

AMERICAN FORK CITY PLANNING COMMISSION
AUGUST 5, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 5, 2020, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at zoompubliccomment@afcity.net prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.

The agenda shall be as follows:

1. Hearing, review and action on the preliminary plan and final plat for the Edgewater Townhomes at American Fork, Plats 1-3, located at approximately 1130 West 330 South in the TOD zone
2. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 1 Phase 2, located at approximately 1000 West 360 South in the TOD zone
3. Hearing, review and action on the preliminary plan and final plats for Rockwell Ranch Block 1 Phase 1, Plats A-D Condominium, located at approximately 1080 West 420 South in the TOD zone
4. Hearing, review and action on the preliminary plan and final plat for Searle Meadows Subdivision, Lot 25 Amendment, located at approximately 1051 North 700 West Circle in the R1-12,000 zone
5. Hearing, review and action on the preliminary and final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone
6. Hearing, review and action on amendments to Section 17.4.608.4.H of the American Fork City Municipal Code relating to the Operational Overlay in the Transit-Oriented Development Zone.
7. Discussion on amendments to the CC-1 zone, allowing for residential uses downtown
8. Other Business
9. Site Plan Committee Report
10. Review and action on the minutes of the July 22, 2020 Planning Commission Regular Session
11. Adjournment

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

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

AGENDA TOPIC: Hearing, review and action on the preliminary plans and final plats for Edgewater Townhomes at American Fork, Plats 1-3, located in the vicinity of 1130 West 330 South, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Approval of the preliminary plans and a recommendation of approval of the final plats.

BACKGROUND INFORMATION				
Location:		1130 West 330 South		
Applicants:		Bird Homes/MW Brown Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		NA		
Surrounding Zoning:	North	RA-5		
	South	TOD		
	East	Residential Agriculture 5 (Utah County)		
	West	Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning within density range?		x	Yes	No

Background

Edgewater Townhomes Plats 1-3 is a re-subdivision of a portion of the Edgewater North subdivision (Lot 2), intended for townhome development. Plats 1-3 propose 102 townhome lots. The area received approval of a district framework plan in 2019, followed by a block plan (staff level review). As part of the lot plan submittal and review (staff level review), subdivision plats were necessary. Edgewater North subdivision provided rights-of-way and proposed both townhome and multi-family development. Further review at staff level will ensure placement of structures, including setbacks, height, landscaping, parking, etc. to be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward placement of these structures and ultimate development of the site.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

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

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

This criterion has been met.

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

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

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

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

- e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plats meet Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. The final plats are consistent with the Land Use Plan designation of "Transit Oriented Development".

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plans and recommend approval of the final plats of Edgewater Townhomes at American Fork, Plats 1-3, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plans of Edgewater Townhomes at American Fork.

TABLE

Mr. Chairman, I move that we table action on the preliminary plans and final plats of Edgewater Townhomes at American Fork.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: Edgewater Townhomes at American Fork

Project Address: 1130 West 330 South

Developer / Applicant's Name: Bird Homes/MW Brown Engineering

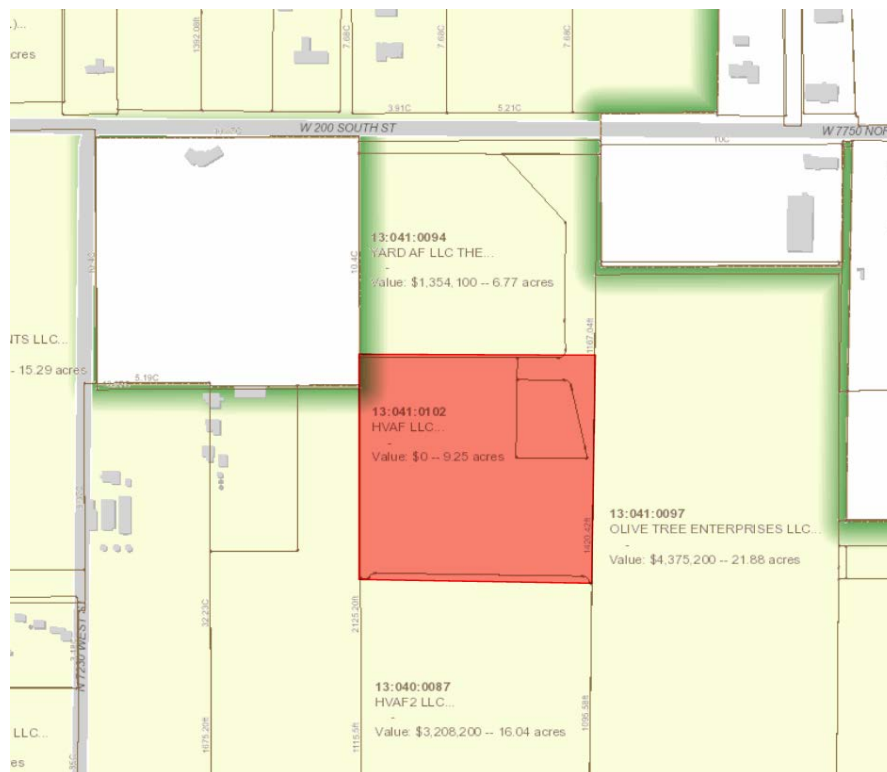
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/5/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

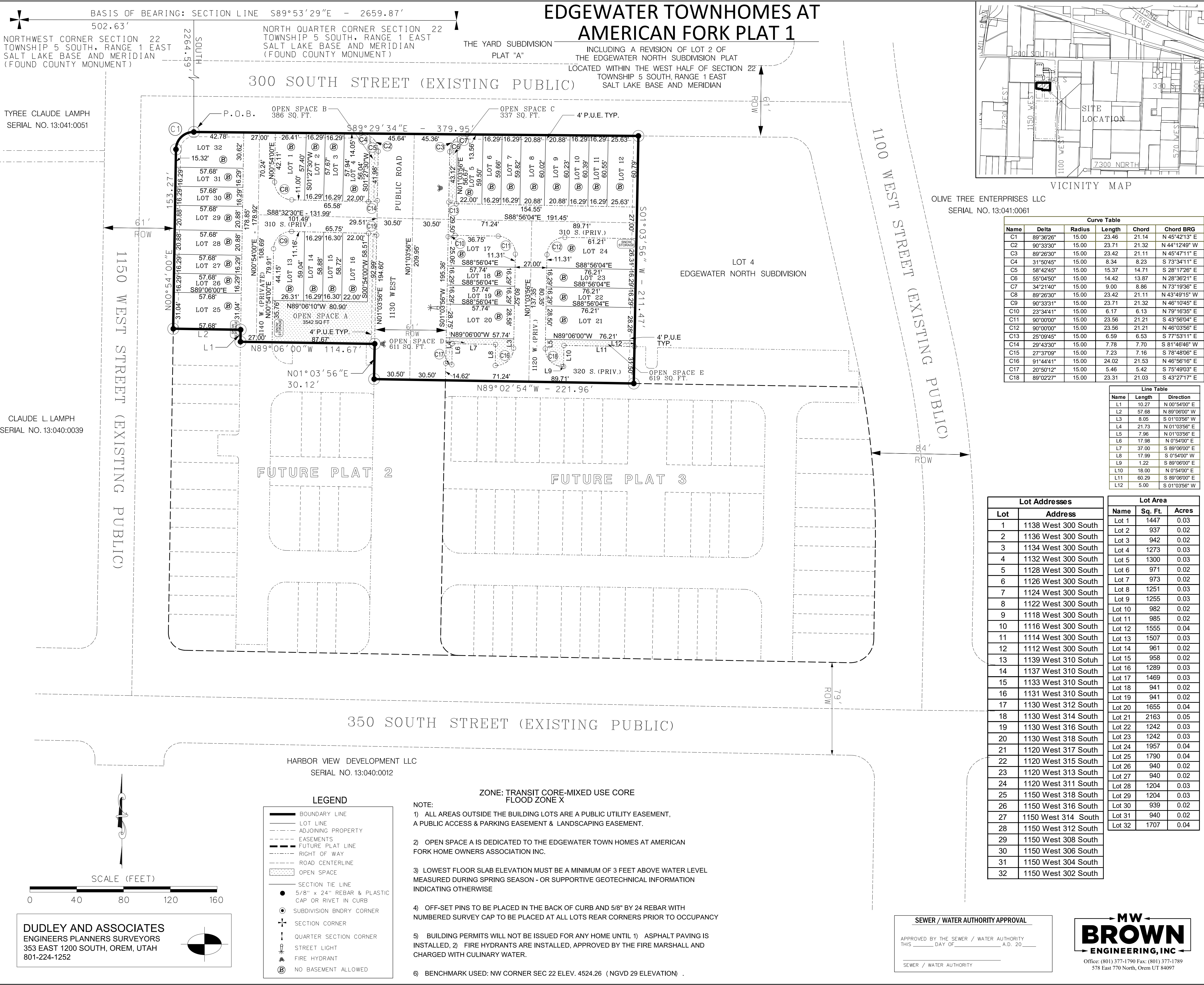
Standard Conditions of Approval:

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

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

Plan Modifications Required:

- 1.



SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the southern right of way line of 300 South which is South 89°53'29" East along the section line 502.63 feet and South 2264.59 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 379.95 feet along said right of way line; thence South 01°03'56" West 211.47 feet; thence North 89°02'54" West 221.96 feet; thence North 01°03'56" East 30.12 feet; thence North 89°06'00" West 114.67 feet; thence North 00°54'00" East 10.27 feet; thence North 89°06'00" West 57.68 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 153.27 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.46 feet through a central angle of 89°36'26", the chord bears North 45°42'13" East 21.14 feet to the point of beginning.

Area = 1.768 Acres

of Lots = 32 Lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

ACKNOWLEDGEMENT

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1

SUBDIVISION

INCLUDING A REVISION OF LOT 2 OF THE EDGEWATER NORTH SUBDIVISION PLAT

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

NORTHWEST CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

TYREE CLAUDE LAMPH
SERIAL NO. 13:041:0051

CLAUDE L. LAMPH
SERIAL NO. 13:040:0039

BASIS OF BEARING: SECTION LINE S89°53'29"E - 2659.87'
485.09'

NORTH QUARTER CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

THE YARD SUBDIVISION
PLAT "A"

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2

INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT
LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

300 SOUTH STREET (EXISTING PUBLIC)

61'

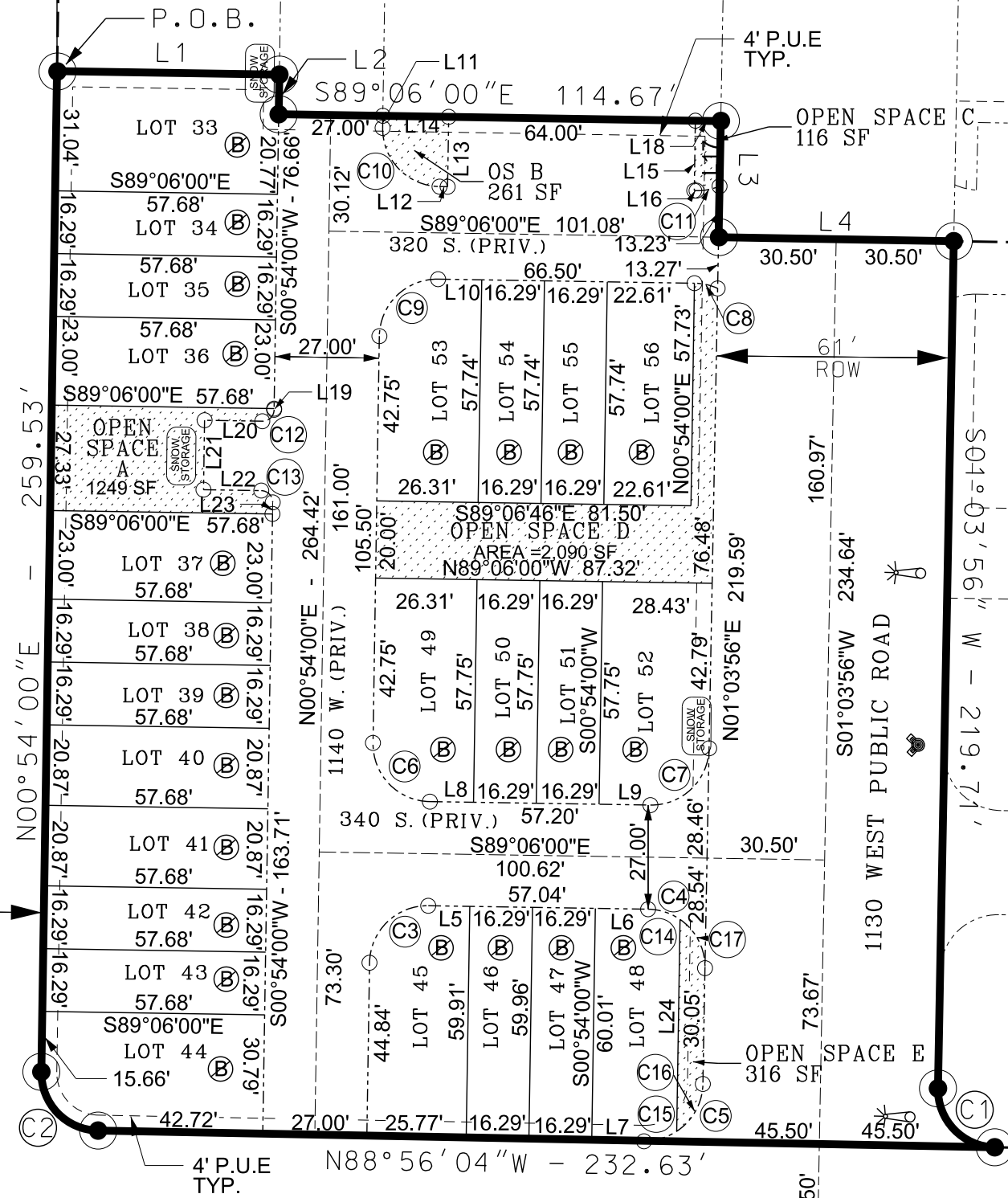
EDGEWATER TOWNHOMES AT
AMERICAN FORK
PLAT 1

LOT 4
EDGEWATER NORTH SUBDIVISION

1100 WEST STREET (EXISTING PUBLIC)

OLIVE TREE ENTERPRISES, LLC
SERIAL NO. 13:041:0061

1150 WEST STREET (EXISTING PUBLIC)



350 SOUTH STREET (EXISTING PUBLIC)

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0012

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

NOTE:

- ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.
- OPEN SPACE A IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE
- OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
- BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION) .

