110b	63.00	56.20	51°06'38"	54.35	S89°24'44"W
C111	63.00	41.01	37°18'01"	40.29	S45°12'25"W
C112	25.00	40.00	91°40'58"	35.87	S45°42'36"W
C113	63.00	52.29	47°33'15"	50.80	S02°47'29"W
C114	63.00	2.81	02°33'12"	2.81	S22°28'14"E
C115	15.00	10.34	39°30'27"	10.14	S03°47'38"E
C116	132.00	37.07	16°05'28"	36.95	S07°54'51"W
C117a	644.00	289.48	25°45'18"	287.05	S12°44'45"W
C117b	644.00	15.01	01°20'08"	15.01	S00°32'11"W
C118a	544.00	263.07	27°42'28"	260.52	N13°43'20"E
C118b	544.00	11.24	01°11'01"	11.24	N00°27'37"E
C119	644.00	79.99	07°06'59"	79.94	S04°45'44"W
C120	544.00	70.05	07°22'40"	70.00	N04°44'28"E
C121	644.00	83.06	07°23'23"	83.00	S12°00'55"W
C122	544.00	67.19	07°04'36"	67.15	N11°58'05"E
C123	644.00	80.14	07°07'48"	80.09	S19°16'30"W
C124	544.00	70.05	07°22'40"	70.00	N19°11'43"E
C125	644.00	31.28	02°47'00"	31.28	S24°13'54"W
C126a	307.00	139.02	25°56'41"	137.83	S12°39'04"W
C126b	307.00	42.49	07°55'47"	42.46	S21°39'31"W
C127	544.00	44.55	04°41'31"	44.54	N25°13'49"E
C128	307.00	70.15	13°05'34"	70.00	S11°08'51"W
C129	307.00	26.38	04°55'21"	26.37	S02°08'23"W
C130	15.00	24.62	94°02'35"	21.95	S46°42'00"W
C131a	487.00	143.86	16°55'32"	143.34	N77°48'57"W
C131b	487.00	70.43	08°17'08"	70.36	N82°08'08"W
C132	487.00	73.44	08°38'24"	73.37	N73°40'23"W
C133	15.00	25.38	96°55'45"	22.46	N20°53'18"W

DIXIE FARMS
PLAT "B"

LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

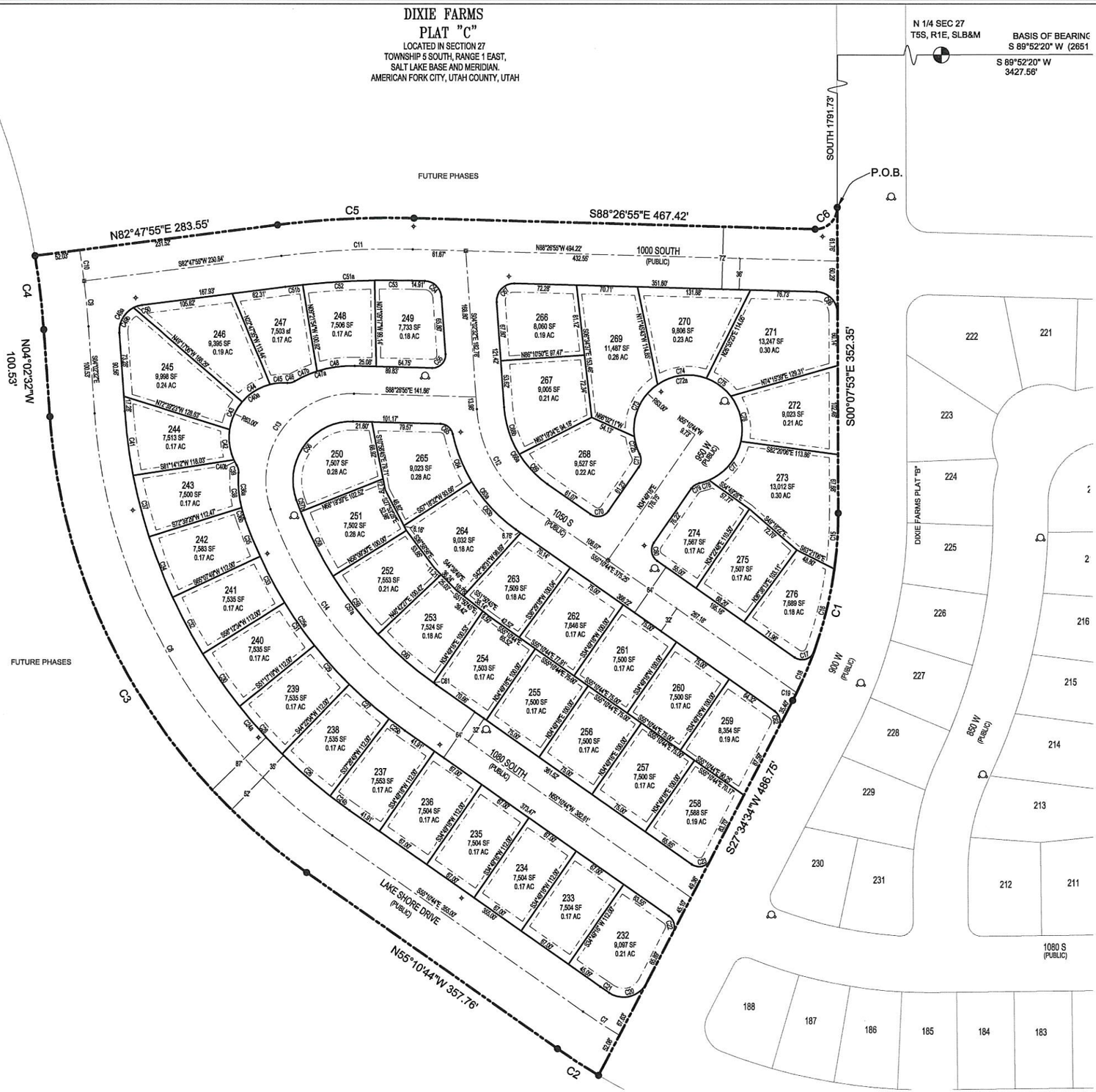
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

ENGINEER
berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut. 84003
office (801) 492-1277
cell (801) 616-1677

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

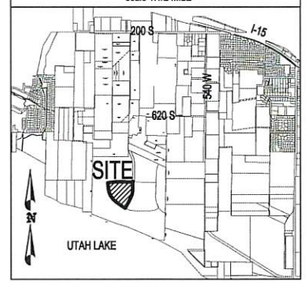
DIXIE FARMS
PLAT "C"

LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	15.17 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

N

60 0 60 120 180

SCALE 1"=60'

NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___, BY THE SEWER AUTHORITY.

_____
SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___, BY THE WATER AUTHORITY.

_____
WATER AUTHORITY

SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER
Berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland, UT, 84003
office (801) 492-1277
cell (801) 616-1277

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3427.56 FEET AND SOUTH 1791.73 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°07'53" EAST 352.35 FEET; THENCE ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS S13°43'20"W 222.21 FEET); THENCE SOUTH 27°34'34" WEST 486.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.76 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°20'11" AND LONG CHORD BEARS N57°20'48"W 56.75 FEET); THENCE NORTH 55°10'44" WEST 357.76 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 824.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'11" AND LONG CHORD BEARS N29°36'38"W 604.22 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°27'07" AND LONG CHORD BEARS N06°40'05"W 85.81 FEET); THENCE NORTH 82°47'55" EAST 283.55 FEET; THENCE ALONG THE ARC OF 1036.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 158.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°46'42" AND LONG CHORD BEARS N87°11'16"E 158.57 FEET); THENCE SOUTH 88°26'55" EAST 467.42 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS N45°42'26"E 35.87 FEET) TO THE POINT OF BEGINNING.

AREA = 660,990 SF OR 15.17 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 45

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

____ DAY OF _____, A.D. ___.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "C"
LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

1 of 2

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

1/7/19 I:\My Drive\Berg Civil\2018\AMERICAN FORK CITY\DIXIE FARMS PLAT C\DIXIE FARMS PLAT C.dwg

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

DIXIE FARMS
PLAT "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

13:069:0012
BUCKWALTER, BRADLEY K

13:068:0002
JONES

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE

SITE
200 S
620 S
I-15
540 W
UTAH LAKE
N

TABULATIONS

DEVELOPMENT AREA	15.17 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

S 89°52'20" W 3794.36' — BASIS OF BEARING N 89°52'20" E (2651.87') — N 1/4 SEC 27 T5S, R1E, SLB&M — NE COR SEC 27 T5S, R1E, SLB&M

60 0 60 120 180
SCALE 1"=60'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 06°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'36" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 164.74 FEET; THENCE ALONG THE ARC OF A 1036.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'10" AND LONG CHORD BEARS S87°11'16"W 158.57 FEET); THENCE SOUTH 82°47'55" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 949.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°27'15" AND LONG CHORD BEARS N30°43'17"W 906.18 FEET); THENCE NORTH 01°05'13" EAST 271.37 FEET; THENCE SOUTH 88°26'57" EAST 161.74 FEET; THENCE SOUTH 89°53'59" EAST 247.36 FEET; THENCE SOUTH 10°58'14" EAST 68.58 FEET; THENCE SOUTH 47°45'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 64.02 FEET; THENCE SOUTH 43°14'59" EAST 86.77 FEET; THENCE SOUTH 39°55'54" EAST 75.61 FEET; THENCE SOUTH 36°32'59" EAST 73.21 FEET; THENCE SOUTH 32°06'23" EAST 49.78 FEET; THENCE SOUTH 29°51'37" EAST 90.00 FEET; THENCE SOUTH 26°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'06" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING.

AREA = 498,884 SF OR 11.45 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 37

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ MAYOR _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

_____ PLANNER _____ CHAIRMAN, PLANNING COMMISSION

SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___, BY THE SEWER AUTHORITY.

_____ SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___, BY THE WATER AUTHORITY.

_____ WATER AUTHORITY

SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER
Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite #20
Highland, UT, 84003
office (801) 492-1277
cell (801) 818-1877

1/7/19 I:\My Drive\Berg Civil\2018\Reeve\DF-Final DDF_Final_PLAT D.dwg

1 of 2

DIXIE FARMS
PLAT "D"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

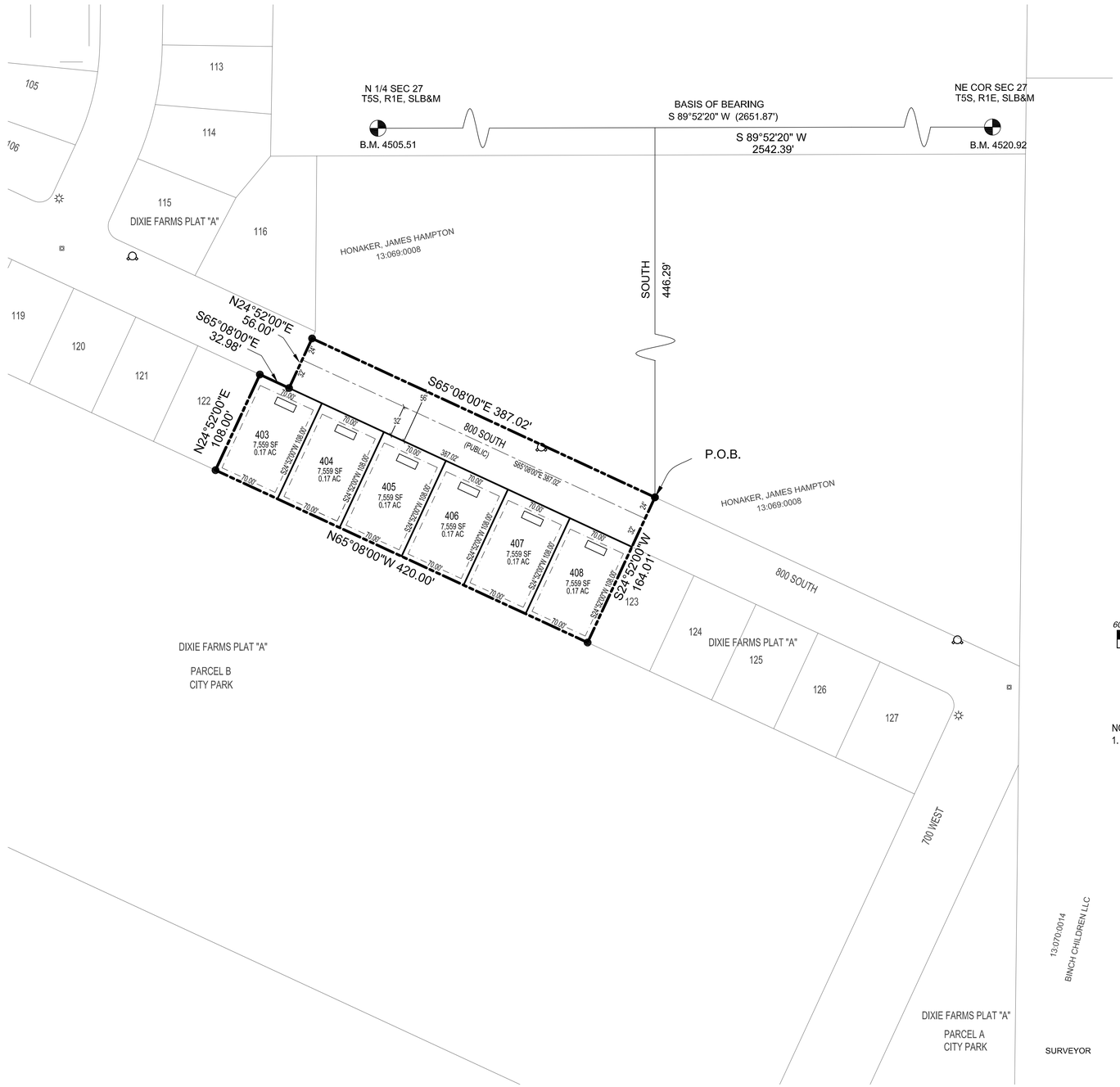
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

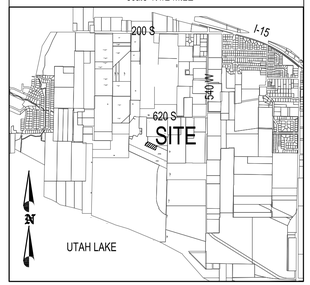
DIXIE FARMS
PLAT "G"

LOCATED IN THE NORTHWESTQUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



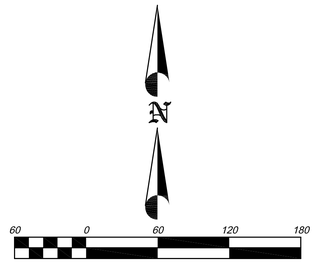
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.54 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



SCALE 1"=60'

NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

13:070:0014
BINCH CHILDREN LLC

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE SEWER AUTHORITY.

_____
SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
WATER AUTHORITY

4/8/2019 I:\My Drive\Berg Civil\2018\Hoi\DF-Final GDP_Final_PLAT G.dwg

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2542.39 FEET AND SOUTH 446.29 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 24°52'00" WEST 164.01 FEET; THENCE NORTH 65°08'00" WEST 420.00 FEET; THENCE NORTH 24°52'00" EAST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 32.98 FEET; THENCE NORTH 24°52'00" EAST 56.00 FEET; THENCE SOUTH 65°08'00" EAST 387.02 FEET TO THE POINT OF BEGINNING.

AREA = 67,036 SF OR 1.54 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 22. (NAD 27)

NUMBER OF LOTS 6

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____ , IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ MAYOR _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

_____ PLANNER _____ CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "G"

LOCATED IN NORTHWESTQUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Attachment: Dixie Farms Plats A B C D and G (Dixie Farms Plats A, B, C, D and G - extension)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a Resolution establishing Continuity in Government in American Fork City.

SUMMARY RECOMMENDATION The City Recorder would recommend approval of this resolution.

BACKGROUND The approval of this resolution would comply with State Law, UCA 53-52-807, and provide for the required leadership in the event of a State of Emergency where the Mayor is unavailable. This must be approved by July 1 of each year.

The Mayor has asked that the following Council members, in order, succeed to the office of the Mayor to act as Emergency Interim Successor as the need and occasion may arise:

Mayor Pro Tem Council Member Clark Taylor
Council Member Kevin Barnes
Council Member Staci Carroll

BUDGET IMPACT NA

SUGGESTED MOTION Move to adopt the Resolution establishing the Continuity in Government in American Fork City.

SUPPORTING DOCUMENTS

05-26-2020 - Continuity in Government (DOC)

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR THE CONTINUITY OF GOVERNMENT PURSUANT TO THE PROVISIONS OF THE *EMERGENCY INTERIM SUCCESSION ACT*, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Utah State Legislature has adopted the *Emergency Interim Succession Act*, found Title 53-2a-807, *Utah Code Annotated* (1953, as amended); and

WHEREAS, Part 1 of said Act requires that each municipality in the State, including American Fork City ("the City"), provide for three (3) interim successors to the Mayor to exercise and carry out the powers, duties and responsibilities of said office during a state of emergency; and

WHEREAS, American Fork City Council desires that the City comply with the mandates and spirit of said Act, and finds such compliance to be in the best interest, and to promote the health, safety and general welfare, of the City and its residents, guests, and businesses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of American Fork City as follows:

(1) That the following terms shall be defined, for purposes of this Resolution as follows:

(a) "Absent" means not physically present or not able to be communicated with for 48 hours;

(b) "Emergency Interim Successor" means a person designated by this part to exercise the powers and discharge the duties of an office when the person legally exercising the powers and duties of the office is unavailable.

(c) "Office" includes local offices, the powers and duties of which are defined by constitution, statutes, charters, optional plans, ordinances, articles, or by-laws.

(d) "Place of governance" means the physical location where the powers of an office are being exercised.

(e) "Political Subdivision" includes cities.

(f) "Political Subdivision Officer" means a person holding an office in a political subdivision.

Attachment: 05-26-2020 - Continuity in Government (Continuity in Government - 2020)

(g) "Unavailable" means absent from the place of governance during a disaster that seriously disrupts normal governmental operations, whether or not that absence or inability would give rise to a vacancy under existing constitutional or statutory provisions.

(2) That the following members of the Governing Body of the City of American Fork shall, in the order set forth, succeed to the office of the Mayor to act as **Emergency Interim Successor** thereto as the need and occasion may arise:

(a) Mayor Pro-tem Council Member Clark Taylor

(b) Council Member Kevin Barnes

(c) Council Member Staci Carroll

(3) That the appointment(s) hereunder shall commence and be **effective immediately**; and shall continue until this Resolution is repealed, amended (as to persons named), or replaced with a new Resolution (which, by law, should occur on or before July 1 of each calendar year).

(4) That an Emergency Interim Successor shall exercise and carry out the powers, duties and responsibilities of the office of Mayor until:

(a) Any vacancy in said office is filled in accordance with the applicable provisions of constitutional and statutory law; or

(b) The Mayor or an Emergency Interim Successor earlier in the order of succession (as established herein) becomes available to exercise and carry out the powers, duties and responsibilities of the office of Mayor.

Passed by the City Council of the City of American Fork, Utah, this 26 day of May, 2020.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: 05-26-2020 - Continuity in Government (Continuity in Government - 2020)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a resolution adopting fireworks restrictions for American Fork City.

SUMMARY RECOMMENDATION
Staff would recommend approval of the resolution.

BACKGROUND
In previous years, the City has approved resolutions adopting fireworks restrictions. The Fire Chief is proposing that the city adopt fireworks restrictions once again. The Fire Department wants the residents of American Fork to have a fun and safe holiday. However, there have been concerns of the possibility of large crowds gathering on city property for fireworks displays. For this reason, the resolution lists parks where fireworks will be allowed to be discharged. The resolution also includes statements that the city will follow state law with regards to the dates and times fireworks can be discharged as well as what fireworks can be discharged.

This resolution also give the Fire Chief, Fire Marshall, or designee the right to restrict fireworks in any high-risk geographical areas within the city limits that has a potential safety concern.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to approve the resolution adopting annual fireworks restrictions in American Fork City.

SUPPORTING DOCUMENTS

Fireworks Restriction resolution (PDF)

RESOLUTION NO. _____

A RESOLUTION OF THE AMERICAN FORK CITY COUNCIL ADOPTING FIREWORKS RESTRICTIONS.

WHEREAS, American Fork City wishes to protect vulnerable areas from the risk of fire; and

WHEREAS, American Fork City wishes to support the Fire Department's efforts to limit the risk of fire;

NOW THEREFORE BE IT RESOLVED BY THE AMERICAN FORK CITY COUNCIL as follows:

Section 1.

A. Ground fireworks will be allowed at all parks.

B. Aerial Fireworks less than 150' will be allowed to be discharged at the following parks:

Park	Approximate address
Evergreen Park	200 North 700 East
Val Vista Park	1300 North 1100 East
Art Dye Park	550 East 1000 North
Hindley Park	400 North 560 West
Greenwood Park	200 East 500 South
Legacy Park	70 West 1340 North

C. Fireworks shall only be discharged at the above referenced parks and in accordance with the map of approved parks (See Exhibit A) during the dates and following the times legally prescribed time periods as allowed by State law.

D. Any fireworks that discharge over 150-feet vertically or requires special permitting (more than 1.4G classification) or handling shall follow the city prescribed application and permitting process for Special Events.

E. Any firework legally sold in the State of Utah can be discharged at the approved parks.

F. Fireworks are prohibited within twenty-five (25) feet from any building, 200 feet from any open field, unimproved lot with dry vegetation, or any vacant building with dry vegetation on the lot, or within 200 feet of any other agricultural product(s).

G. The Fire Chief, Fire Marshal or designee reserve the right to restrict fireworks or recreational burns in any high-risk geographical area inside the city of American Fork that may be at risk or has a potential safety concern.

Attachment: Fireworks Restriction resolution (Fireworks Restrictions - 2020)

Section 2.
This resolution shall take effect immediately upon its approval and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 26 DAY OF MAY, 2020.

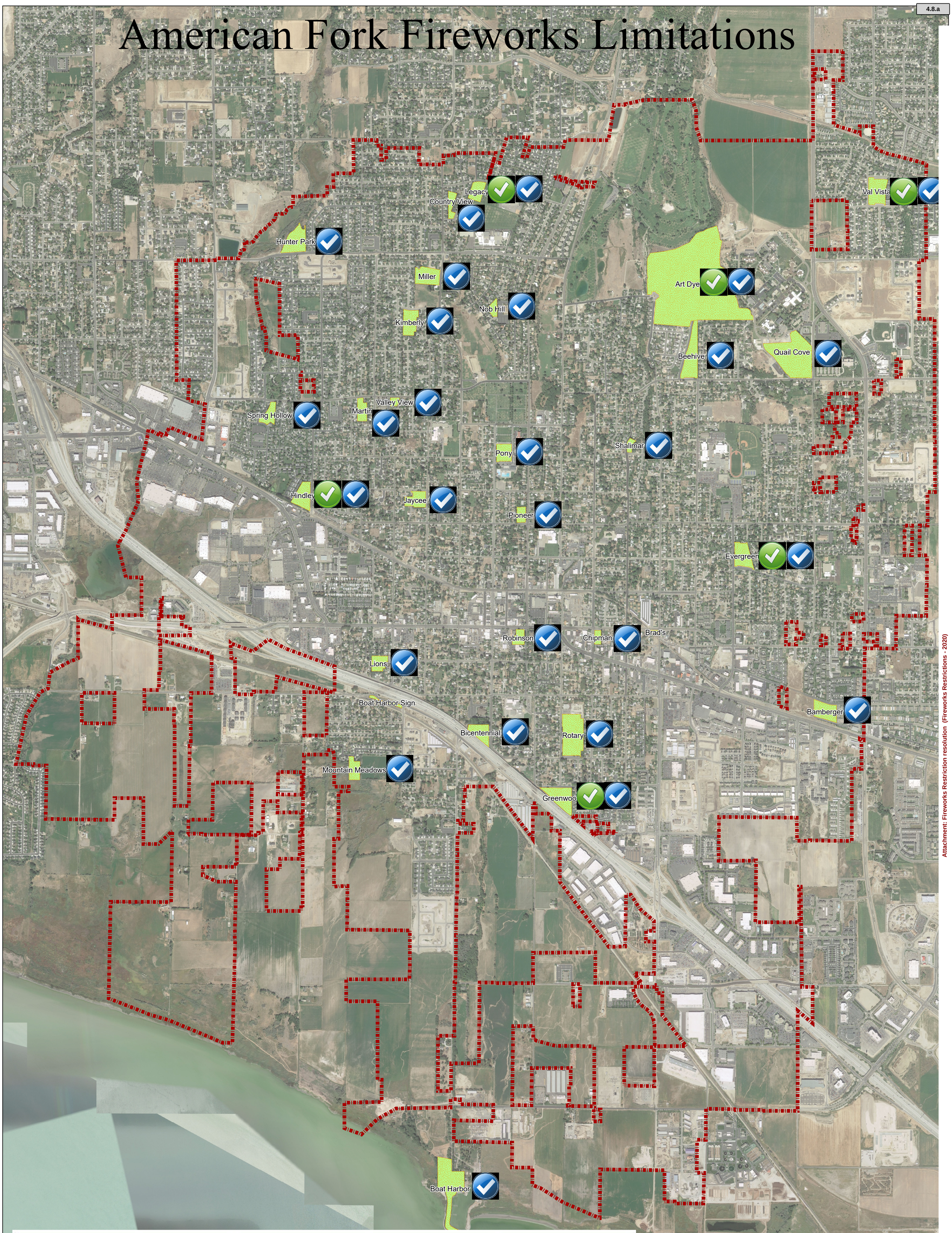
ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: Fireworks Restriction resolution (Fireworks Restrictions - 2020)