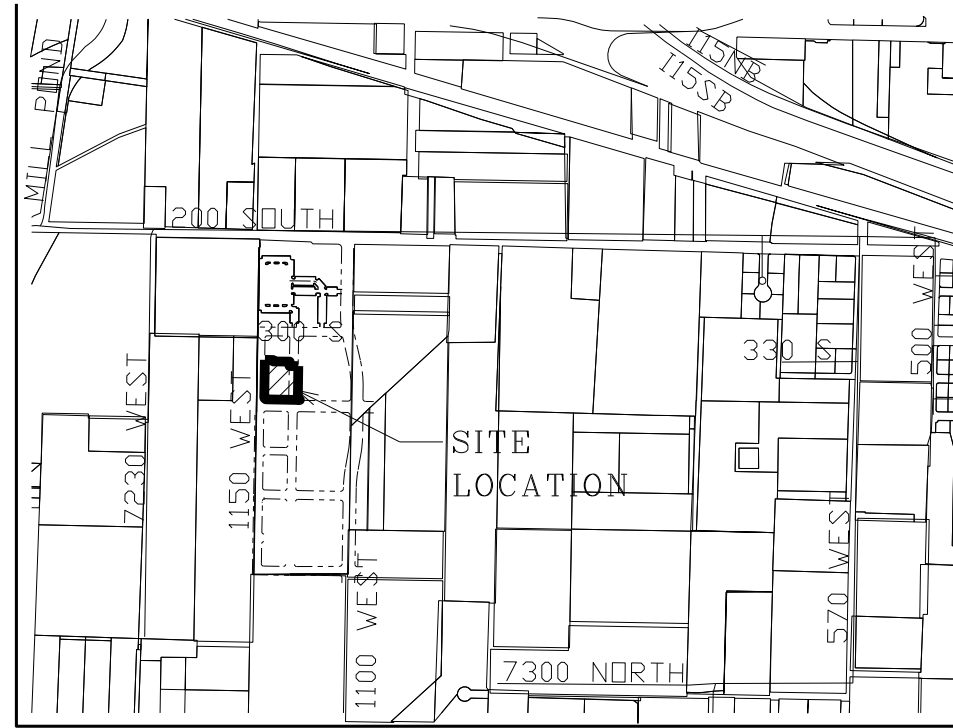
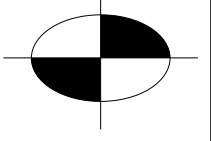
LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- OPEN SPACE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- STREET LIGHT
- FIRE HYDRANT
- NO BASEMENT ALLOWED

SCALE (FEET)

0 40 80 120 160

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



VICINITY MAP

Curve Table				
Name	Delta	Radius	Length	Chord
C1	90°00'00"	15.00	23.56	21.21
C2	89°50'04"	15.00	23.52	21.18
C3	90°00'00"	15.00	23.56	21.21
C4	90°09'56"	15.00	23.61	21.24
C5	90°00'00"	15.00	23.56	21.21
C6	90°00'00"	15.00	23.56	21.21
C7	89°50'04"	15.00	23.52	21.18
C8	23°44'37"	15.00	6.22	6.17
C9	90°00'00"	15.00	23.56	21.21
C10	90°00'00"	15.00	23.56	21.21
C11	90°00'00"	15.00	6.13	6.09
C12	90°00'00"	3.00	4.71	4.24
C13	90°00'00"	3.00	4.71	4.24
C14	33°40'24"	15.00	8.82	8.69
C15	34°10'18"	15.00	8.95	8.81
C16	55°49'42"	15.00	14.62	14.04
C17	56°29'32"	15.00	14.79	14.20

Lot Area		
Name	Area (SF)	Area (AC)
Lot 33	1790	0.04
Lot 34	940	0.02
Lot 35	940	0.02
Lot 36	1326	0.03
Lot 37	1326	0.03
Lot 38	940	0.02
Lot 39	940	0.02
Lot 40	1204	0.03
Lot 41	1204	0.03
Lot 42	940	0.02
Lot 43	940	0.02
Lot 44	1723	0.04
Lot 45	1495	0.03
Lot 46	976	0.02
Lot 47	977	0.02
Lot 48	1307	0.03
Lot 49	1471	0.03
Lot 50	941	0.02
Lot 51	941	0.02
Lot 52	1589	0.04
Lot 53	1471	0.03
Lot 54	941	0.02
Lot 55	941	0.02
Lot 56	1306	0.03

Line Table		
Name	Length	Direction
L1	57.68	S 89°06'00" E
L2	10.27	S 00°54'00" W
L3	30.12	S 01°03'56" W
L4	61.00	S 89°02'54" E
L5	10.77	S 89°06'00" E
L6	13.69	S 89°06'00" E
L7	13.56	N 88°56'04" W
L8	11.31	N 89°06'00" W
L9	13.31	N 89°06'00" W
L10	11.31	S 89°06'00" E
L11	3.12	S 0°54'00" W
L12	2.09	S 89°06'00" E
L13	18.12	N 0°54'00" E
L14	17.09	N 89°06'00" W
L15	18.12	S 0°54'00" W
L16	0.58	S 89°06'00" E
L17	16.89	N 01°03'56" E
L18	6.59	N 89°06'00" W
L19	0.31	S 00°54'00" W
L20	15.00	N 89°06'00" W
L21	18.00	S 0°54'00" W
L22	15.00	S 89°06'00" E
L23	3.02	S 00°54'00" W
L24	54.97	S 00°54'54" W

Lot Addresses	
Lot	Address
33	1150 West 322 South
34	1150 West 324 South
35	1150 West 326 South
36	1150 West 328 South
37	1150 West 332 South
38	1150 West 334 South
39	1150 West 336 South
40	1150 West 338 South
41	1150 West 342 South
42	1150 West 344 South
43	1150 West 346 South
44	1150 West 348 South
45	1137 West 340 South
46	1135 West 340 South
47	1133 West 340 South
48	1131 West 340 South
49	1138 West 340 South
50	1136 West 340 South
51	1132 West 340 South
52	1134 West 340 South
53	1139 West 320 South
54	1137 West 320 South
55	1135 West 320 South
56	1133 West 320 South

SEWER / WATER AUTHORITY APPROVAL

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

SEWER / WATER AUTHORITY



SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the eastern right of way line of 1150 West which is South 89°53'29" East along the section line 485.09 feet and South 2432.64 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°06'00" East 57.68 feet; thence South 00°54'00" West 10.27 feet; thence South 89°06'00" East 114.67 feet; thence South 01°03'56" West 30.12 feet; thence South 89°02'54" East 61.00 feet; thence South 01°03'56" West 219.71 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00", the chord bears South 43°56'04" East 21.21 feet more or less to the northern right of way line of 350 South; thence North 88°56'04" West 232.63 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.52 feet through a central angle of 89°50'04", the chord bears North 44°01'02" West 21.18 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 259.53 feet along said right of way line to the point of beginning.

Area = 1.386 Acres

of Lots = 24 Lots

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____,
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

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

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2

SUBDIVISION
INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT

AMERICAN FORK CITY _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT
LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING: SECTION LINE S89°53'29"E - 2659.87'

CLAUDE L. LAMPH
SERIAL NO. 13:040:0039

1150 WEST STREET (EXIST. PUBLIC)

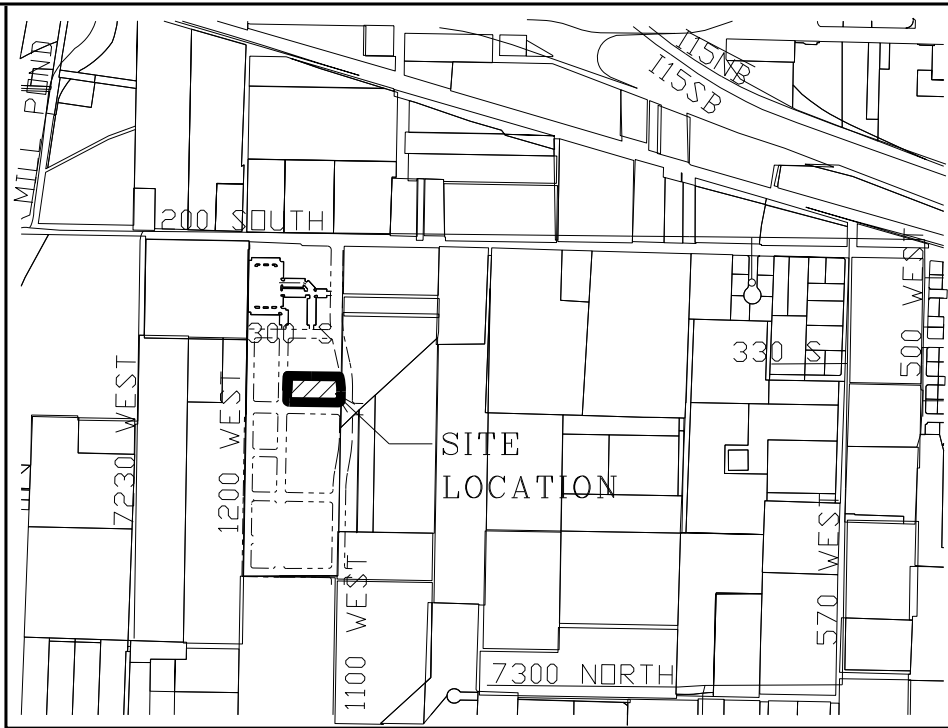
WATER TOWNHOM
AMERICAN FORK
PLAT 2

LOT 4
EDGEWATER NORTH SUBDIVISION

NORTH QUARTER CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

SECRET (EXIST. PUBLIC

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13.041.0061



VICINITY MAP

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	11°1029"	708.00	138.08	137.87	S 04°3842' E
C2	90°0723"	20.00	31.46	28.31	S 46°0014' W
C3	90°0000"	15.00	23.56	21.21	N 43°5604' W
C4	23°1719"	15.00	6.10	6.06	N 79°0753' E
C5	90°0956"	15.00	23.61	21.24	N 44°0102' E
C6	90°0956"	15.00	23.61	21.24	N 44°0102' W
C7	89°5004"	15.00	23.62	21.18	S 45°5858' W
C8	89°5004"	15.00	23.62	21.18	N 45°5858' E
C9	90°0956"	15.00	23.61	21.24	N 44°0102' E
C10	89°5004"	15.00	23.62	21.18	N 45°5858' E
C11	00°0314"	708.00	0.67	0.67	S 00°5455' W
C12	00°1907"	708.00	16.29	16.29	S 00°1345' W
C13	01°1910"	708.00	16.30	16.30	S 01°0523' E
C14	01°4702"	708.00	22.04	22.04	S 02°3829' E
C15	01°1423"	708.00	15.32	15.32	S 04°0912' E
C16	01°4732"	708.00	22.15	21.15	S 05°4010' E
C17	02°3318"	708.00	31.57	31.57	S 07°5034' E
C18	01°0643"	708.00	13.74	13.74	S 09°4035' E
C19	35°2817"	15.00	9.29	9.14	N 73°0952' E
C20	35°3521"	15.00	9.32	9.17	N 71°0823' W
C21	54°2439"	15.00	14.24	13.72	N 26°0823' W
C22	54°2147"	15.00	14.23	13.70	N 28°1450' E

Lot Addresses		Lot Area		
Lot	Address	Name	Area (SF)	Area (AC)
57	1129 West 320 South	Lot 57	1628	0.04
58	1127 West 320 South	Lot 58	1057	0.02
59	1125 West 320 South	Lot 59	1057	0.02
60	1123 West 320 South	Lot 60	1355	0.03
61	1121 West 320 South	Lot 61	1355	0.03
62	1119 West 320 South	Lot 62	1057	0.02
63	1117 West 320 South	Lot 63	1057	0.02
64	1115West 320 South	Lot 64	1343	0.03
65	1113 West 320 South	Lot 65	1344	0.03
66	1111 West 320 South	Lot 66	1057	0.02
67	1109 West 320 South	Lot 67	1057	0.02
68	1107West 320 South	Lot 68	1652	0.04
69	1128 West 340 South	Lot 69	1575	0.04
70	1126 West 340 South	Lot 70	1057	0.02
71	1124 West 340 South	Lot 71	1057	0.02
72	1122 West 340 South	Lot 72	1355	0.03
73	1120 West 340 South	Lot 73	1355	0.03
74	1118 West 340 South	Lot 74	1057	0.02
75	1116West 340 South	Lot 75	1057	0.02
76	1114 West 340 South	Lot 76	1321	0.03
77	1112 West 340 South	Lot 77	1320	0.03
78	1110 West 340 South	Lot 78	1057	0.02
79	1108 West 340 South	Lot 79	1057	0.02
80	1106 West 340 South	Lot 80	1629	0.04
81	1129 West 340 South	Lot 81	1312	0.03
82	1127 West 340 South	Lot 82	984	0.02
83	1125 West 340 South	Lot 83	984	0.02
84	1123 West 340 South	Lot 84	1262	0.03
85	1121 West 340 South	Lot 85	1264	0.03
86	1119 West 340 South	Lot 86	987	0.02
87	1117 West 340 South	Lot 87	988	0.02
88	1115 West 340 South	Lot 88	1335	0.03
89	1113 West 340 South	Lot 89	1338	0.03
90	1111 West 340 South	Lot 90	992	0.02
91	1109 West 340 South	Lot 91	993	0.02
92	1107 West 340 South	Lot 92	1342	0.03
93	1105 West 349 South	Lot 93	1628	0.04
94	1105 West 345 South	Lot 94	1127	0.03
95	1105 West 343 South	Lot 95	1127	0.03
96	1105 West 341 South	Lot 96	1443	0.03
97	1105West 337 South	Lot 97	1442	0.03
98	1105 West 333 South	Lot 98	1124	0.03
99	1105 West 329 South	Lot 99	1117	0.03
100	1105 West 325 South	Lot 100	1486	0.03
101	1105 West 323 South	Lot 101	1411	0.03
102	1105 West 321 South	Lot 102	1839	0.04

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT DESCRIBED BELOW IN ORDER TO DIVIDE THE SECTION INTO LOTS AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Beginning at a point which is South 89°53'29" East along the section line 717.69 feet and South 2476.30 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°02'54" East 160.96 feet; thence South 89°06'07" East 195.19 feet more or less to the western right of way line of 1100 West; thence along the arc of a 708.00 foot radius curve to the right 138.08 feet through a central angle of 11°10'29", the chord bears South 04°38'42" East 137.87 feet along said right of way line; thence South 00°56'33" West 78.38 feet along said right of way line; thence along the arc of a 20.00 foot radius curve to the right 31.46 feet through a central angle of 90°07'23", the chord bears South 46°00'14" West 28.31 feet more or less to the northern right of way line of 350 South; thence North 88°56'04" West 335.03 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00", the chord bears North 43°56'04" West 21.21 feet; thence North 01°03'56" East 219.71 feet to the point of beginning.

of Lots = 46 Lots

DATE _____

ROGER D. DUDLEY

(SEE SEAL BELOW)

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, 20____

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING
DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE
SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

THE CITY OF AMERICAN FORK, APPROVES THIS SUBDIVISION AND HEREBY
ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS
OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE
PUBLIC THIS _____ DAY OF _____, A.D. 20____

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

APPROVED BY ENGINEER

ATTEST CLERK-RECORDER

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
_____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

SUBDIVISION
INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT

AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

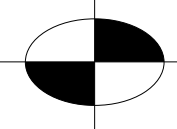
NOTARY PUBLIC SEAL

CLERK-RECORDER SEARCHED ☐

SCALE (FEET)

0 40 80 120 160

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



 BOUNDARY LINE
 LOT LINE
 ADJOINING PROPERTY
 EASEMENTS
 FUTURE PLAT LINE
 RIGHT OF WAY
 ROAD CENTERLINE
 OPEN SPACE

NOTE:

- 1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.
- 2) OPEN SPACE A IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.
- 3) LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE
- 4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
- 5) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
- 6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION) .

Line Table		
Name	Length	Direction
L1	27.92	N 89°05'21" W
L2	6.50	S 1°03'56" W
L3	6.49	N 1°03'56" E
L4	6.48	S 0°54'00" W
L5	6.48	N 0°52'46" E
L6	7.52	N 0°54'00" E
L7	7.52	S 0°54'00" W
L8	7.48	N 1°03'56" E
L9	7.49	S 1°03'56" W
L10	4.71	S 00°56'33" W
L11	13.27	N 88°56'04" W
L12	1.35	S 89°06'00" E
L13	16.21	N 88°56'04" W
L14	54.70	S 01°03'18" W
L15	30.31	N 01°03'56" E

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS DAY OF A.D. 20

SEWER / WATER AUTHORITY

MW
BROWN
ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

AGENDA TOPIC: Hearing, review and action on a preliminary and final plat for Rockwell Ranch Phase II, consisting of 77 lots, located in the area of 400 South 1000 West, in the TOD (Transit Oriented Development) zone.

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

BACKGROUND INFORMATION				
Location:		400 South 1060 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential/Agriculture		
	South	Agriculture		
	East	Residential/Agriculture		
	West	Residential/Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	RA-5		
	South	TOD		
	East	TOD & Residential Agriculture 5 (Utah County)		
	West	RA-5, Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of Phase II, Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site. Phase I was recommended for approval at the July 22, 2019 Planning Commission meeting.

This plat anticipates townhome development.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

- e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats are consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Rockwell Ranch Phase II, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Rockwell Ranch Phase II.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of Rockwell Ranch Phase II.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: Rockwell Ranch Block 1 Phase 2

Project Address: 1000 West 360 South

Developer / Applicant's Name: White Horse Developers

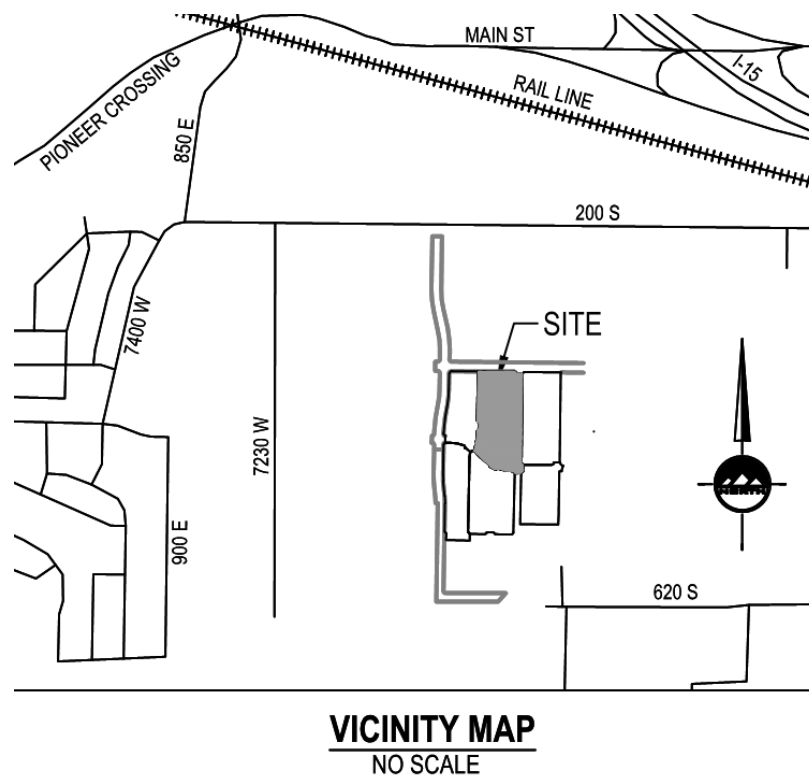
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/5/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

- 1.

ROCKWELL RANCH BLOCK 1 PHASE 2 PLAT

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

HORAN FAMILY
TRUST 02-27-2017
13:040:0084

1000 WEST STREET
(PUBLIC STREET)

S 0°46'16" W 752.37'

COMMON AREA
47,004 sq. ft.
1.079 acres

1060 WEST STREET
(PUBLIC STREET)

ROCKWELL RANCH BLOCK 1 PHASE 1

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.567.1100
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.863.1643
RICHFIELD
Phone: 435.898.2883

SHEET 1 OF 2

PROJECT NUMBER : 8799F.2

MANAGER : JKF

DRAWN BY : JWJ

CHECKED BY : KFW

DATE : 7/28/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP_49551701208 EFFECTIVE JULY 17, 2002.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882. 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 THE 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.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,422.35 feet along section line and South 2,799.47 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 293.66 feet;
thence Southeasterly 23.59 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°30'22" West and the chord bears South 44°26'00" East 21.24 feet with a central angle of 90°07'16");
thence South 00°46'16" West 5.06 feet;
thence South 89°23'30" East 56.00 feet;
thence South 00°46'16" West 752.37 feet;
thence Southeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°13'44" East and the chord bears South 44°36'52" East 21.36 feet with a central angle of 90°46'16");
thence South 01°29'37" West 56.02 feet;
thence Southwesterly 23.25 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°32'26" West 20.99 feet with a central angle of 88°49'08");
thence South 89°22'03" West 56.03 feet;
thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears North 88°49'08" West and the chord bears North 44°24'38" West 21.43 feet with a central angle of 91°11'03");
thence Northwesterly 130.78 feet along the arc of a 382.00 foot radius curve to the right (center bears North 00°00'11" West and the chord bears North 80°11'42" West 130.15 feet with a central angle of 19°36'59");
thence Southwesterly 22.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 19°36'48" West and the chord bears South 66°54'25" West 20.35 feet with a central angle of 85°24'46");
thence North 63°29'17" West 56.03 feet;
thence Northwesterly 21.70 feet along the arc of a 15.00 foot radius curve to the left (center bears North 65°04'20" West and the chord bears North 16°30'38" West 19.65 feet with a central angle of 82°56'37");
thence Northwesterly 86.33 feet along the arc of a 382.00 foot radius curve to the right (center bears North 32°03'08" East and the chord bears North 51°28'26" West 86.14 feet with a central angle of 12°56'52");
thence North 45°00'00" West 50.68 feet;
thence Northwesterly 40.33 feet along the arc of a 325.00 foot radius curve to the left (center bears South 45°00'00" West and the chord bears North 48°33'19" West 40.31 feet with a central angle of 07°06'38");
thence North 24°38'42" East 57.30 feet;
thence Northwesterly 20.51 feet along the arc of a 15.00 foot radius curve to the right (center bears North 35°54'54" East and the chord bears North 14°54'24" West 18.95 feet with a central angle of 78°21'25");
thence Northwesterly 52.22 feet along the arc of a 128.00 foot radius curve to the left (center bears North 65°41'00" West and the chord bears North 12°37'47" East 51.86 feet with a central angle of 23°22'27");
thence North 00°56'33" East 88.00 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°56'33" East 21.21 feet with a central angle of 90°00'00");
thence North 00°56'33" East 403.13 feet;
thence Northwesterly 23.47 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°46'32" East 21.15 feet with a central angle of 89°39'57") to the point of beginning.