American Fork Fireworks Limitations



Location	Address	Ground Fireworks	Aerials less than 150 ft.	Aerials over 150 ft.
City Streets	-			Permit Required
Art Dye	1000 N 550 E			
Greenwood	200 E 500 S			
Val Vista	1100 E 1350 N			
Legacy	50 W 1340 N			
Hindley	300 N 560 W			
Evergreen	700 E 150 N			
All other parks	-			
Private Property	-	With Permission	With Permission	

Attachment: Fireworks Restriction resolution (Fireworks Restrictions - 2020)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance adopting modifications to Section 15.16 of the American Fork City Code relating to Floodplain Management.

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
FEMA has completed a Flood Impact Study for Utah County and has updated their Flood Insurance Rate Maps (FIRM) based on the study. These new FIRM maps replace the old ones and will become effective June 19, 2020. The ordinance update adopts these new FIRM's as well as meets current FEMA requirements to maintain coverage under the National Flood Insurance Program.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to approve the ordinance adopting modifications to Section 15.16 of the American Fork City code relating to Floodplain Management.

SUPPORTING DOCUMENTS

CHAPTER 15 Floodplain Management Ordinance Update 2020 v2 (DOCX)
Floodplain Maps (PDF)
FIRM Adoption Letter 2020 (PDF)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.16 OF THE AMERICAN FORK CITY CODE RELATING TO FLOODPLAIN MANAGEMENT.

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 Floodplain Management.

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

PART I

TEXT OF ORDINANCE

1. Chapter 15.16 to be amended to read as follows:

CHAPTER 15.16 FLOODPLAIN MANAGEMENT
Sec 15.16.010 Findings Of Fact
Sec 15.16.020 Statement Of Purpose
Sec 15.16.030 Methods Of Reducing Flood Losses
Sec 15.16.040 Definitions
Sec 15.16.050 Applicability
Sec 15.16.060 Basis For Establishing Areas Of Special Flood Hazard
Sec 15.16.070 Compliance
Sec 15.16.080 Abrogation And Greater Restrictions
Sec 15.16.090 Interpretation
Sec 15.16.100 Warning And Disclaimer Of Liability
Sec 15.16.110 Development Permit - Required - Contents
Sec 15.16.120 Designation Of The Local Administrator
Sec 15.16.130 Engineer's Office - Duties And Responsibilities
Sec 15.16.140 Engineer's Office - Permit Review
Sec 15.16.150 Use Of Other Base Flood Data
Sec 15.16.160 Information To Be Obtained And Maintained
Sec 15.16.170 Alteration Of Watercourses
Sec 15.16.180 Interpretation Of FIRM Boundaries

Attachment: CHAPTER 15 Floodplain Management Ordinance Update 2020 v2 (Floodplain Management)

Sec 15.16.190 General Standards
Sec 15.16.200 Anchoring
Sec 15.16.210 Construction Materials And Methods
Sec 15.16.220 Utilities
Sec 15.16.230 Subdivision Proposals
Sec 15.16.240 Encroachments
Sec 15.16.250 Specific Standards
Sec 15.16.260 Residential Construction
Sec 15.16.270 Nonresidential Construction

Sec 15.16.010 Findings Of Fact

1. The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately anchored, floodproofed, elevated or otherwise protected from flood damage.

(Ord. No. 89-08-08, § 1.2, 1989)

Sec 15.16.020 Statement Of Purpose

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions to specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaking at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
6. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. Ensure that potential buyers are notified that property is in an area of special flood hazard; and,
8. Ensure that those who occupy or own the areas of special flood hazards assume responsibility for their actions.

(Ord. No. 89-08-08, § 1.3, 1989)

Sec 15.16.030 Methods Of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, or property due to water or erosion hazards, or which result in increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

4. Controlling filling, grading, dredging, and other development which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

(Ord. No. 89-08-08, § 1.4, 1989)

Sec 15.16.040 Definitions

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application:

1. Area of shallow flooding. A designated AO, AH, or VO zone on a city's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
2. Area of special flood hazard. The land in the floodplain within a city subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.
3. Base flood. The flood having a one percent change of being equaled or exceeded in any given year.
4. Base Flood Elevation (BFE). The water surface elevation of the 1-percent-annual-chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.
5. Development. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials
6. Elevated building. A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.
7. Existing Construction. For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."
8. Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and

either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a city.

9. Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:
    1. The overflow of inland or tidal waters, and/or
    2. The unusual and rapid accumulation or runoff of surface waters from any source.
10. Flood Insurance Rate Map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the city. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).
11. Flood Insurance Study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map (if applicable), Flood Insurance Rate Map and supporting technical data.
12. Floodplain of flood-prone area. Any land area susceptible to being inundated by water from any source (see definition of flooding).
13. Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.
14. Floodplain management regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
15. Flood protection system. Those physical structural works for which fund have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a city subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.
16. Flood proofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
17. Floodway (regulatory floodway). The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
18. Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.
19. Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
20. Historic Structure. Any structure that is:
    1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
    1. by an approved state program as determined by the Secretary of the Interior or;
    2. directly by the Secretary of the Interior in states without approved programs.

21. Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program regulations.
22. Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. Manufactured home does not include a "recreational vehicle".
23. Mean Sea Level. For purposes of the National Flood Insurance Program, the North American Vertical Datum of 1988 (NAVD 88) or other datum, to which base flood elevations shown on a city's Flood Insurance Rate Map are referenced. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the NAVD 88, pleased refer to the FIRM.
24. New Construction. For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
25. New Manufactured Home Park or Subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.
26. Recreational Vehicle. A vehicle which is:
    1. built on a single chassis;
    2. 400 square feet or less when measured at the largest horizontal projections;
    3. designed to be self-propelled or permanently towable by a light duty truck; and
    4. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
27. Start of Construction. (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of

construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

28. Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.
29. Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
30. Substantial improvement. Any repair, reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The Term does not, however, include either:
    1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
    2. Any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.
31. Variance. A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.).
32. Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.
33. Water Surface Elevation. The height, in relation to the North American Vertical Datum of 1988 (NAVD 88) (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 89-08-08, § 2, 1989)

Sec 15.16.050 Applicability

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city. When the city annexes any land from a neighboring jurisdiction, the annexed land shall also be managed and regulated by Section 15.16.

(Ord. No. 89-08-08, § 3.1, 1989)

Sec 15.16.060 Basis for Establishing Areas Of Special Flood Hazard

Deleted: For

The areas of special flood hazard identified by the Federal Emergency Management Agency in scientific and engineering report entitled, "The Flood Insurance Study for Utah County, Utah and Incorporated Areas", dated June 19, 2020 with accompanying Flood Insurance Rate Maps (FIRMS) and Flood Boundary-Floodway Maps (FBFM) and any revisions thereto are hereby adopted by reference and declared to be part of the ordinance codified in this chapter. The FIRMS referred to herein are on file at the office of the Floodplain Administrator.

(Ord. No. 89-08-08, § 3.2, 1989)

Sec 15.16.070 Compliance

No structure or land shall hereafter be constructed, located, extended, or altered, or have its use changed without full compliance with the terms of this chapter and other applicable regulations.

(Ord. No. 89-08-08, § 3.3, 1989)

Sec 15.16.080 Abrogation And Greater Restrictions

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. No. 89-08-08, § 3.4, 1989)

Sec 15.16.090 Interpretation

In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements.
2. Liberally construed in favor of the governing body; and,
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

(Ord. No. 89-08-08, § 3.5, 1989)

Sec 15.16.100 Warning And Disclaimer Of Liability

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

(Ord. No. 89-08-08, § 3.6, 1989)

Sec 15.16.110 Development Permit - Required - Contents

1. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 15.16.060. Application for a development permit shall be made on forms furnished by the city engineer's office and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question including existing or proposed structures, fill, storage of materials, drainage facilities proposed landscape alterations, the placement of manufactured homes and the location of the foregoing in relation to areas of special flood hazard.
2. Specifically, the following information is required:
    1. Elevation in relation to mean sea level of the lowest floor (including basement) of all new and substantially improved structures;
    2. Elevation in relation to mean sea level to which any structure shall be or has been floodproofed;
    3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 15.16.270; and
    4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
3. All records of all such information shall be maintained at the office of the Floodplain Administrator.

(Ord. No. 89-08-08, § 4.1, 1989)

Sec 15.16.120 Designation Of The Local Administrator

The city engineer's office is appointed as the Floodplain Administrator to administer and implement this chapter and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

(Ord. No. 89-08-08, § 4.2, 1989)

Sec 15.16.130 Floodplain Administrator - Duties And Responsibilities

Deleted: Engineer's Office

Duties of the Floodplain Administrator shall include but not be limited to those listed in Sections 15.16.140 through 15.16.180.

(Ord. No. 89-08-08, § 4.3, 1989)

Sec 15.16.140 Floodplain Administrator - Permit Review

Deleted: Engineer's Office

The Floodplain Administrator shall:

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied.
2. Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
3. Review all development permits to determine if the proposed development or altered or relocated portion of any watercourse adversely affects the flood carrying capacity of the area of special flood hazard. For the purpose of this chapter, "adversely affects" means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.
    1. If it is determined that there is no adverse effect and the development is not a building, then the permit shall be granted without further consideration
    2. If it is determined that there is an adverse effect, then technical justification (i.e., a registered professional engineer's certification) for the proposed development shall be required.
    3. If the proposed development is a building, then the provisions of this chapter shall apply.
    4. If a regulatory floodway has not been designated, the Floodplain Administrator shall require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM maps adopted by the city, unless it is determined that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the city.
    5. At the discretion of the Floodplain Administrator, the city may approve certain development in Zones A1-30, AE and AH on the city's FIRM which increases the water surface elevation of the base flood by more than one foot per the provisions of 44 CFR Chapter 1, Section 65.12 of the National Flood Insurance Program regulations, provided that the city first applies for a conditional FIRM revisions through FEMA (Conditional Letter of Map Revision) and receives the appropriate approval from FEMA.
4. Notify, in riverine situations, adjacent communities and the Utah Division of Water Rights prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency as required.
5. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this chapter and the following relevant factors:
    1. The danger to life and property due to flooding or erosion damage;
    2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

3. The danger that materials may be swept onto other lands to the injury of others;
4. The compatibility of the proposed use with existing and anticipated development;
5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
7. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
8. The necessity to the facility of a waterfront location, where applicable;
9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
10. The relationship of the proposed use to the comprehensive plan for that area.