Contains 309,596 Square Feet or 7.107 Acres and 78 Lots and 3 Parcels

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
PURSUANT TO CODE 10-9A-604D THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS AS INDICATED HEREON TO THE ROCKWELL RANCH MASTER OWNERS ASSOCIATION, INC., 520 SOUTH 850 EAST, SUITE A300, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

NAME _____
COMPANY _____

NAME _____
COMPANY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME _____ NO. _____ A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER

CLERK - RECORDER
(SEE SEAL BELOW)

ATTEST:

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

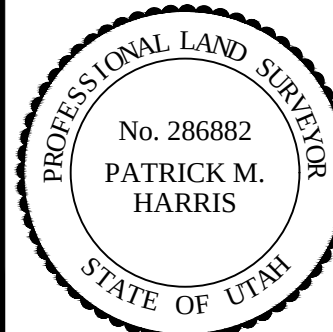
PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 1 PHASE 2 PLAT

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

SURVEYOR'S SEAL

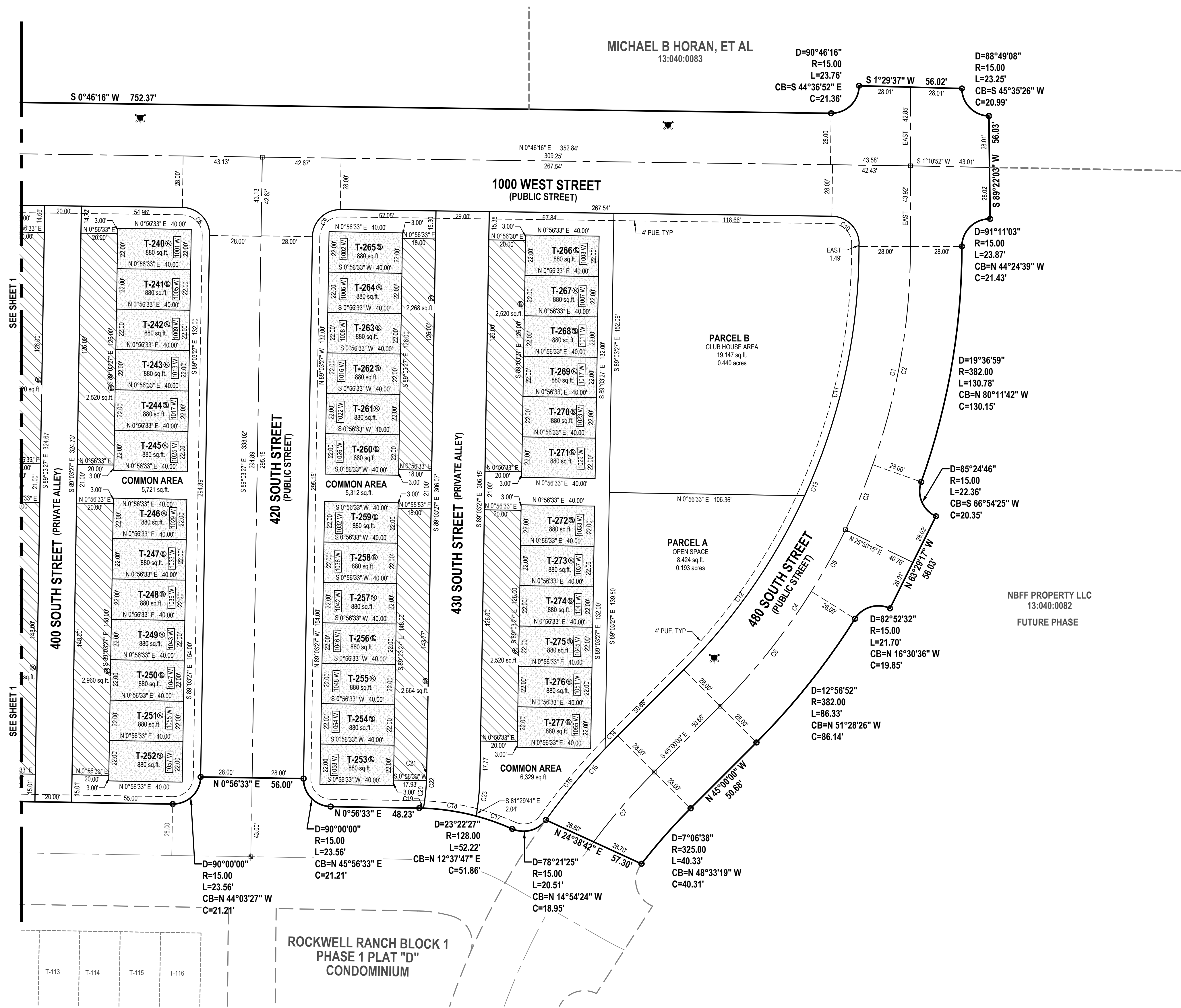


NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

ROCKWELL RANCH BLOCK 1 PHASE 2 PLAT

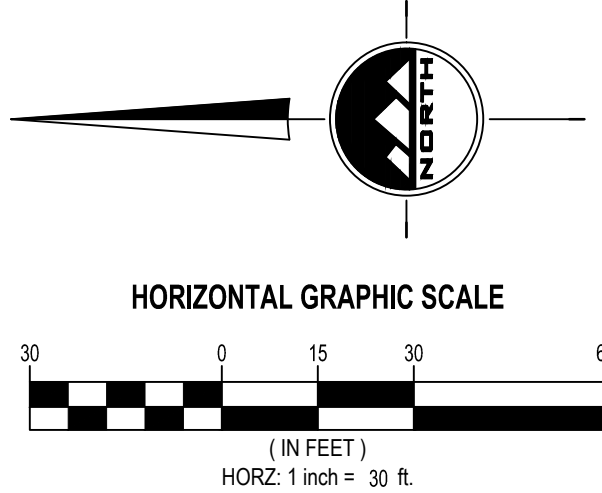
LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	354.00'	159.64'	25°50'15"	S77°04'52"E	158.29'
C2	354.00'	121.18'	19°36'48"	S80°11'36"E	120.59'
C3	354.00'	38.46'	6°13'28"	S67°16'28"E	38.44'
C4	354.00'	118.39'	19°09'45"	S54°34'52"E	117.84'
C5	354.00'	38.40'	6°12'52"	S61°03'18"E	38.38'
C6	354.00'	80.00'	12°56'52"	S51°28'26"E	79.83'
C7	353.00'	50.38'	8°10'41"	N49°05'20"W	50.34'
C8	15.00'	23.61'	90°10'17"	N45°51'25"E	21.24'
C9	15.00'	23.52'	89°49'43"	N44°08'35"W	21.18'
C10	15.00'	23.36'	89°13'44"	N45°23'08"E	21.07'
C11	326.00'	139.99'	24°36'15"	S77°41'53"E	138.92'
C12	326.00'	116.05'	20°23'45"	S55°11'53"E	115.44'
C13	326.00'	256.04'	45°00'00"	S67°30'00"E	249.51'
C14	381.00'	9.92'	1°29'30"	N45°44'45"W	9.92'
C15	381.00'	50.49'	7°35'36"	N50°17'18"W	50.46'
C16	381.00'	60.41'	9°05'06"	N49°32'33"W	60.35'
C17	128.00'	20.79'	9°18'25"	N19°39'47"E	20.77'
C18	128.00'	29.08'	13°00'58"	N8°30'06"E	29.02'
C19	128.00'	2.35'	1°03'03"	N1°28'05"E	2.35'
C20	131.00'	15.10'	6°38'15"	N8°54'17"E	15.09'
C21	131.00'	4.23'	1°51'02"	S88°07'56"E	4.23'
C22	131.00'	19.33'	8°27'17"	S84°49'48"E	19.31'
C23	160.00'	21.12'	7°33'45"	S85°16'34"E	21.10'

LEGEND

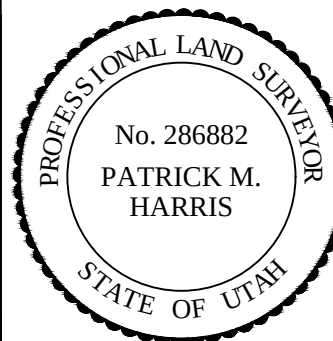
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN'G. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- FIRE HYDRANT
- NO BASEMENT



ROCKWELL RANCH BLOCK 1 PHASE 2 PLAT

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

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

SHEET 2 OF 2

PROJECT NUMBER: 8799F.2
MANAGER: JKF
DRAWN BY: JWW
CHECKED BY: KFW
DATE: 7/28/20

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



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

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.861.1453
RICHFIELD
Phone: 435.896.2983

AGENDA TOPIC: Hearing, review and action on the preliminary plans and final plats for Rockwell Ranch Phase I, Plats A-D, located in the area of 420 South 1080 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Approval of the preliminary plans and recommendation of approval of the final plats.

BACKGROUND INFORMATION				
Location:		420 South 1080 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential/Agriculture		
	South	Agriculture		
	East	Residential/Agriculture		
	West	Residential/Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	RA-5		
	South	TOD		
	East	TOD & Residential Agriculture 5 (Utah County)		
	West	RA-5, Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of Phase I, Plats A-D, Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates a 40-unit, multi-family development.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

- a. The final plats and supporting materials conform with the terms of the preliminary plan approval.

The final plats conform to the terms of a preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

- e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats are consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plans and recommend approval of the final plats of Rockwell Ranch Phase I, Plats A-D, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plats of Rockwell Ranch Phase I, Plats A-D.

TABLE

Mr. Chairman, I move that we table action on the preliminary plans and final plats of Rockwell Ranch Phase I, Plats A-D.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: Rockwell Ranch Block 1 Phase 1, Plat A-D Condominium

Project Address: 1080 West 420 South

Developer / Applicant's Name: White Horse Developers

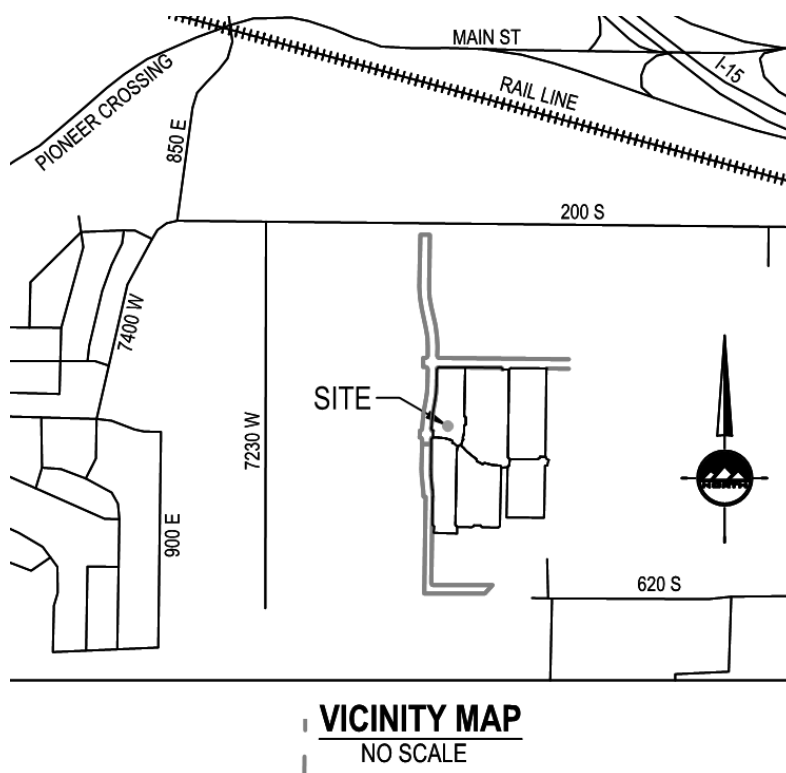
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/5/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

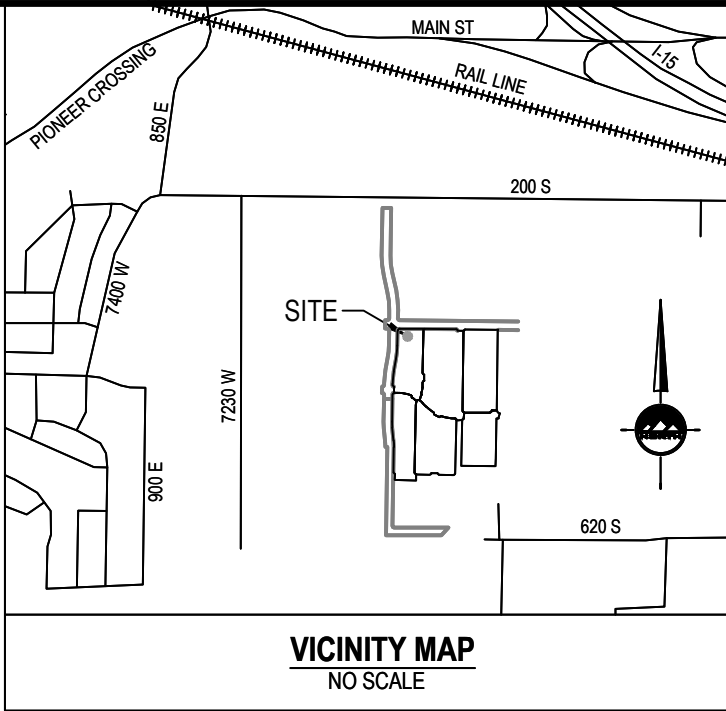
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for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

Plan Modifications Required:

- 1.

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "A" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882. 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, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "A" CONDOMINIUM, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,183.39 feet along section line and South 2,797.39 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 71.61 feet;
thence South 00°56'33" West 6.27 feet;
thence North 89°03'27" West 10.00 feet;
thence South 00°56'33" West 152.25 feet;
thence North 89°03'31" West 81.49 feet;
thence North 00°56'33" East 138.14 feet;
thence Northeasterly 31.30 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°46'32" East 28.20 feet with a central angle of 89°39'57") to the point of beginning.

Contains 12,873 Square Feet or 0.296 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "A" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____, A.D. 20__, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME _____

NO. _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC

RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
ATTEST: _____	
_____ CITY ENGINEER	_____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "A" CONDOMINIUM

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

SURVEYORS SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

NORTH QUARTER CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

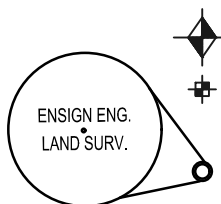
BASIS OF BEARING: S 89°53'31" E 2659.86'
1476.47'

350 SOUTH STREET
(PUBLIC STREET)

POINT OF BEGINNING
D=89°39'57"
R=20.00
L=31.30'
CB=N 45°46'32" E
C=28.20'

NORTHWEST CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

LEGEND



SECTION CORNER
EXISTING STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."

LIMITED COMMON AREAS
PRIVATE AREA
COMMON AREAS

SECTION LINE
CENTER LINE
PROPERTY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
ADJACENT RIGHT OF WAY LINE
FIRE HYDRANT

- NOTES
1. OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____, 20__
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.567.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.863.1633
RICHFIELD
Phone: 435.696.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.1

MANAGER : JKF

DRAWN BY : JWJ

CHECKED BY : KFW

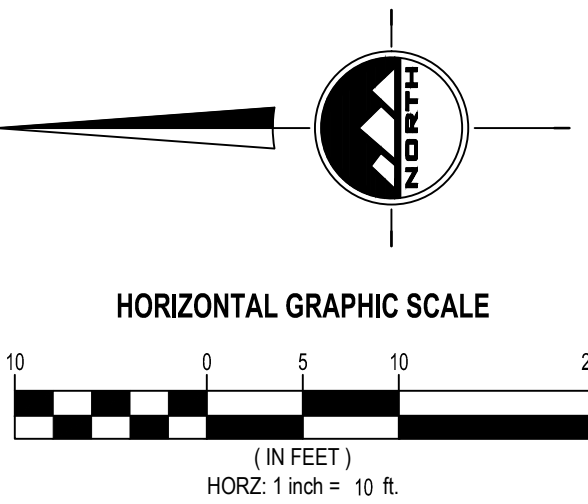
DATE : 7/18/20

BASIS OF BEARING

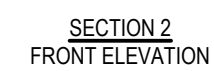
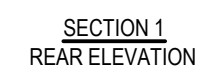
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

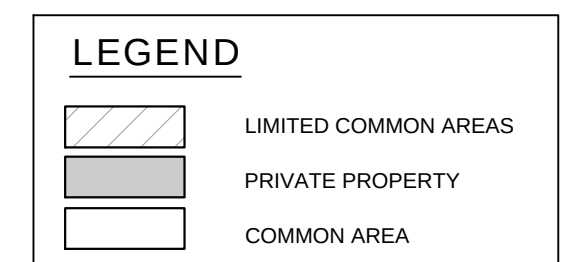
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4511.60	4520.52
2ND FLOOR	4522.70	4531.58
3RD FLOOR	4532.80	4541.68

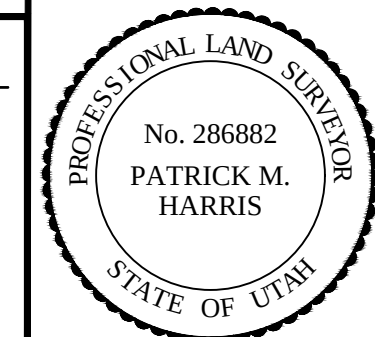


LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL

NOTARY PUBLIC SEAL

ERK-RECORDER SEAL



OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.1
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 7/13/20

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "B" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

NORTH QUARTER CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

1488.95'
BASIS OF BEARING: S 89°32'11" E 2659.86'

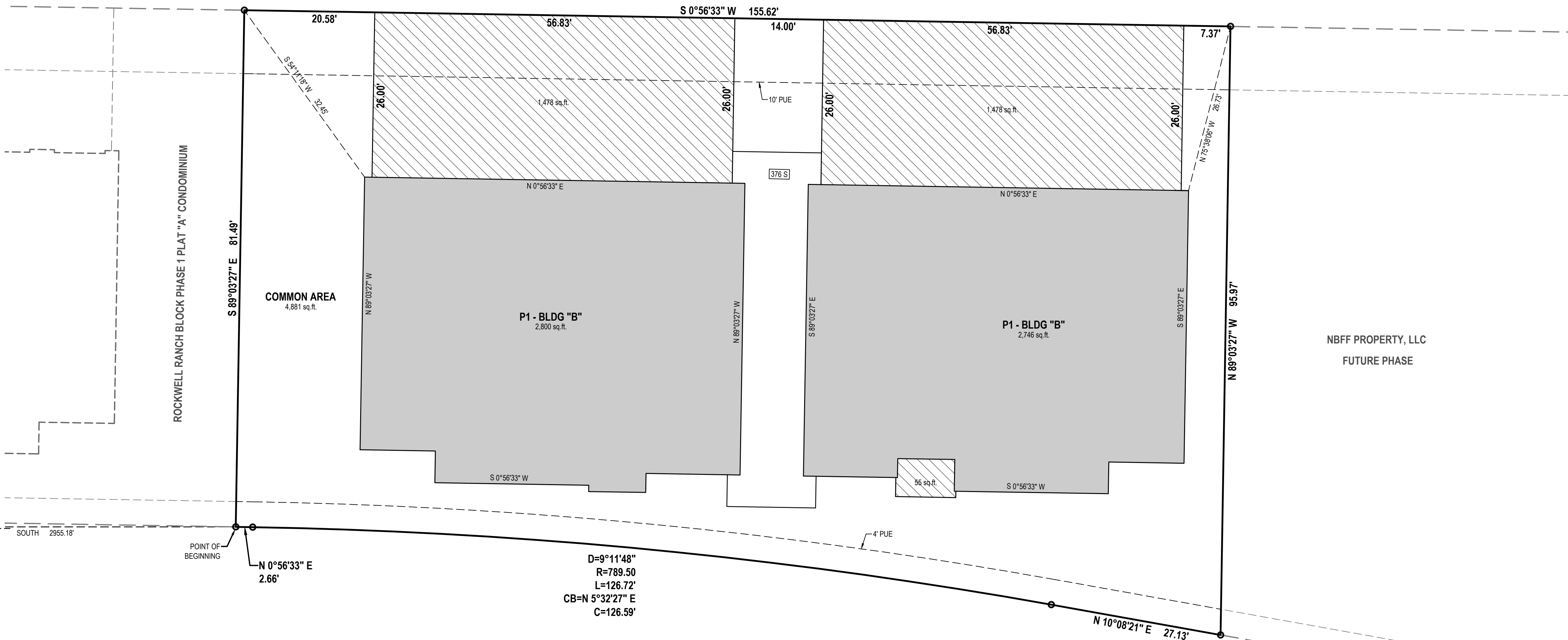
1180.91'

NORTHWEST CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113

ROCKWELL RANCH BLOCK 1 PHASE 1

1080 WEST STREET
(PRIVATE STREET)



D=9°11'48"
R=789.50
L=126.72'
CB=N 5°32'27" E
C=126.59'

1100 WEST STREET
(PUBLIC STREET)

NBBF PROPERTY, LLC
FUTURE PHASE

LAND USE TABLE			
BUILDING AREA	=	5,546 SF	0.13 AC
LIMITED COMMON AREA	=	3,010 q SF	0.07 AC
COMMON AREA	=	4,881 SF	0.11 AC
TOTAL AREA	=	13,437 SF	0.31 AC
TOTAL NUMBER OF BUILDINGS	=	1	100%
TOTAL NUMBER UNITS IN PHASE	=	10	

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

WATER AND SEWER AUTHORITY APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY THE WATER AND SEWER AUTHORITY.
PUBLIC WORKS DEPARTMENT DIRECTOR	



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
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CEDAR CITY
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SHEET 1 OF 2	
PROJECT NUMBER : 8799F.1	MANAGER : JKF
DRAWN BY : JWJ	CHECKED BY : KFW
DATE : 7/18/20	

BASIS OF BEARING	
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.	
FLOOD ZONE DESIGNATION	
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE <u>X</u> AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.	

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882. 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, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "B" CONDOMINIUM A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,180.91 feet along section line and South 2,955.18 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
thence South 89°03'27" East 81.49 feet;
thence South 00°56'33" West 155.62 feet;
thence North 89°03'27" West 95.97 feet;
thence North 10°08'21" East 27.13 feet;
thence Northeastly 126.72 feet along the arc of a 789.50 foot radius curve to the left (center bears North 79°51'39" West and the chord bears North 05°32'27" East 126.59 feet with a central angle of 09°11'48");
thence North 00°56'33" East 2.66 feet to the point of beginning.
Contains 13,437 Square Feet or 0.308 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "B" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20____

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE ____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME _____ NO. _____ A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20____.

MAYOR CITY COUNCIL MEMBER
CITY COUNCIL MEMBER CITY COUNCIL MEMBER
CITY COUNCIL MEMBER CITY COUNCIL MEMBER
CITY ENGINEER ATTEST: CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "B" CONDOMINIUM

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

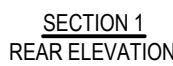
SURVEYORS SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



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



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4510.80	4519.72
2ND FLOOR	4521.90	4530.78
3RD FLOOR	4532.00	4540.88

LEGEND

	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

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

SURVEYORS SEA

NOTARY PUBLIC SEAL

CLERK-RECORDER SEA



OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3599

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.1

MANAGER : JKF

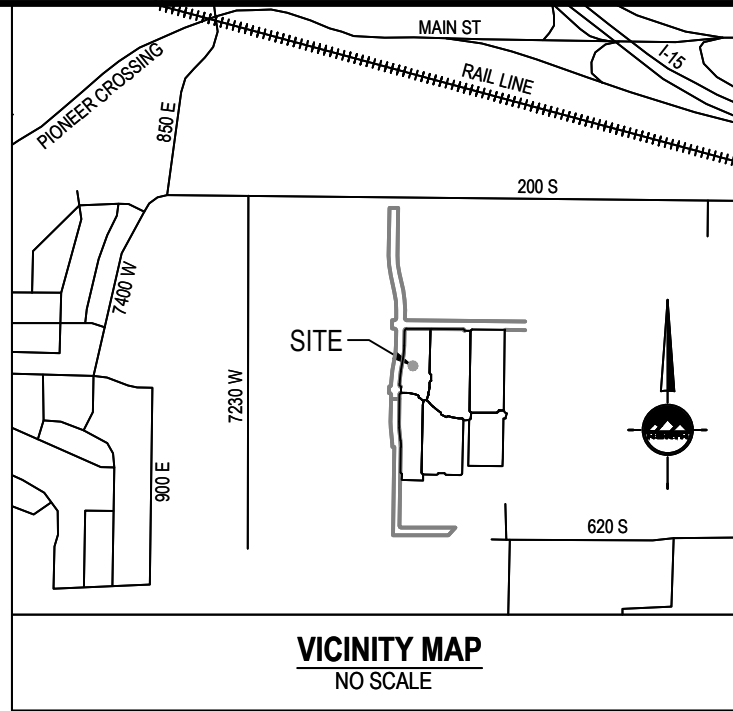
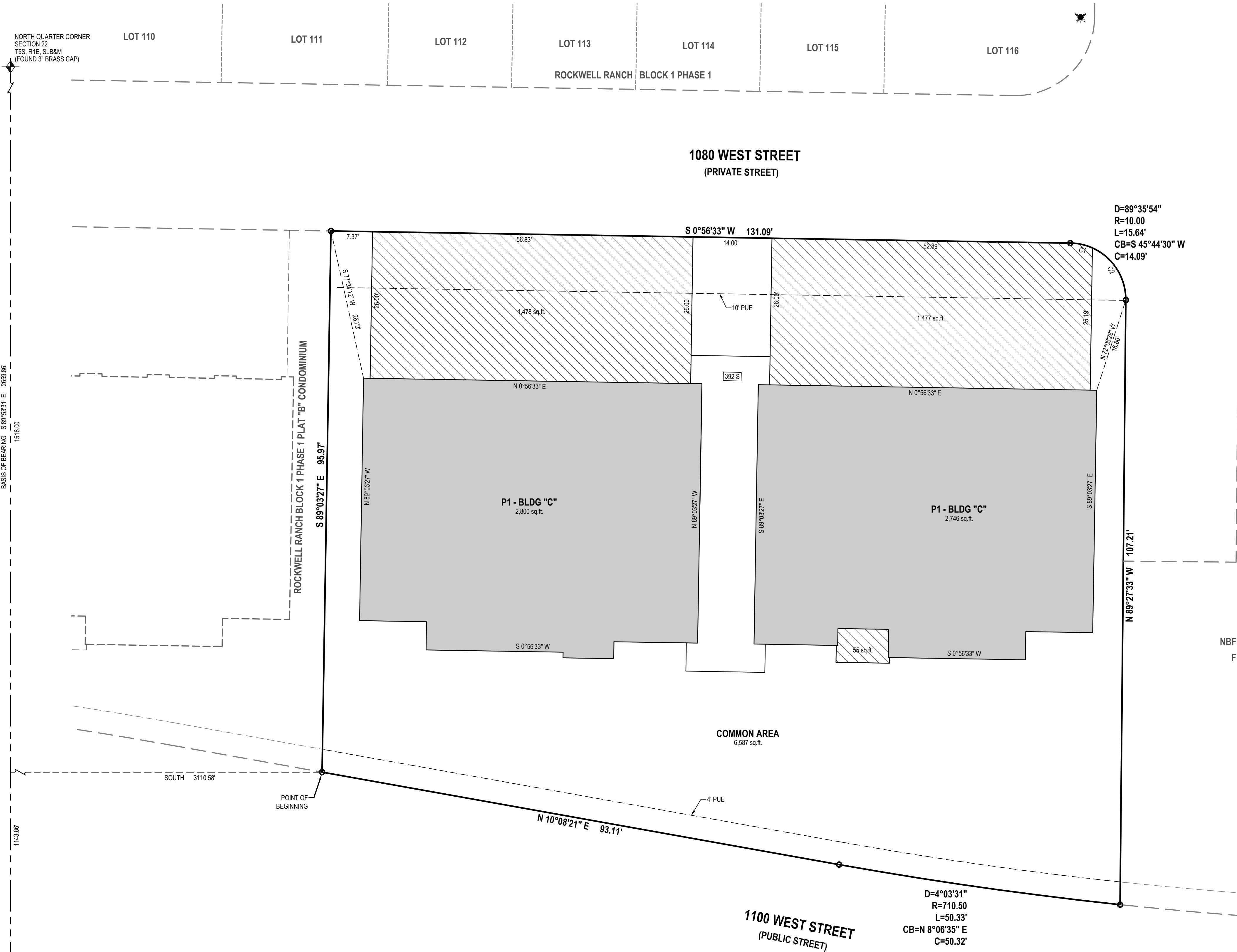
DRAWN BY : JW