6. Variance Procedures. The appeal Board as established by the city shall hear and render judgement on requests for variances from the requirements of this ordinance.
    1. The Appeal Board shall hear and render judgement on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
    2. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
    3. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
    4. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this chapter.
    5. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section 15.16.110 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
    6. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter.
    7. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
    8. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
    9. Prerequisites for granting variances:
        1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
        2. Variances shall only be issued upon:
            1. Showing a good and sufficient cause;
            2. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
            3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
        3. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the

base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

10. Variances may be issued by the city for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
    1. the criteria outlined in Section 15.16.140.6.1-9 are met, and
    2. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(Ord. No. 89-08-08, § 4.3-1, 1989

Sec 15.16.150 Use Of Other Base Flood Data

The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring that new construction, substantial improvements, or other development in zone A meets Section 15.16.250.

(Ord. No. 89-08-08, § 4.3-2, 1989)

Sec 15.16.160 Information To Be Obtained And Maintained

The Floodplain Administrator shall:

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved non-residential floodproofed structures:
    1. Verify and record the actual elevation (in relation to mean sea level) to which the non-residential structure has been floodproofed;
    2. Maintain the floodproofing certifications required in Section 15.16.110(B)(C);
3. Maintain for public inspection all records pertaining to the provisions of this chapter.

(Ord. No. 89-08-08, § 4.3-3, 1989)

Sec 15.16.170 Alteration Of Watercourses

The Floodplain Administrator shall:

1. Notify adjacent communities and the Federal Emergency Management Agency prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(Ord. No. 89-08-08, § 4.3-4, 1989

Sec 15.16.180 Interpretation Of FIRM Boundaries

The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions).

(Ord. No. 89-08-08, § 4.3-5, 1989)

Sec 15.16.190 General Standards

In all areas of special flood hazards, the following standards in Sections 15.16.200 through 15.16.270 are required for all development, new construction and substantial improvements. All flood permit applications and supportive documents shall demonstrate that the sites are reasonably safe from flooding.

(Ord. No. 89-08-08, § 5.1, 1989)

Sec 15.16.200 Anchoring

1. All new construction and substantial improvements shall be designed, modified and constructed to be adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy.
2. All manufactured homes to be placed within Zone A on the city's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
    1. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty feet long requiring one additional tie per side;
    2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than fifty feet long requiring four additional ties per side;
    3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and,
    4. Any additions to the manufactured home be similarly anchored.
3. Manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the city's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
4. Manufactured homes shall be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the city's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
    1. the lowest floor of the manufactured home is at or above the base flood elevation, or
    2. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
5. Recreational Vehicles placed on sites within Zones A1-30, AH, and AE on the city's FIRM either:
    1. be on the site for fewer than 180 consecutive days,
    2. be fully licensed and ready for highway use, or
    3. meet the permit requirements of Article 4, Section C(1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(Ord. No. 89-08-08, § 5.1-1, 1989)

Sec 15.16.210 Construction Materials And Methods

All new construction and substantial improvements shall be designed, modified and constructed with materials and utility equipment resistant to flood damage.

1. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
2. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(Ord. No. 89-08-08, § 5.1-2, 1989)

Sec 15.16.220 Utilities

1. All new and replacement water supply systems shall be designed, modified and constructed to minimize or eliminate infiltration of floodwaters into the system;
2. New and replacement sanitary sewage systems shall be designed, modified and constructed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and,
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Ord. No. 89-08-08, § 5.1-3, 1989)

Sec 15.16.230 Subdivision Proposals

1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with the need to minimize flood damage and shall comply with the requirements of Sections 15.16.010 through 15.16.030 and Section 15.16.110;
2. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
3. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Base flood elevation data shall be provided for subdivision proposals including the placement of manufactured home parks and subdivisions and other proposed development which contain at least fifty lots or five acres (whichever is less).

(Ord. No. 89-08-08, § 5.1-4)

Sec 15.16.240 Encroachments

Encroachments, including fill, new construction, substantial improvements, and other development shall be prohibited in any floodway unless a technical evaluation demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.

(Ord. No. 89-08-08, § 5.1-5)

Sec 15.16.250 Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.16.150 the standards in Sections 15.16.260 and 15.16.270 are required.

Deleted: ¶

(Ord. No. 89-08-08, § 5.2, 1989)

Sec 15.16.260 Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this section as proposed in Section 15.16.110 is satisfied.

(Ord. No. 89-08-08, § 5.2-1, 1989)

Sec 15.16.270 Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be developed and/or reviewed and certified by a registered professional engineer or architect that the design, specifications, plans and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certifications which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be provided to the Floodplain Administrator who shall maintain such records.

Sec 15.16.280 Enclosures

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

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1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Section 15.16.290 Standards for Areas of Shallow Flooding (AO/AH Zones)

Located within the areas of special flood hazard established in Section 15.16.060 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. Within Zone AO all new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least two feet if no depth number is specified).
2. Within Zone AO all new construction and substantial improvements of non-residential structures shall;

1. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least two feet if no depth number is specified), or;
2. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Section 15.16.140, are satisfied.
4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

Section 15.16.300 Floodways

Floodways - located within areas of special flood hazard established in Section 15.16.060, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the city during the occurrence of the base flood discharge.
2. If Section 15.16.300.1 above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter.
3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a city may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the city first applies for a conditional FIRM and floodway revision through FEMA.

Section 15.16.400 Penalty

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than $300 or imprisoned for not more than six (6) months, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 15.16.500 Severability

If any provision of this chapter is declared invalid by a court of competent jurisdiction the remainder of this chapter shall not be effected.

(Ord. No. 89-08-08, § 5.2-2, 1989)

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 – 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 CITY, UTAH, THIS 26 DAY OF MAY, 2020.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: CHAPTER 15 Floodplain Management Ordinance Update 2020 v2 (Floodplain Management)

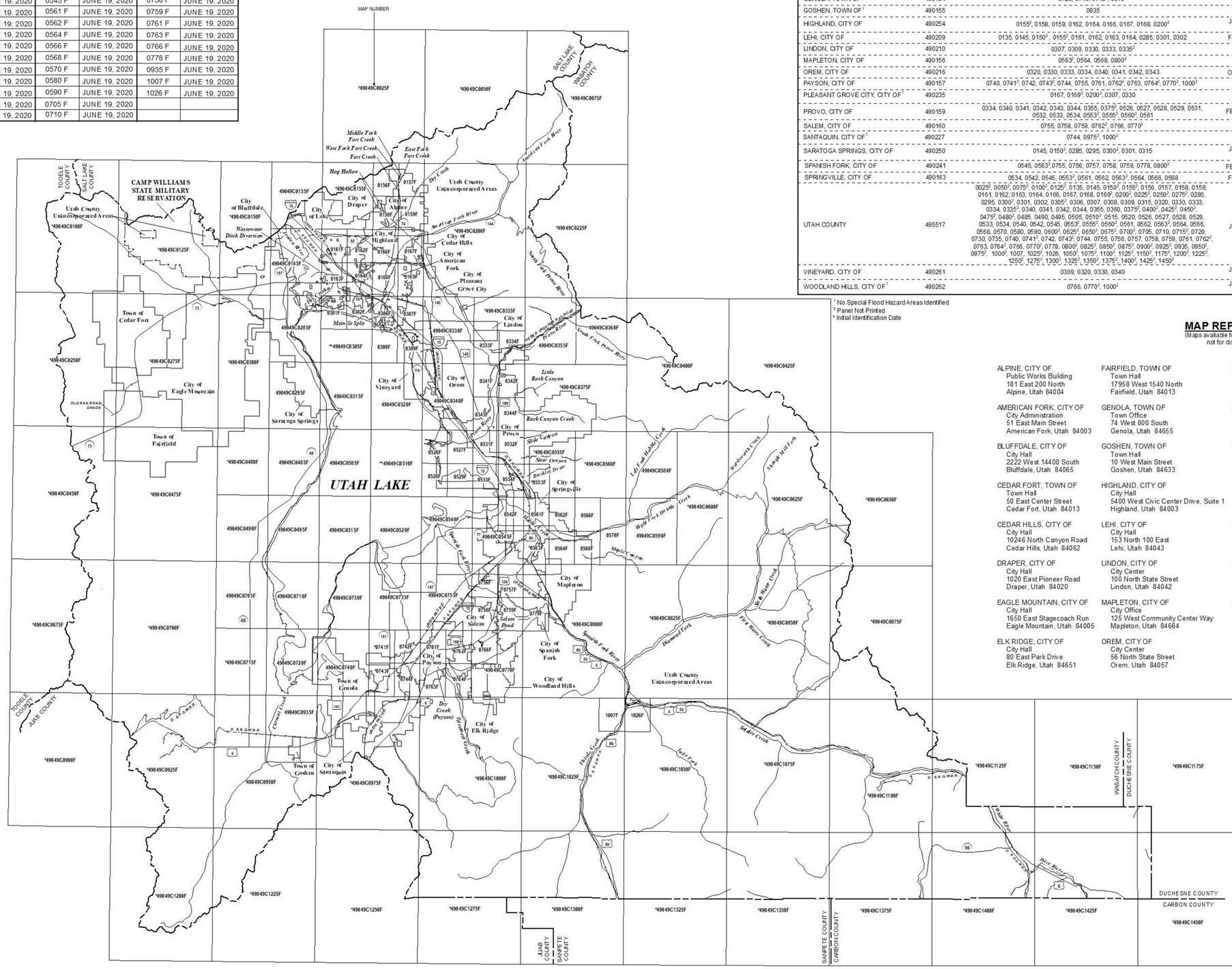
FIRM Panel Dates for Printed Panels of Utah County, Utah and Incorporated Areas

Panel	Effective Date	Panel	Effective Date	Panel	Effective Date	Panel	Effective Date
0135 F	JUNE 19, 2020	0309 F	JUNE 19, 2020	0527 F	JUNE 19, 2020	0720 F	JUNE 19, 2020
0145 F	JUNE 19, 2020	0315 F	JUNE 19, 2020	0528 F	JUNE 19, 2020	0730 F	JUNE 19, 2020
0156 F	JUNE 19, 2020	0320 F	JUNE 19, 2020	0529 F	JUNE 19, 2020	0735 F	JUNE 19, 2020
0157 F	JUNE 19, 2020	0330 F	JUNE 19, 2020	0531 F	JUNE 19, 2020	0740 F	JUNE 19, 2020
0158 F	JUNE 19, 2020	0333 F	JUNE 19, 2020	0532 F	JUNE 19, 2020	0742 F	JUNE 19, 2020
0159 F	JUNE 19, 2020	0334 F	JUNE 19, 2020	0533 F	JUNE 19, 2020	0744 F	JUNE 19, 2020
0161 F	JUNE 19, 2020	0340 F	JUNE 19, 2020	0534 F	JUNE 19, 2020	0755 F	JUNE 19, 2020
0162 F	JUNE 19, 2020	0341 F	JUNE 19, 2020	0540 F	JUNE 19, 2020	0756 F	JUNE 19, 2020
0163 F	JUNE 19, 2020	0342 F	JUNE 19, 2020	0542 F	JUNE 19, 2020	0757 F	JUNE 19, 2020
0164 F	JUNE 19, 2020	0343 F	JUNE 19, 2020	0545 F	JUNE 19, 2020	0758 F	JUNE 19, 2020
0166 F	JUNE 19, 2020	0344 F	JUNE 19, 2020	0561 F	JUNE 19, 2020	0759 F	JUNE 19, 2020
0167 F	JUNE 19, 2020	0355 F	JUNE 19, 2020	0562 F	JUNE 19, 2020	0761 F	JUNE 19, 2020
0168 F	JUNE 19, 2020	0360 F	JUNE 19, 2020	0564 F	JUNE 19, 2020	0763 F	JUNE 19, 2020
0285 F	JUNE 19, 2020	0485 F	JUNE 19, 2020	0566 F	JUNE 19, 2020	0766 F	JUNE 19, 2020
0295 F	JUNE 19, 2020	0490 F	JUNE 19, 2020	0568 F	JUNE 19, 2020	0778 F	JUNE 19, 2020
0301 F	JUNE 19, 2020	0495 F	JUNE 19, 2020	0570 F	JUNE 19, 2020	0935 F	JUNE 19, 2020
0302 F	JUNE 19, 2020	0505 F	JUNE 19, 2020	0580 F	JUNE 19, 2020	1007 F	JUNE 19, 2020
0306 F	JUNE 19, 2020	0515 F	JUNE 19, 2020	0590 F	JUNE 19, 2020	1026 F	JUNE 19, 2020
0307 F	JUNE 19, 2020	0520 F	JUNE 19, 2020	0705 F	JUNE 19, 2020		
0308 F	JUNE 19, 2020	0526 F	JUNE 19, 2020	0710 F	JUNE 19, 2020		

Listing of Communities

COMMUNITY NAME	COMMUNITY NUMBER	LOCATED ON PANEL(S)	INITIAL ID DATE	INITIAL NFIP MAP DATE	INITIAL FIRM DATE	MOST RECENT FIRM PANEL DATE
ALPINE, CITY OF	490228	0156, 0157, 0158, 0159, 0167, 0200[2]	APRIL 4, 1983	APRIL 4, 1983	*APRIL 4, 1983	JUNE 19, 2020
AMERICAN FORK, CITY OF	490152	0164, 0166, 0167, 0168, 0169[2], 0302, 0306, 0307, 0308	DECEMBER 28, 1973	DECEMBER 28, 1973	NOVEMBER 25, 1980	JUNE 19, 2020
BLUFFDALE, CITY OF	490247	0135, 0145, 0150[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	SEPTEMBER 30, 1987 (UTAH COUNTY)	JUNE 19, 2020
CEDAR FORT, TOWN OF[1]	490153	0100[2], 0125[2], 0250[2], 0275[2]	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020
CEDAR HILLS, CITY OF	490204	0167, 0169[2], 0200[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
DRAPER, CITY OF	490244	0135, 0155[2], 0156, 0158	*JANUARY 10, 1975 (UTAH COUNTY)	*JANUARY 10, 1975 (UTAH COUNTY)	DECEMBER 18, 1985 (UTAH COUNTY)	JUNE 19, 2020
EAGLE MOUNTAIN, CITY OF[1]	490258	0125[2], 0150[2], 0250[2], 0275[2], 0300[2], 0475[2], 0480[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
ELK RIDGE, CITY OF[1]	490259	0764[2], 0770[2], 1000[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
FAIRFIELD, TOWN OF	490260	0250[2], 0275[2], 0450[2], 0475[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
GENOLA, TOWN OF	490154	0720, 0740, 0743[2], 0975[2]	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020
GOSHEN, TOWN OF[1]	490155	0935	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020
HIGHLAND, CITY OF	490254	0155[2], 0158, 0159, 0162, 0164, 0166, 0167, 0168, 0200[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
LEHI, CITY OF	490209	0135, 0145, 0150[2], 0155[2], 0161, 0162, 0163, 0164, 0285, 0301, 0302	FEBRUARY 7, 1975	FEBRUARY 7, 1975	SEPTEMBER 14, 1979	JUNE 19, 2020
LINDON, CITY OF	490210	0307, 0309, 0330, 0333, 0335[2]	JUNE 21, 1977	JUNE 21, 1977	FEBRUARY 19, 1986	JUNE 19, 2020
MAPLETON, CITY OF	490156	0563[2], 0564, 0568, 0800[2]	JUNE 28, 1974	JUNE 28, 1974	DECEMBER 16, 1980	JUNE 19, 2020
OREM, CITY OF	490216	0320, 0330, 0333, 0334, 0340, 0341, 0342, 0343	OCTOBER 29, 1976	OCTOBER 29, 1976	SEPTEMBER 24, 1984	JUNE 19, 2020
PAYSON, CITY OF	490157	0740, 0741[2], 0742, 0743[2], 0744, 0755, 0761, 0762[2], 0763, 0764[2], 0770[2], 1000[2]	JUNE 28, 1974	JUNE 28, 1974	NOVEMBER 15, 1978	JUNE 19, 2020
PLEASANT GROVE CITY, CITY OF[1]	490235	0167, 0169[2], 0200[2], 0307, 0330	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020
PROVO, CITY OF	490159	0334, 0340, 0341, 0342, 0343, 0344, 0355, 0375[2], 0526, 0527, 0528, 0529, 0531, 0532, 0533, 0534, 0553[2], 0555[2], 0560[2], 0561	FEBRUARY 15, 1974	FEBRUARY 15, 1974	FEBRUARY 1, 1979	JUNE 19, 2020
SALEM, CITY OF	490160	0755, 0758, 0759, 0762[2], 0766, 0770[2]	JUNE 28, 1974	JUNE 28, 1974	JULY 16, 1979	JUNE 19, 2020
SANTAQUIN, CITY OF	490227	0744, 0975[2], 1000[2]	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020	JUNE 19, 2020
SARATOGA SPRINGS, CITY OF	490250	0145, 0150[2], 0285, 0295, 0300[2], 0301, 0315	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
SPANISH FORK, CITY OF	490241	0545, 0563[2], 0755, 0756, 0757, 0758, 0759, 0778, 0800[2]	FEBRUARY 19, 1986	FEBRUARY 19, 1986	*FEBRUARY 19, 1986	JUNE 19, 2020
SPRINGVILLE, CITY OF	490163	0534, 0542, 0545, 0553[2], 0561, 0562, 0563[2], 0564, 0566, 0568	FEBRUARY 1, 1974	FEBRUARY 1, 1974	SEPTEMBER 29, 1978	JUNE 19, 2020
UTAH COUNTY	495517	0025[2], 0050[2], 0075[2], 0100[2], 0125[2], 0135, 0145, 0150[2], 0155[2], 0156, 0157, 0158, 0159, 0161, 0162, 0163, 0164, 0166, 0167, 0168, 0169[2], 0200[2], 0225[2], 0250[2], 0275[2], 0285, 0295, 0300[2], 0301, 0302, 0305[2], 0306, 0307, 0308, 0309, 0315, 0320, 0330, 0333, 0334, 0335[2], 0340, 0341, 0342, 0344, 0355, 0360, 0375[2], 0400[2], 0425[2], 0450[2], 0475[2], 0480[2], 0485, 0490, 0495, 0505, 0510[2], 0515, 0520, 0526, 0527, 0528, 0529, 0533, 0534, 0540, 0542, 0545, 0553[2], 0555[2], 0560[2], 0561, 0562, 0563[2], 0564, 0566, 0568, 0570, 0580, 0590, 0600[2], 0625[2], 0675[2], 0700[2], 0705, 0710, 0715[2], 0720, 0730, 0735, 0740, 0741[2], 0742, 0743[2], 0744, 0755, 0756, 0757, 0758, 0759, 0761, 0762[2], 0763, 0764[2], 0766, 0770[2], 0778, 0800[2], 0825[2], 0850[2], 0875[2], 0900[2], 0925[2], 0935, 0950[2], 0975[2], 1000[2], 1007, 1025[2], 1026, 1050[2], 1075[2], 1100[2], 1125[2], 1150[2], 1175[2], 1200[2], 1225[2], 1250[2], 1275[2], 1300[2], 1325[2], 1350[2], 1375[2], 1400[2], 1425[2], 1450[2]	JANUARY 10, 1975	JANUARY 10, 1975	OCTOBER 15, 1982	JUNE 19, 2020
VINEYARD, CITY OF	490261	0309, 0320, 0330, 0340	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020
WOODLAND HILLS, CITY OF[1]	490262	0766, 0770[2], 1000[2]	JANUARY 10, 1975 (UTAH COUNTY)	JANUARY 10, 1975 (UTAH COUNTY)	OCTOBER 15, 1982 (UTAH COUNTY)	JUNE 19, 2020

[1] No Special Flood Hazard Areas Identified
[2] Panel Not Printed
* Initial Identification Date



*PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS
**PANEL NOT PRINTED - AREA ALL WITHIN ZONE AE (EL 4498)

MAP DATES

This FIRM Index displays the map date for each FIRM panel at the time that this Index was printed. Because this Index may not be distributed to unaffected communities in subsequent revisions, users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center (MSC) website at http://msc.fema.gov, or by calling the FEMA Map Information eXchange (FMIX) at 1-877-336-2627.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

NOTE TO USER

Future revisions to this FIRM Index will only be issued to communities that are located on FIRM panels being revised. This FIRM Index therefore remains valid for FIRM panels dated June 19, 2020 or earlier. Please refer to the "MOST RECENT FIRM PANEL DATE" column in the Listing of Communities table to determine the most recent FIRM index date for each community.

MAP REPOSITORIES

(Maps available for reference only, not for distribution.)

ALPINE, CITY OF
Public Works Building
181 East 200 North
Alpine, Utah 84004

AMERICAN FORK, CITY OF
City Administration
51 East Main Street
American Fork, Utah 84003

BLUFFDALE, CITY OF
City Hall
2222 West 14400 South
Bluffdale, Utah 84065

CEDAR FORT, TOWN OF
Town Hall
50 East Center Street
Cedar Fort, Utah 84013

CEDAR HILLS, CITY OF
City Hall
10246 North Canyon Road
Cedar Hills, Utah 84062

DRAPER, CITY OF
City Hall
1020 East Pioneer Road
Draper, Utah 84020

EAGLE MOUNTAIN, CITY OF
City Hall
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

ELK RIDGE, CITY OF
City Hall
80 East Park Drive
Elk Ridge, Utah 84651

FAIRFIELD, TOWN OF
Town Hall
17958 West 1540 North
Fairfield, Utah 84013

GENOLA, TOWN OF
Town Office
74 West 800 South
Genola, Utah 84655

GOSHEN, TOWN OF
Town Hall
10 West Main Street
Goshen, Utah 84633

HIGHLAND, CITY OF
City Hall
5400 West Civic Center Drive, Suite 1
Highland, Utah 84003

LEHI, CITY OF
City Hall
153 North 100 East
Lehi, Utah 84043

LINDON, CITY OF
City Center
100 North State Street
Lindon, Utah 84042

MAPLETON, CITY OF
City Office
125 West Community Center Way
Mapleton, Utah 84664

OREM, CITY OF
City Center
56 North State Street
Orem, Utah 84057

PAYSON, CITY OF
City Hall
439 West Utah Avenue
Payson, Utah 84651

PLEASANT GROVE CITY, CITY OF
Community Development
86 East 100 South
Pleasant Grove, Utah 84062

PROVO, CITY OF
City Center
351 West Center Street
Provo, Utah 84601

SALEM, CITY OF
City Office
30 West 100 South
Salem, Utah 84653

SANTAQUIN, CITY OF
City Hall
275 West Main Street
Santaquin, Utah 84655

SARATOGA SPRINGS, CITY OF
City Hall
1307 North Commerce Drive, Suite 200
Saratoga Springs, Utah 84045

SPANISH FORK, CITY OF
City Hall
40 South Main Street
Spanish Fork, Utah 84660

SPRINGVILLE, CITY OF
City Hall
110 South Main Street
Springville, Utah 84663

UTAH COUNTY
Community Development Department
51 South University Avenue, Suite 117
Provo, Utah 84601

VINEYARD, CITY OF
City Hall
125 South Main Street
Vineyard, Utah 84059

WOODLAND HILLS, CITY OF
City Center
690 South Woodland Hills Drive
Woodland Hills, Utah 84653

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

MAP INDEX

FIRM
FLOOD INSURANCE RATE MAP
UTAH COUNTY, UTAH
AND INCORPORATED AREAS
(SEE LISTING OF COMMUNITIES TABLE)

MAP INDEX

PANELS PRINTED: 0135, 0145, 0156, 0157, 0158, 0159, 0161, 0162, 0163, 0164, 0166, 0167, 0168, 0285, 0295, 0301, 0302, 0306, 0307, 0308, 0309, 0315, 0320, 0330, 0333, 0334, 0340, 0341, 0342, 0343, 0344, 0355, 0360, 0485, 0490, 0495, 0505, 0515, 0520, 0526, 0527, 0528, 0529, 0531, 0532, 0533, 0534, 0540, 0542, 0545, 0561, 0562, 0564, 0566, 0568, 0570, 0580, 0590, 0705, 0710, 0720, 0730, 0735, 0740, 0742, 0744, 0755, 0756, 0757, 0758, 0759, 0761, 0763, 0766, 0778, 0935, 1007, 1026

MAP NUMBER
49049CIND0A

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

NOTES TO USERS

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NGS Information Services
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National Geodetic Survey, SSMC-3, #9202
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Silver Spring, Maryland 20910-3282
(301) 713-3242