CHECKED BY : KFW

DATE : 7/13/20

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "C" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	4.06'	23°14'19"	N12°33'43"E	4.03'
C2	10.00'	11.58'	66°21'35"	N57°21'40"E	10.95'

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, 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 NUMBER 286882. 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, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "C" CONDOMINIUM, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION
Beginning at a point being South 89°53'31" East 1,143.86 feet along section line and South 3,110.58 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
thence South 89°03'27" East 95.97 feet;
thence South 00°56'33" West 131.09 feet;
thence Southwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°44'30" West 14.09 feet with a central angle of 89°35'54");
thence North 89°27'33" West 107.21 feet;
thence Northerly 50.33 feet along the arc of a 710.50 foot radius curve to the right (center bears South 83°55'10" East and the chord bears North 08°06'35" East 50.32 feet with a central angle of 04°03'31");
thence North 10°08'21" East 93.11 feet to the point of beginning.
Contains 15,143 Square Feet or 0.348 Acres

OWNER'S CERTIFICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "C" CONDOMINIUM

UTILITY DEDICATION
BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS
BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE ____ DAY OF _____, A.D. 20__, _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____ NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC: _____ RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

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

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 20__, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "C" CONDOMINIUM

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

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

LEGEND
SECTION CORNER
EXISTING STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
LIMITED COMMON AREAS
PRIVATE AREA
COMMON AREAS
SECTION LINE
CENTER LINE
PROPERTY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
ADJACENT RIGHT OF WAY LINE
FIRE HYDRANT

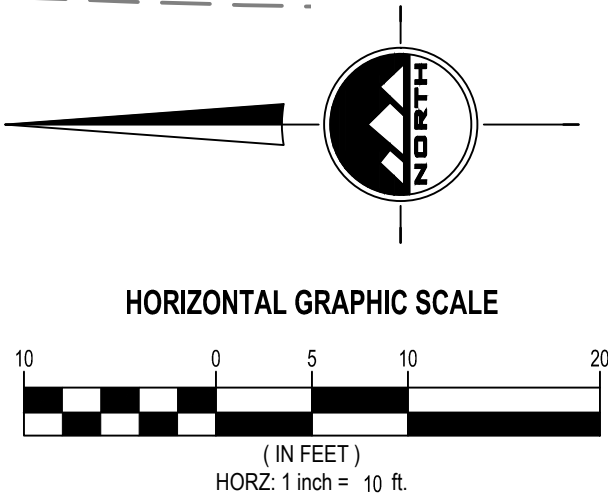
NOTES
1. OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS ____ DAY OF _____, 20__, BY THE WATER AND SEWER AUTHORITY.
PUBLIC WORKS DEPARTMENT DIRECTOR

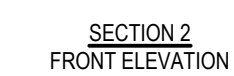
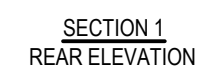
DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSINGENG.COM
LAYTON
Phone: 801.567.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.863.1463
RICHFIELD
Phone: 435.599.2983

SHEET 1 OF 2
PROJECT NUMBER : 8799F.1
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 7/18/20

BASIS OF BEARING
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.
FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4810.45	4819.37
2ND FLOOR	4821.55	4830.43
3RD FLOOR	4831.65	4840.53

LEGEND

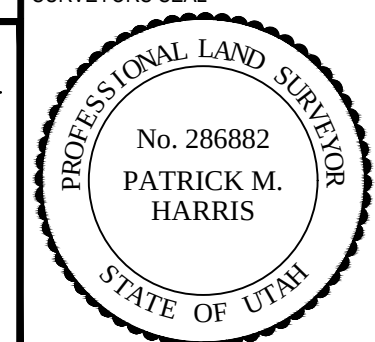
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

ERK-RECORDER SEAL



OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 500
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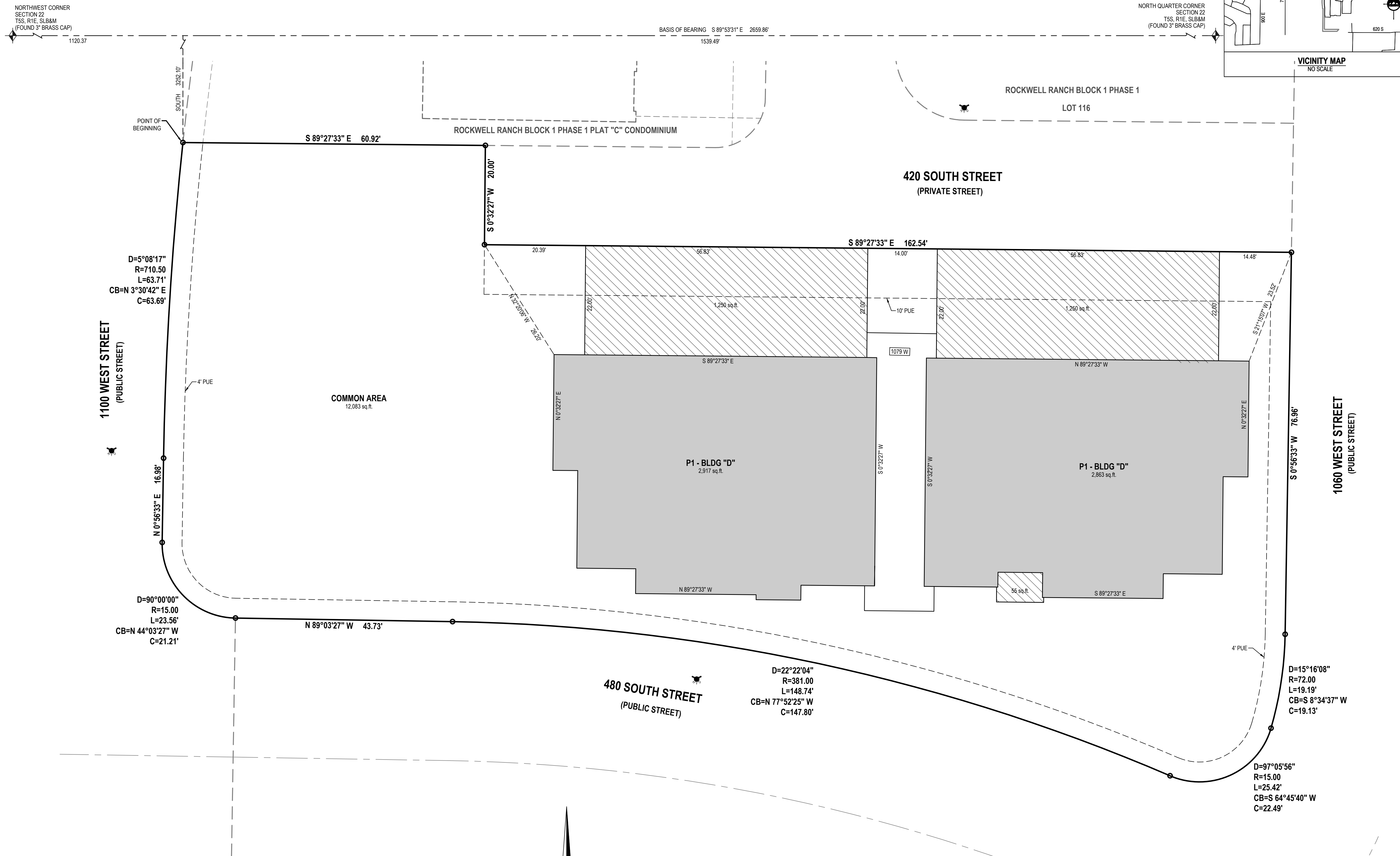
RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.1
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 7/13/20

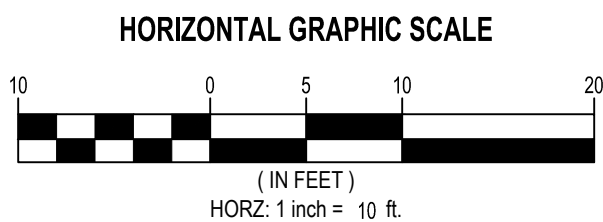
ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "D" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



LEGEND

	SECTION CORNER		SECTION LINE
	EXISTING STREET MONUMENT		CENTER LINE
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."		PROPERTY LINE
	LIMITED COMMON AREAS		EASEMENT LINE
	PRIVATE AREA		ADJACENT PROPERTY LINE
	COMMON AREAS		ADJACENT RIGHT OF WAY LINE
			FIRE HYDRANT



DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

LAND USE TABLE			
BUILDING AREA	=	5,780 SF	0.13 AC 28%
LIMITED COMMON AREA	=	2,555 SF	0.06 AC 12%
COMMON AREA	=	12,083 SF	0.28 AC 59%
TOTAL AREA	=	20,418 SF	0.47 AC 100%
TOTAL NUMBER OF BUILDINGS	=	1	
TOTAL NUMBER UNITS IN PHASE	=	10	

NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.567.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.862.1463
RICHFIELD
Phone: 435.599.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.1
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 7/16/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882. 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, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "D" CONDOMINIUM, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,120.37 feet along section line and South 3,252.10 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°27'33" East 60.92 feet;
thence South 00°32'27" West 19.18 feet;
thence South 89°10'08" East 162.54 feet;
thence South 00°56'33" West 76.96 feet;
thence Southwesterly 19.19 feet along the arc of a 72.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 08°34'37" West 19.13 feet with a central angle of 15°16'08");
thence Southwesterly 25.42 feet along the arc of a 15.00 foot radius curve to the right (center bears North 73°47'18" West and the chord bears South 64°45'40" West 22.49 feet with a central angle of 97°05'56");
thence Northwesterly 148.74 feet along the arc of a 381.00 foot radius curve to the left (center bears South 23°18'37" West and the chord bears North 77°52'25" West 147.80 feet with a central angle of 22°22'04");
thence North 89°03'27" West 43.73 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00");
thence North 00°56'33" East 16.98 feet;
thence Northwesterly 63.71 feet along the arc of a 710.50 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 03°30'42" East 63.69 feet with a central angle of 05°08'17") to the point of beginning.

Contains 20,465 Square Feet or 0.470 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDED OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "D" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS' GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ENGINEER	_____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

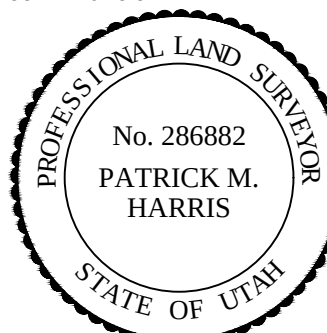
PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "D" CONDOMINIUM

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

SURVEYOR'S SEAL

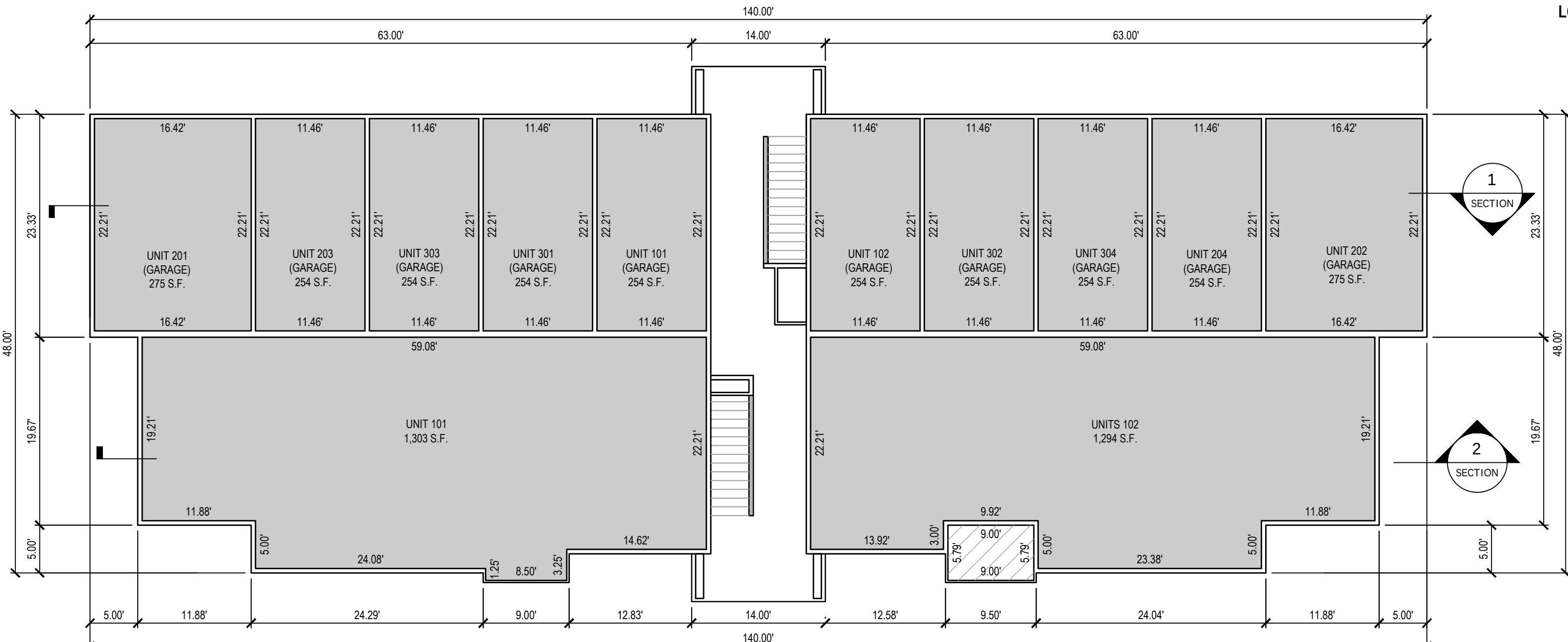


NOTARY PUBLIC SEAL

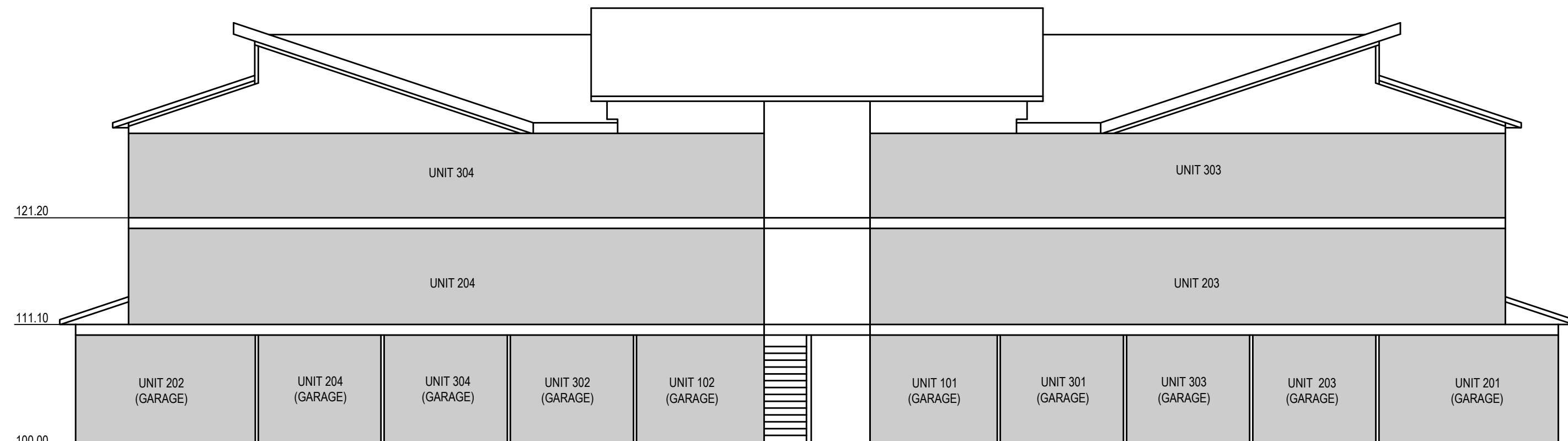
CLERK-RECORDER SEAL

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT "D" CONDOMINIUM

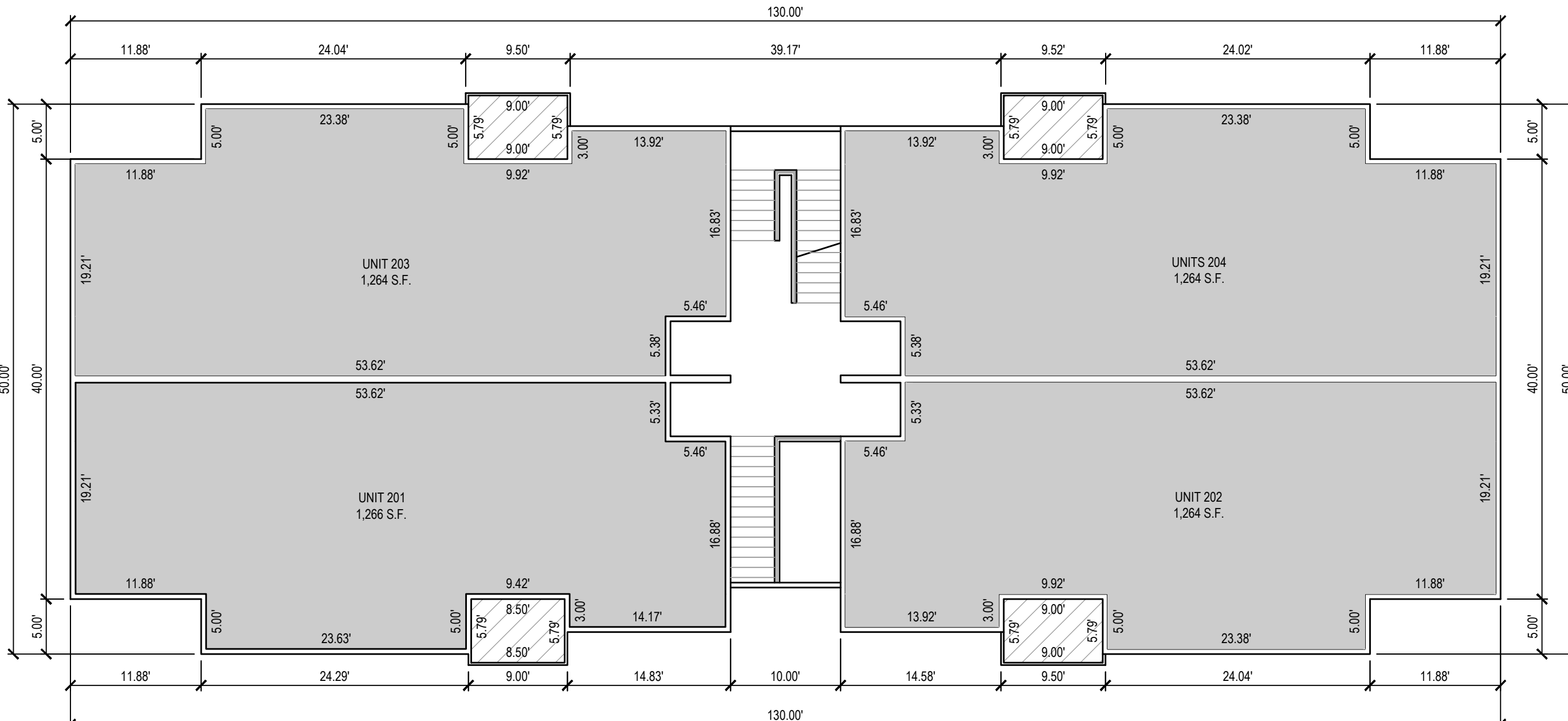
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



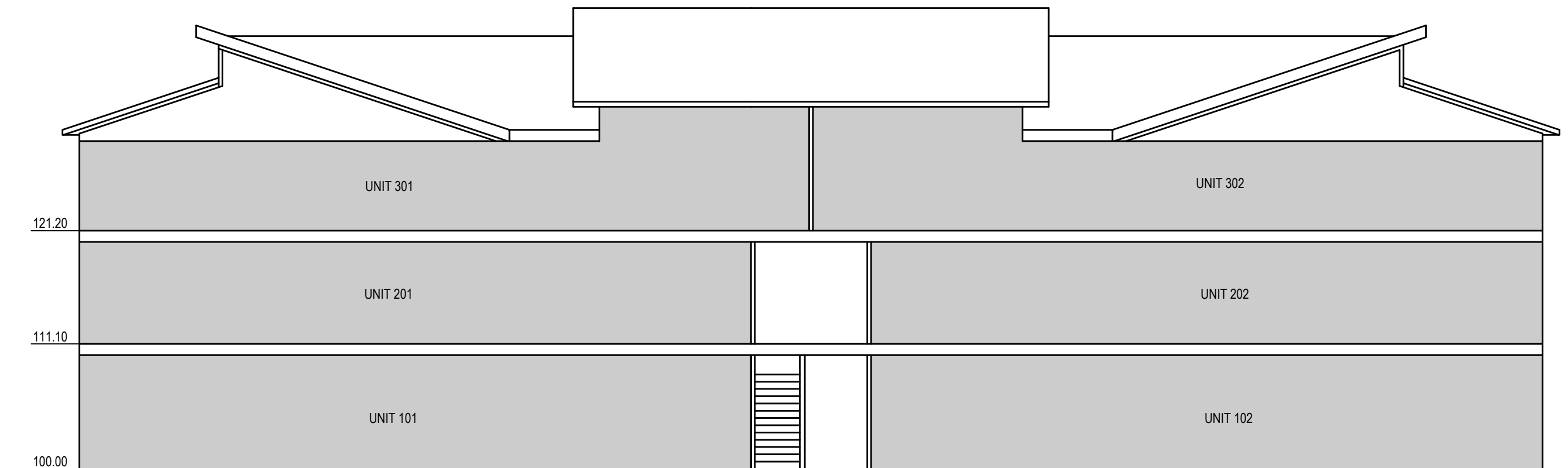
1ST FLOOR



SECTION 1
REAR ELEVATION

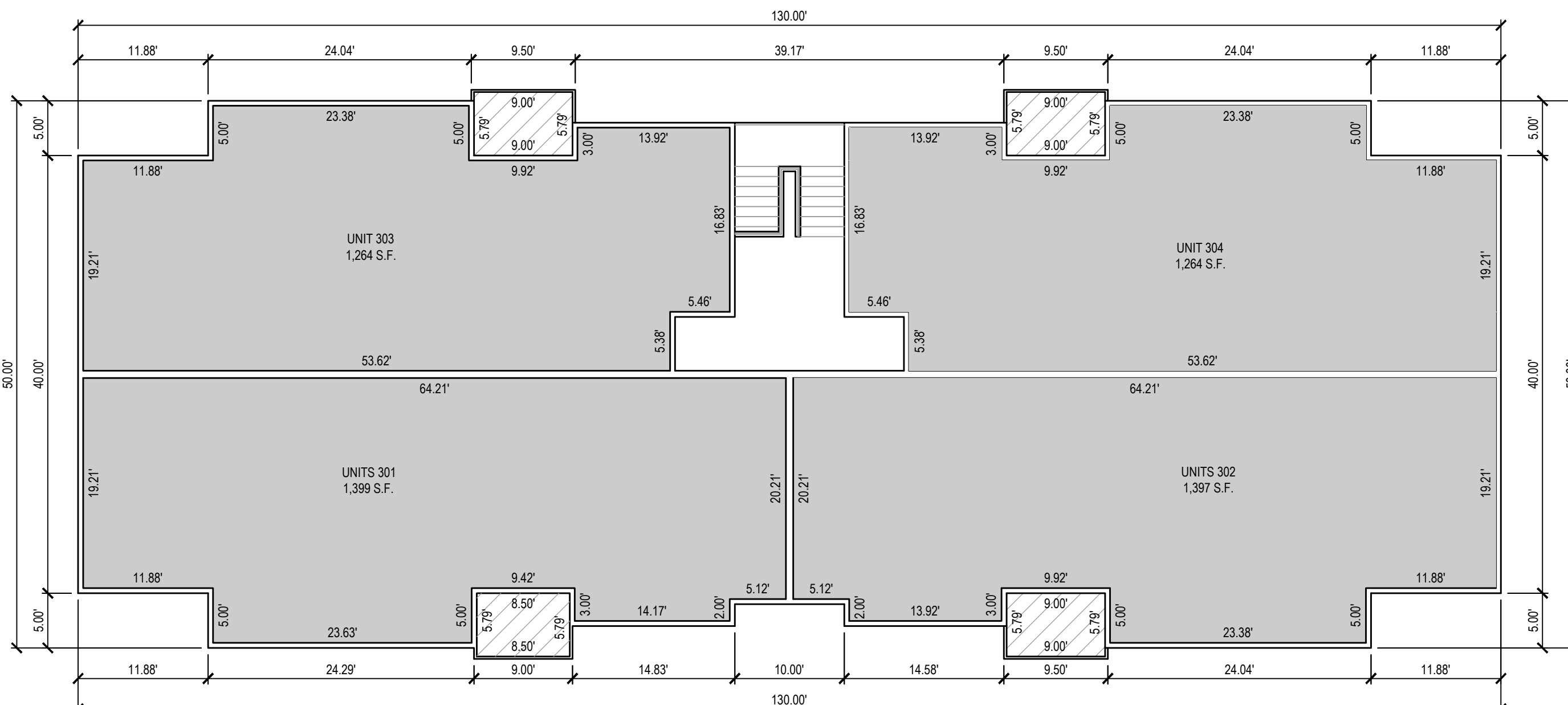


2ND FLOC



SECTION 2
FRONT ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4810.00	4818.92
2ND FLOOR	4821.10	4829.98
3RD FLOOR	4831.20	4840.08