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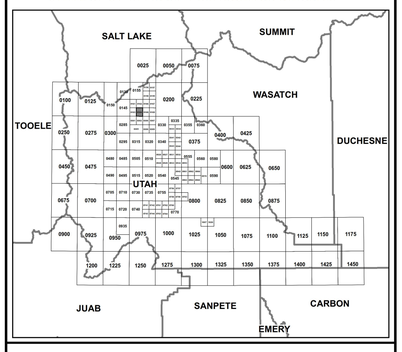
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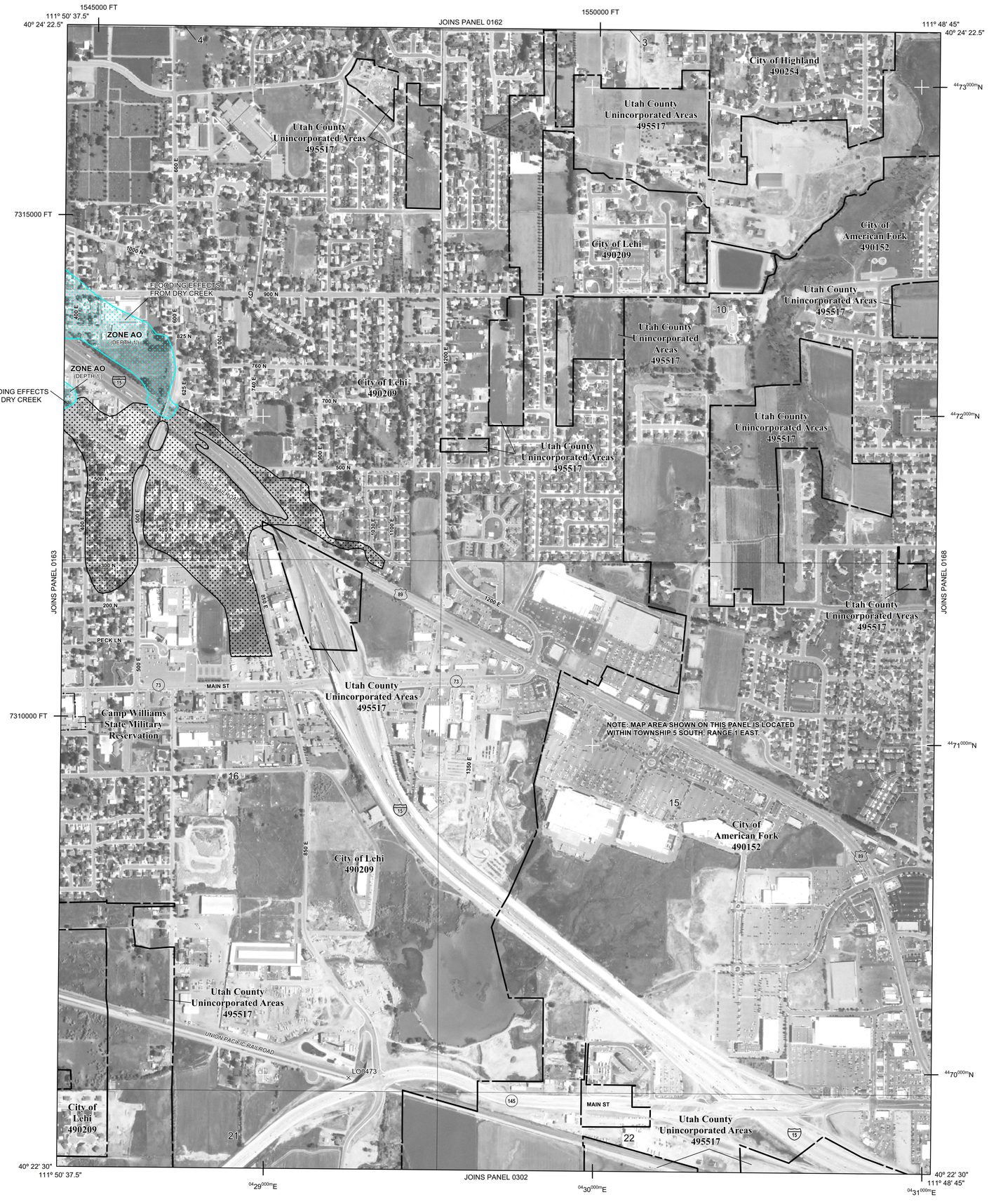
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STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
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ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
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ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

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- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
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- A — A — Cross section line
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- Culvert
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- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Commu nity Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0164F

FIRM
FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 164 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0164	F
HIGHLAND, CITY OF	490254	0164	F
LEHI, CITY OF	490209	0164	F
UTAH COUNTY	495517	0164	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0164F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

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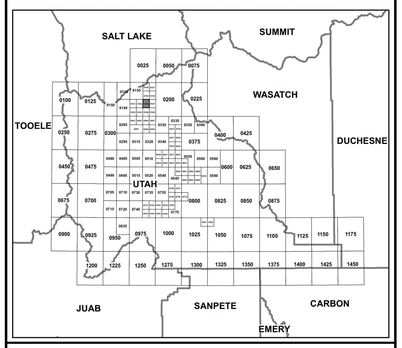
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STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

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FLOODWAY AREAS IN ZONE AE

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NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0166F

FIRM

FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 166 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
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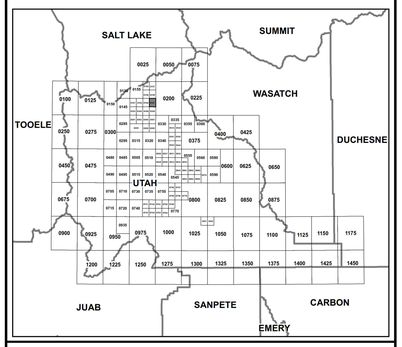
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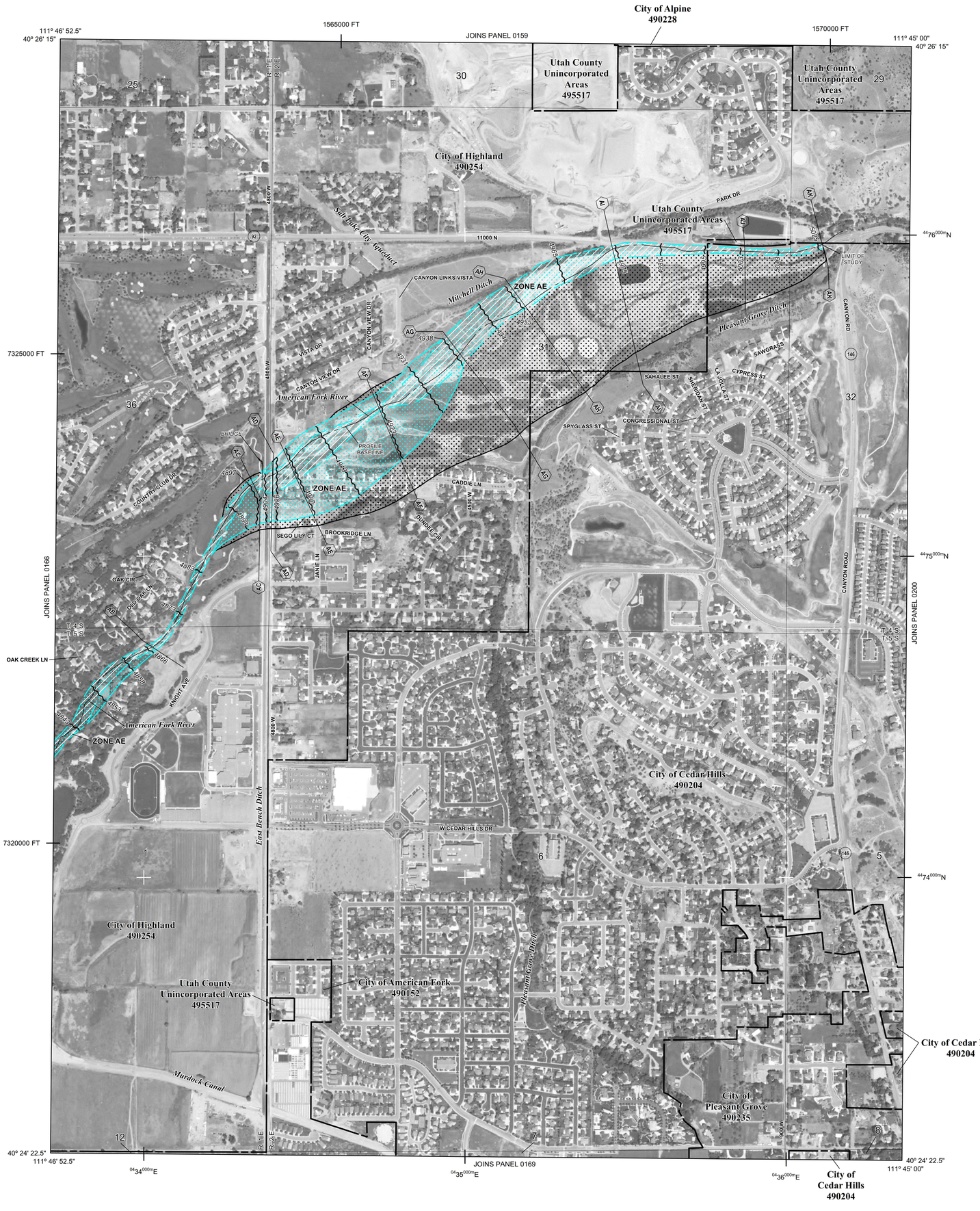
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- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1 -800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0167F

FIRM
FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 167 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALPINE, CITY OF	490228	0167	F
AMERICAN FORK, CITY OF	490152	0167	F
CEDAR HILLS, CITY OF	490204	0167	F
HIGHLAND, CITY OF	490254	0167	F
PLEASANT GROVE, CITY OF	490235	0167	F
UTAH COUNTY	495517	0167	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0167F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (FIRM) (Floodplain Management)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at https://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at https://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, Utah Automated Geographic Reference Center (AGRC), 1985, 2003, and 2009, National Geodetic Survey, 2005, and USDA Farm Service Agency Aerial Photography Field Office, 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

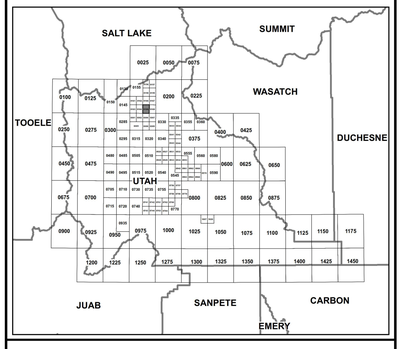
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

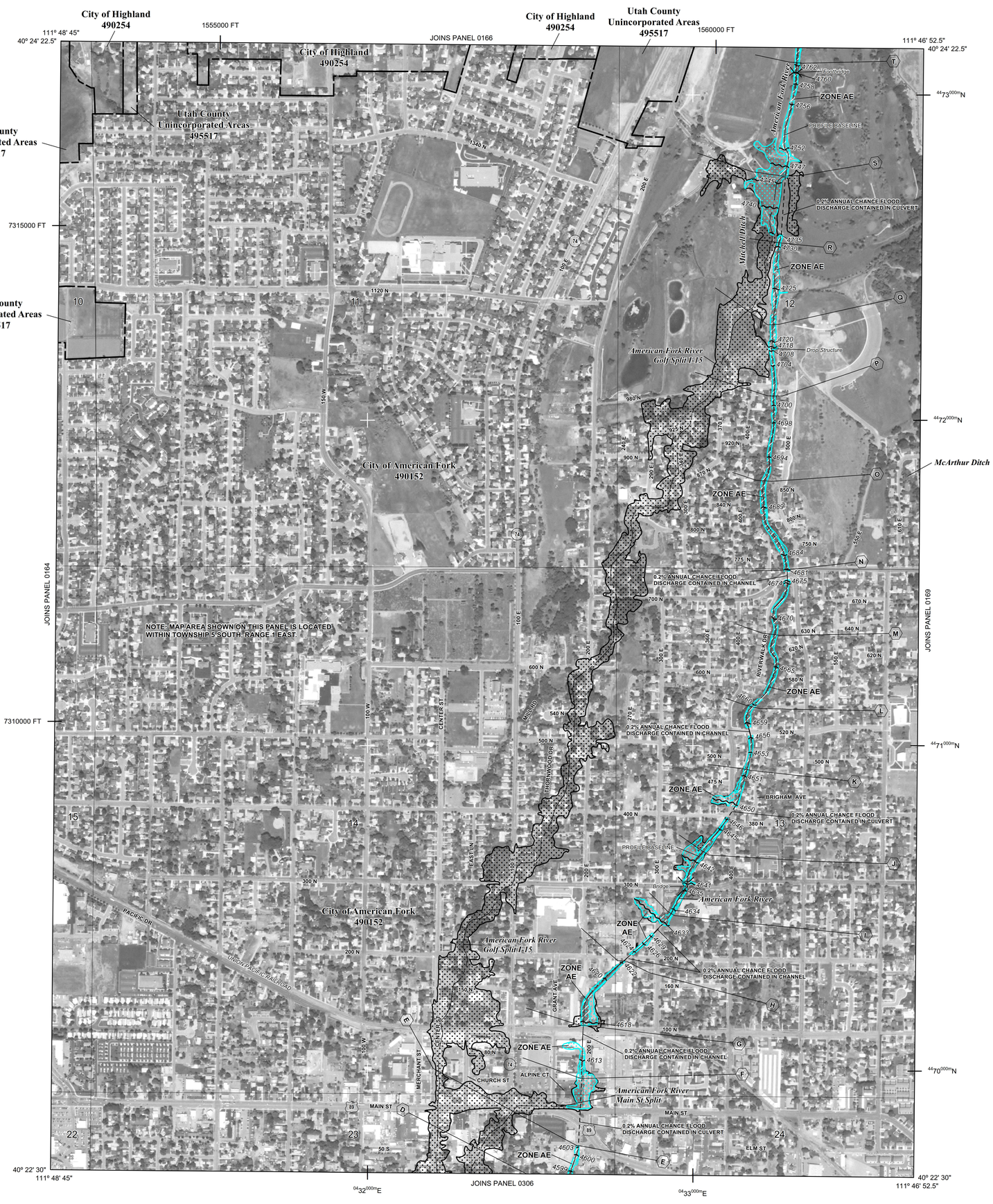
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/business/nfip.

STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
- A — A — Cross section line
- 23 — 23 — Transect line
- Bridge
- Culvert
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4376 000m N — 1000-meter Universal Transverse Mercator grid values, zone 12 N
- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Commu nity Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1 -800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0168F

FIRM

FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 168 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0168	F
HIGHLAND, CITY OF	490254	0168	F
UTAH COUNTY	495517	0168	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0168F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at https://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

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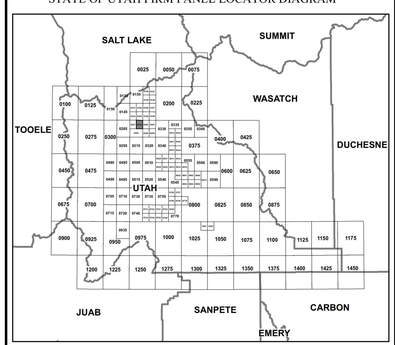
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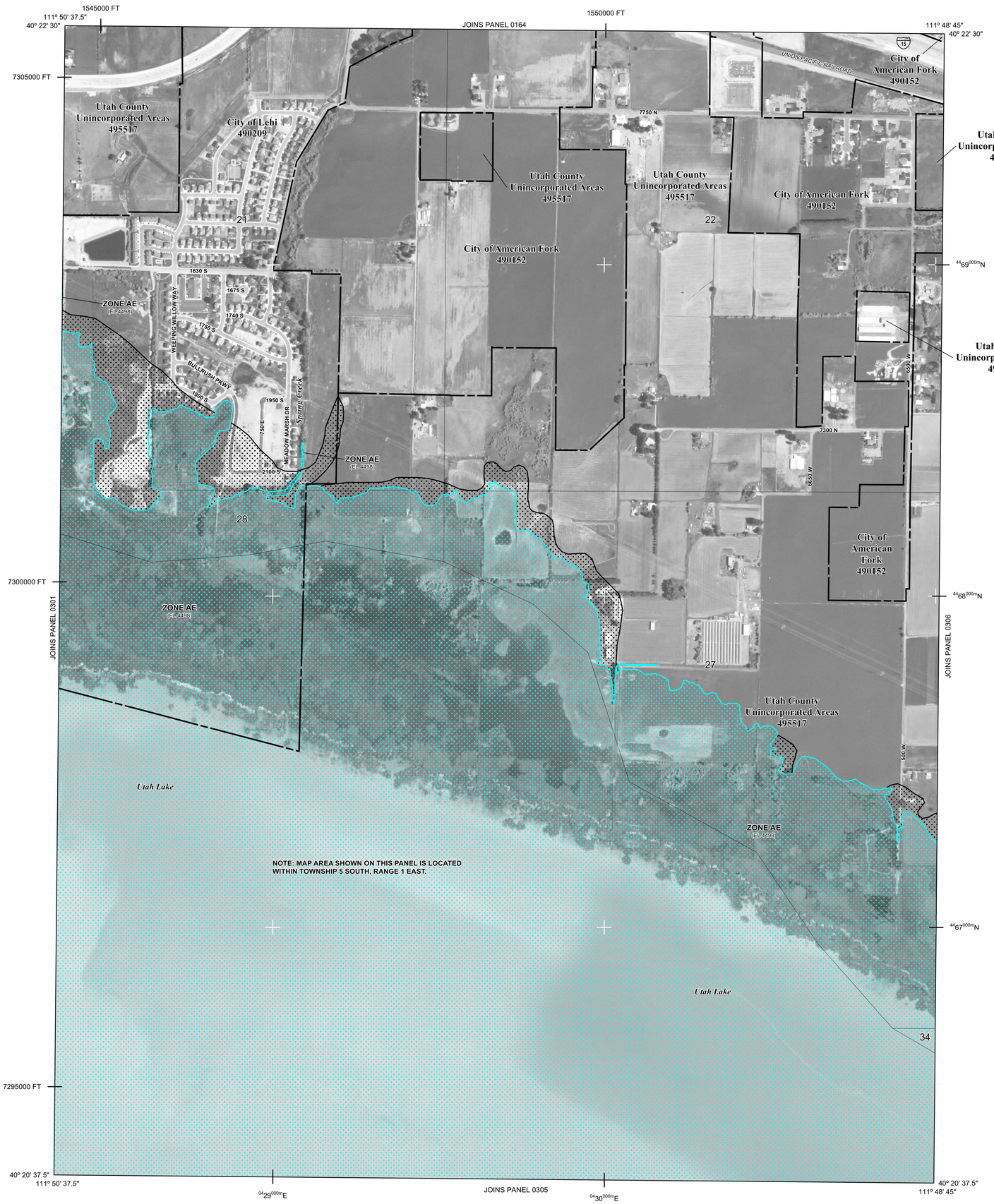
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STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
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COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
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- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
- A — A — Cross section line
- 23 — 23 — Transect line
- Bridge
- Culvert
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
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- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0302F

FIRM
FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 302 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0302	F
LEHI, CITY OF	490209	0302	F
UTAH COUNTY	495517	0302	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0302F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

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Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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1315 East-West Highway
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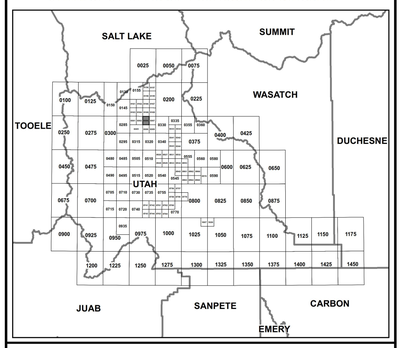
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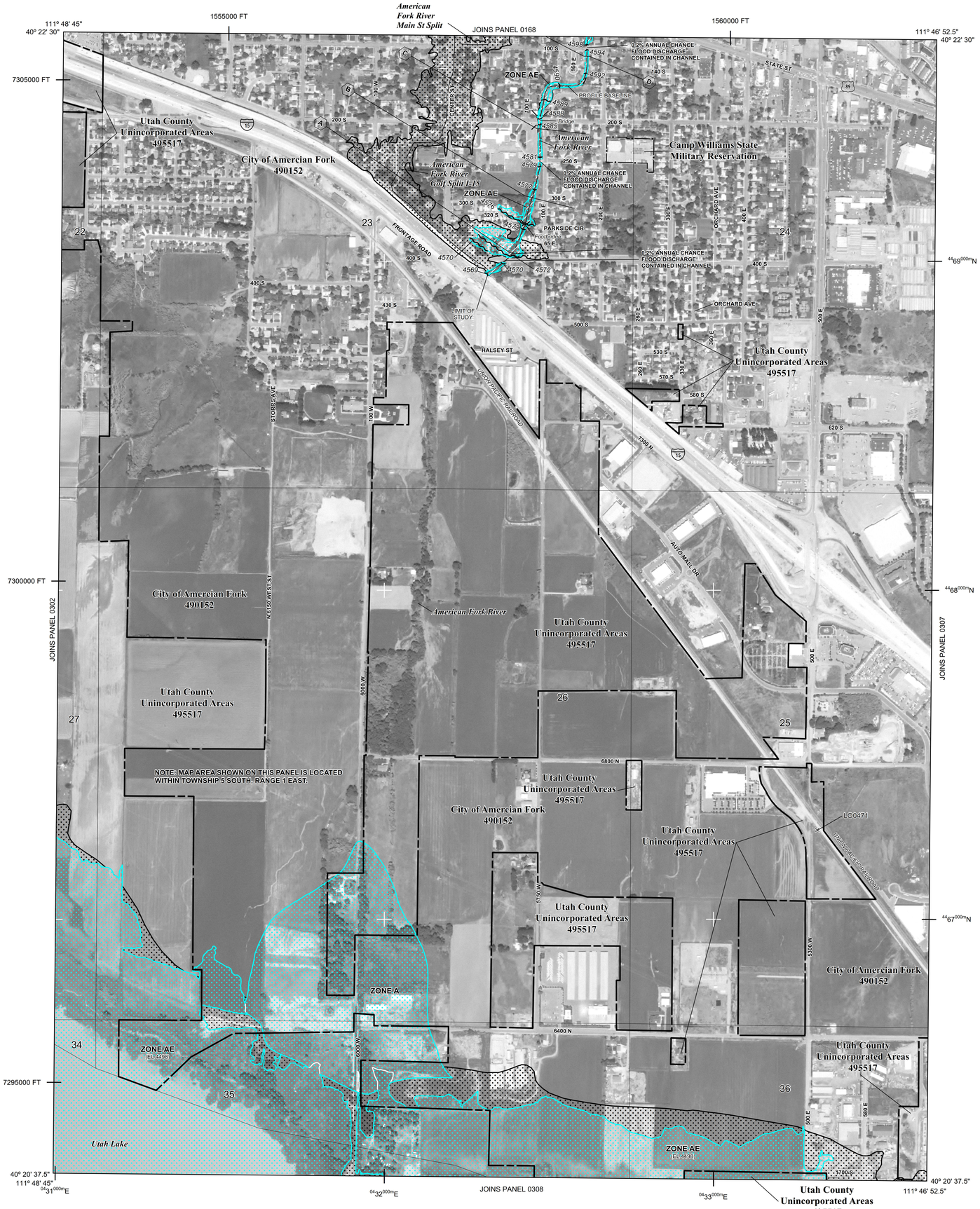
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STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
- A — A — Cross section line
- 23 — 23 — Transect line
- Bridge
- Culvert
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4376000mN — 1000-meter Universal Transverse Mercator grid values, zone 12 N
- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0306F

FIRM

FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 306 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0306	F
UTAH COUNTY	495517	0306	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0306F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

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Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at https://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at https://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, Utah Automated Geographic Reference Center (AGRC), 1985, 2003, and 2009, National Geodetic Survey, 2005, and USDA Farm Service Agency Aerial Photography Field Office, 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

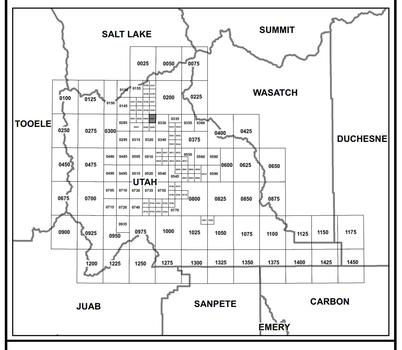
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Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/business/nfip.

STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*
A A	Cross section line
23 23	Transect line
	Bridge
	Culvert
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
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DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

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MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1 -800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0307F

FIRM

FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 307 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0307	F
LINDON, CITY OF	490210	0307	F
PLEASANT GROVE, CITY OF	490235	0307	F
UTAH COUNTY	495517	0307	F

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MAP NUMBER
49049C0307F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

NOTES TO USERS

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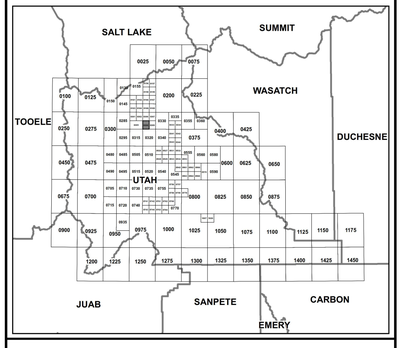
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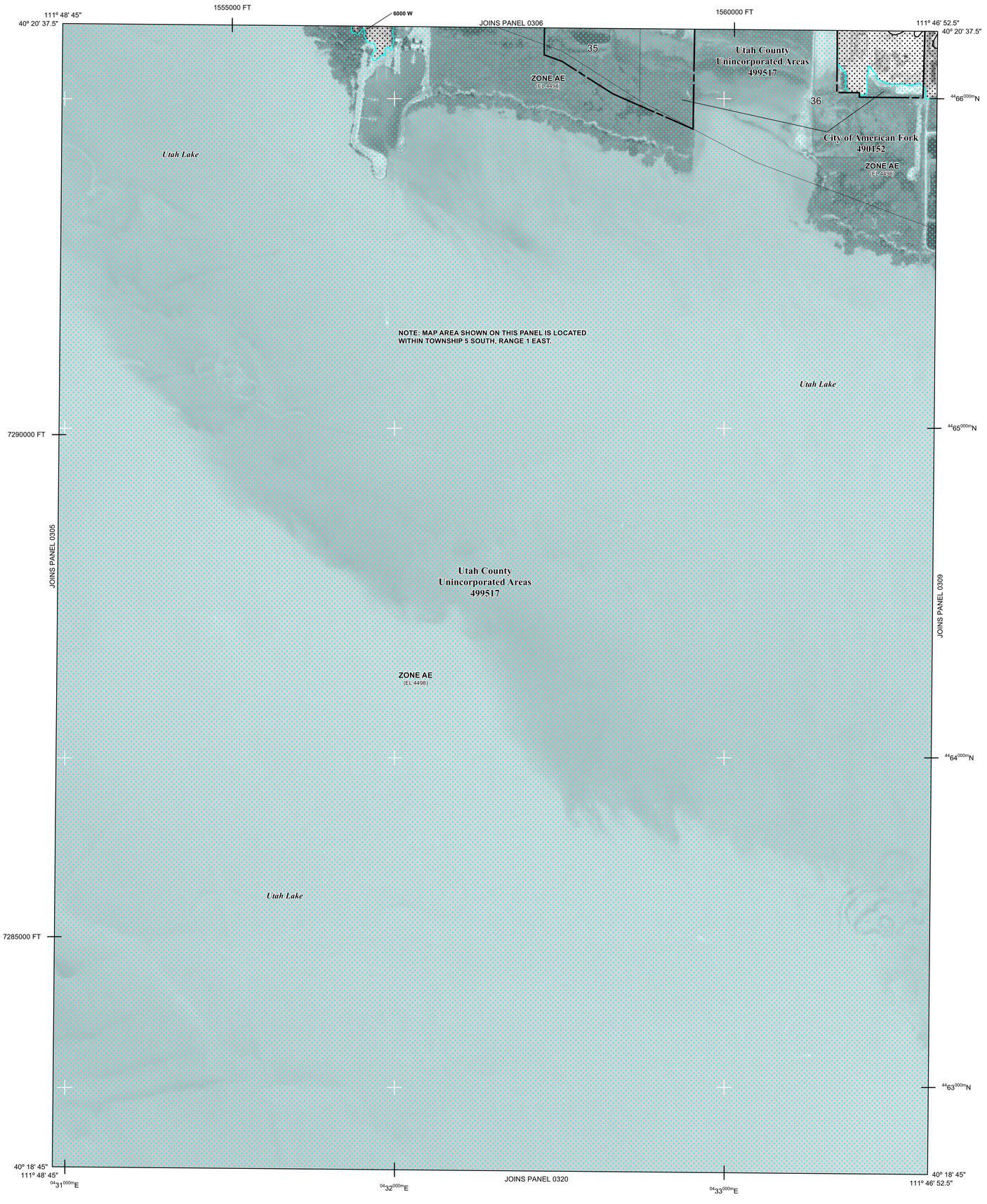
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STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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FLOODWAY AREAS IN ZONE AE

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OTHER FLOOD AREAS

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- Culvert
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- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
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- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
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EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0308F

FIRM

FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH AND INCORPORATED AREAS

PANEL 308 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0308	F
UTAH COUNTY	485517	0308	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0308F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

Attachment: Floodplain Maps (Floodplain Management)

PUBLIC WORKS DEPARTMENT
275 East 200 North, American Fork, UT 84003
Office (801) 763-3060

May 21, 2020

Mr. Scott Sensanbaugher
Public Works Director
American Fork City

RE: FIRM Map Adoption

Dear Mr. Sensanbaugher,

The Federal Emergency Management Agency (FEMA) has completed "The Flood Insurance Study for Utah County, Utah and Incorporated Areas", dated June 19, 2020 with accompanying Flood Insurance Rate Maps (FIRMS) and Flood Boundary-Floodway Maps (FBFM). The updated FIRM maps will be effective June 19, 2020. I have reviewed the study and the related FIRMS as they pertain to American Fork City and recommend the adoption of the new maps.

Additionally, to maintain compliance with FEMA requirements and the National Flood Insurance Program, the Floodplain Management Ordinance has been updated and provided to City Council for review and I recommend approval. This ordinance has also been reviewed by FEMA. By adopting this ordinance, the updated FIRMS would be adopted and effective for American Fork City.

Sincerely,

Ben Hunter, CFM
Project Engineer

Attachment: FIRM Adoption Letter 2020 (Floodplain Management)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 26, 2020

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance amending Section 17.5.128 and Section 5.32.060 of the American Fork City Code relating to signs and advertising structures

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
This amendment to the city code relates to signs and advertising structures on public property. The city's current ordinance and city policy does not permit signs in the public right-of-way or on public property. However, there have recently been concerns with the placement of signs on city property. This amendment merely clarifies the position of the city that signs are not allowed on public property or right-of-way.

This ordinance also proposes an amendment to sections pertaining to yard sale signs. These sections are being amended to be consistent with the other sections of city code.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to adopt the ordinance amending Section 17.5.128 and Section 5.32.060 of the city code relating to signs and advertising structures.

SUPPORTING DOCUMENTS

05-26-2020 - Sign Ordinance Amendment (DOCX)

AN ORDINANCE AMENDING SECTION 17.5.128 AND SECTION 5.32.060 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATING TO SIGNS AND ADVERTISING STRUCTURES.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.128(A) of the Municipal Code of American Fork City, relating to permitted signs in all zone districts is hereby amended to read as follows:

Section 17.5.128(A). – Permitted signs in all zone districts.

With permission of the property owner, the following accessory signs shall be permitted in all zones; provided, that no sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location.

1. Signs not requiring a permit. The following signs shall be permitted without the necessity of requiring a permit:
    a. Real estate sales signs. One sign per street frontage advertising the sale, rental, or lease of the premises, provided that such signs shall not exceed six square feet in residential zones or eight square feet in other zones.
    b. Political signs. Signs for the purpose of promoting the candidacy of any person or persons seeking public office or measures on election ballots, provided that such signs shall be removed within seven days following the election.
    c. Produce signs. One accessory sign announcing the sale of locally produced agricultural products, provided that such signs shall be removed at the end of the local season for said produce.
    d. Unlighted identification nameplates. Accessory name plates for professional persons or home occupations, which shall not exceed two square feet.
    e. Governmental Signs. Signs erected by a governmental unit for regulatory or informational purposes, such as traffic signs, street signs, and public notices.
    f. Public signs. Signs of a non-advertising nature intended to identify a condition or provide information to the public, such as public utility information signs, safety and danger signs, "no trespass" signs, and entrance and exit signs, provided no sign shall exceed two square feet in area.

2. Signs requiring a permit. The following temporary and permanent accessory signs shall be permitted in all zones upon the acquisition of a permit:
    a. Building project identification signs. One sign per street frontage of a building which is under construction or structural alteration or repair, announcing the character of the building enterprise or the purpose for which the building is intended, including names

Attachment: 05-26-2020 - Sign Ordinance Amendment (Sign ordinance amendments)

of architects, engineers, contractors, developers, financiers, and others, provided the area of such sign shall not exceed sixteen square feet in residential zones or thirty-two square feet in other zones, and provided the sign shall be removed upon completion of construction.

b. Subdivision project identification. One sign per street entrance to the subdivision located on the property to be subdivided, provided such sign shall not exceed thirty-two square feet in area. Such a sign may not be erected until the subdivision has received final approval by the appropriate city officials and may be displayed for a period of one year from the date of such approval, or until all lots are sold, whichever is less.

c. Development project identification signs. A sign denoting the name of any apartment structure containing five or more units, or the name of any residential, commercial or industrial complex, provided such sign shall not exceed twelve square feet in area.

d. Directional and public services sign. Signs which identify or provide direction to scenic or historic areas or points of interest, public buildings, sports facilities, etc., or which convey community service information; provided, that no such sign shall have a sign face exceeding twenty-four square feet, except when approved by the city council.

e. Institutional identification signs. One sign, with or without a changeable text bulletin board, or electronic display sign, located on the premises and denoting the name of the public building, school, or charitable or religious institution; provided, that such sign shall contain a sign face area of not more than twenty-four square feet. Any electronic display sign at an institutional location within any residential zone shall be operated solely between the hours of 7:00 a.m. to 10:00 p.m. after which the sign shall automatically shut off.

f. Community entrance signs. Monument signs erected adjacent to an arterial or collector class street, at or near the municipal boundary of the City, for the purpose of providing notice of entrance to or exit from American Fork City. Each sign shall include the name of the city and may include a message of welcome. The design and placement of each sign shall conform with the city standards for monument signs.

3. Public property. No signs for the purpose of advertisement, political promotion or announcement shall be permitted in the public right-of-way or on public property.

SECTION 2. Section 17.5.128(G)(6) shall be amended to read as follows:

Section 17.5.128(G)

(6) – ~~Garage sale/~~Handbill signs.

a. No person shall paint, mark, write on, post or otherwise affix any handbill or sign to or upon any public utility pole, street lamp pole, street sign, traffic sign, tree, fence, hydrant, or stake.

b. Any handbill or sign found posted upon any public property contrary to the provisions of this paragraph may be removed by the police department, zoning administrator or other person designated by the city for that purpose. The person

Attachment: 05-26-2020 - Sign Ordinance Amendment (Sign ordinance amendments)

responsible for such posting shall be liable for the cost incurred in the removal, storage and/or disposal thereof and the city is authorized to effect the collection of said cost.

SECTION 3. Section 5.32.060(D) shall be amended to read as follows:

Section 5.32.060(D)

All signs shall be displayed in an appropriate manner. No signage shall be allowed on city or public property~~, except as otherwise provided herein~~. Signs shall be prohibited in public parks~~, except as provided herein~~, and shall not be attached to utility poles or boxes, trees, public buildings, or any street/traffic control signs. Signs posted upon private property ~~or in the mowstrip/parkway~~ shall be placed only after obtaining the consent of the owner of the property ~~and/or permission from the owner of the home located nearest the~~ sign.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, 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.

EFFECTIVE DATE

This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this _____ day of _____, 2020.

_____
Bradley J. Frost
American Fork City Mayor

ATTEST:

_____
Terilyn Lurker
City Recorder

Attachment: 05-26-2020 - Sign Ordinance Amendment (Sign ordinance amendments)