3RD FLOOR

LEGEND

	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

**ROCKWELL RANCH BLOCK 1
PHASE 1 PLAT "D" CONDOMINIUM**

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

SURVEYORS SEA

NOTARY PUBLIC SEAL

ERK-RECORDER SEAL

OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 50
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.110
TOOELE
Phone: 435.843.359
CEDAR CITY
Phone: 435.865.149
RICHFIELD
Phone: 435.836.296

SHEET 2 OF

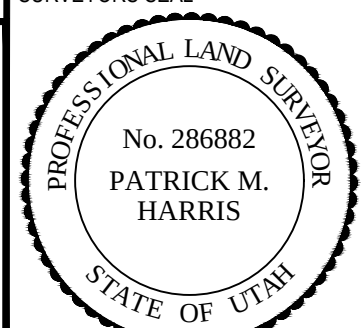
PROJECT NUMBER : 8799F.

MANAGER : JKE

DRAWN BY : J.W.I

CHECKED BY _____

DATE : 7/13/20



No. 286882
PATRICK M.
HARRIS

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Searle Meadows, Lot 25 Amendment, located at 1051 N. 700 W. in the R1-12,000 Residential zone.

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

BACKGROUND INFORMATION				
Location:		1051 N. 700 W.		
Applicants:		Jonathan Shipley		
Existing Land Use:		Residential		
Proposed Land Use:		NA		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Open Space		
Existing Zoning:		R1-12,000		
Proposed Zoning:		NA		
Surrounding Zoning:	North	R1-12,000		
	South	R1-12,000		
	East	R1-12,000		
	West	RA-1		
Land Use Plan Designation:		Residential Low Density (3 du/ac)		
Zoning within density range?		☒	Yes	☐ No

Background

The plat incorporates a small area of formerly city-owned land into Lot 25, Searle Meadows Subdivision. The City recently sold approximately .08 acres to the Shipley's and it is being incorporated into their lot. The resulting, amended, lot will be .47 acres. The plat formalizes the transfer with the purchase.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

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

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

This criterion has been met.

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

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

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

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

- e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Searle Meadows Lot 25 Amendment, with the finding and condition listed

in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of Searle Meadows Subdivision Lot 25 Amendment.

TABLE

Mr. Chairman, I move that we table action on the preliminary and final plat of Searle Meadows Lot 25 Amendment.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: Searle Meadow Subdivision, Lot 25 Amendment

Project Address: 1051 North 700 West Circle

Developer / Applicant's Name: Jon Shipley

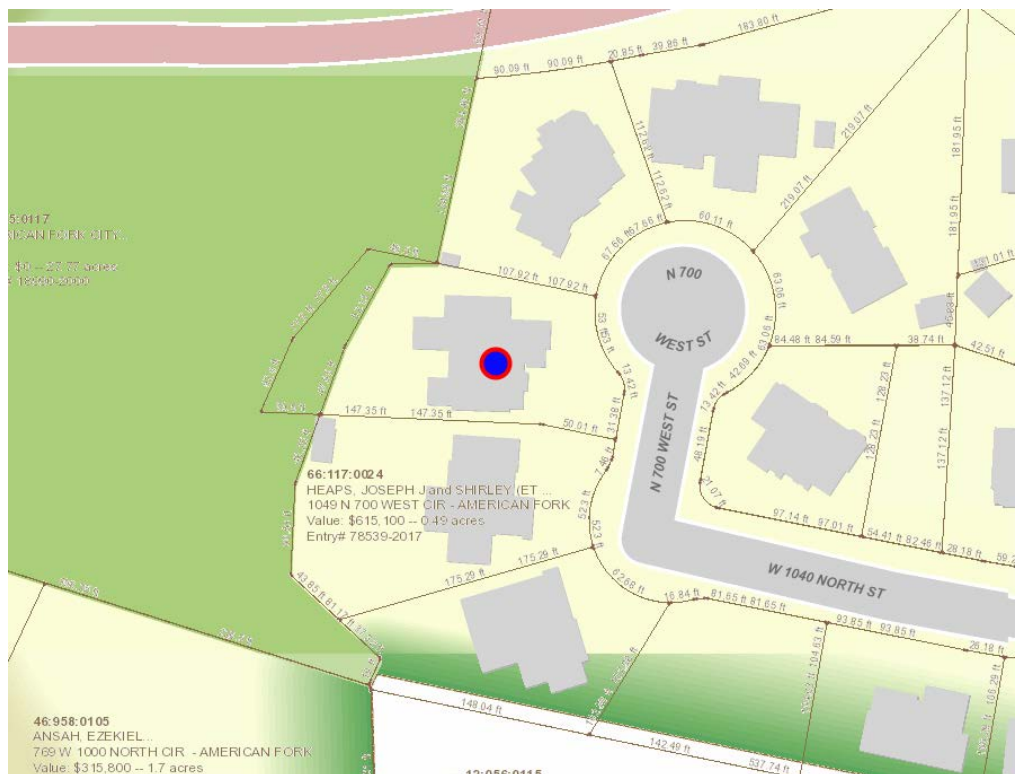
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 8/5/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

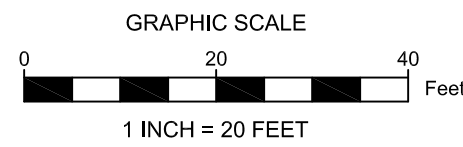
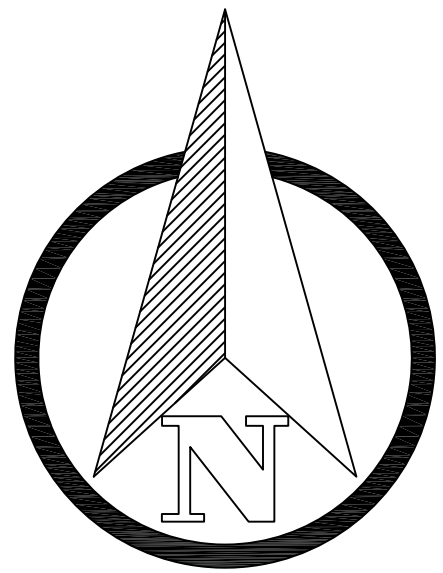
Standard Conditions of Approval:

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

1. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
2. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
3. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
4. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

- 1.



SEARLE MEADOWS SUBDIVISION - LOT 25 AMENDMENT

BEING A VACATION OF LOT 25, PLAT "A", SEARLE MEADOWS, INCLUDING A PARTIAL VACATION OF LOT 1, PLAT "A", SEARLE HILLS SUBDIVISION

BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10,

TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M.

CITY OF AMERICAN FORK CITY, UTAH COUNTY, UTAH

JULY - 2020

LEGEND:

SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP

PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)

CALCULATED POINT - NOT SET/NOT FOUND

RECORD DATA

PROPERTY BOUNDARY

SECTION LINE/MONUMENT LINE

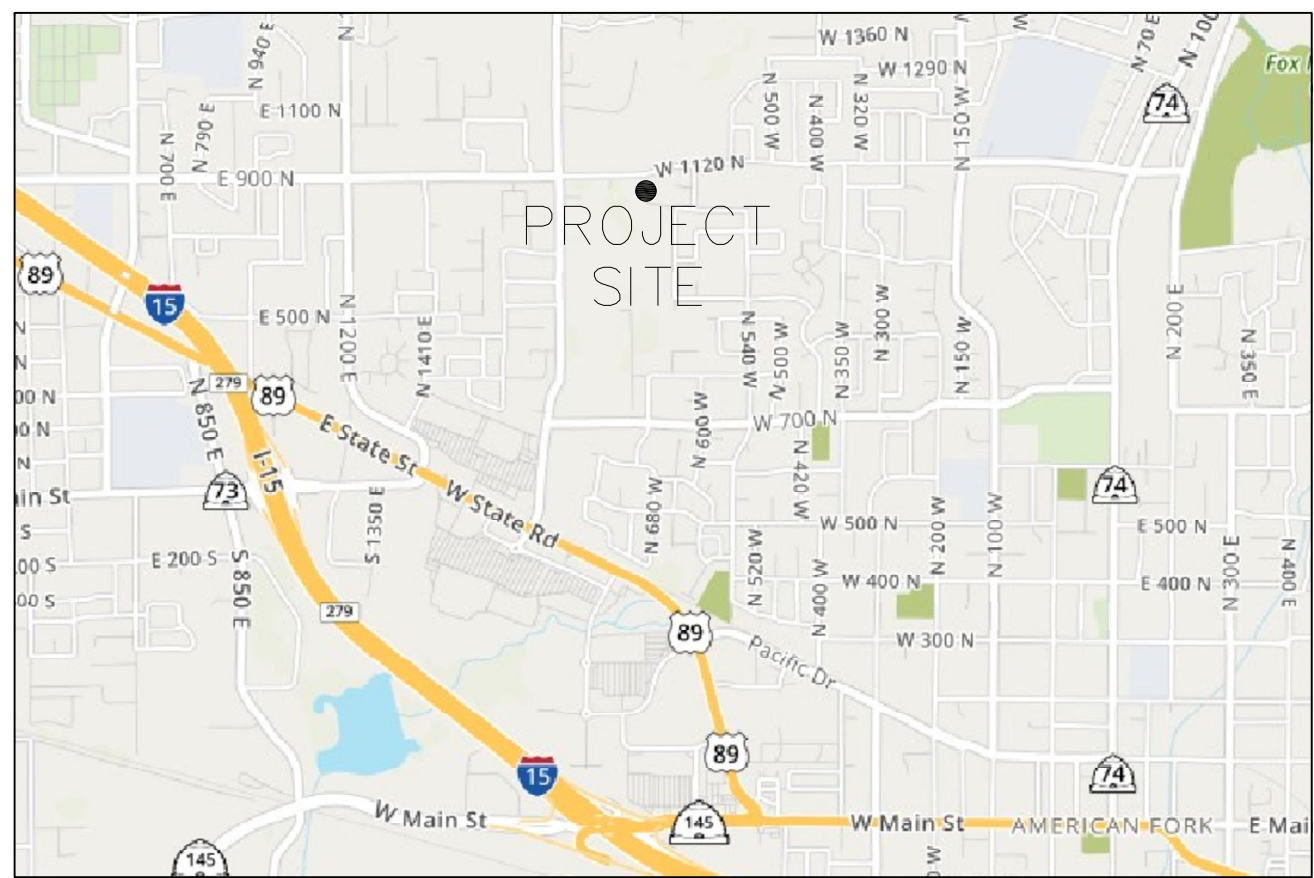
RIGHT-OF-WAY LINE

DEED LINE/PLATTED LOT LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING FIRE HYDRANT

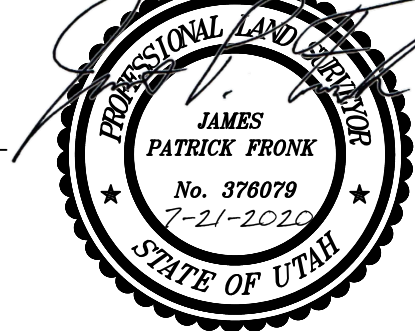
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	54.90'	60.00'	53.00'	S16°14'04"E	52°25'18"
C2	13.91'	15.00'	13.42'	S15°52'49"E	53°07'48"



VICINITY MAP (N.T.S.)

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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 UTAH CODE SECTION 17-23-17, 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 UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.



7-21-2020
DATE

JAMES PATRICK FRONK, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF LOT 25, PLAT "A", SEARLE MEADOWS SUBDIVISION, (INCLUDING A PARTIAL VACATION OF LOT 1, PLAT "A", SEARLE HILLS SUBDIVISION); A RECORDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING 1783.68 FEET WEST AND 253.63 FEET SOUTH FROM A FOUND BRASS CAP MONUMENT MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 10, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N87°18'30"W 39.50 FEET; THENCE N24°00'00"E 52.50 FEET; THENCE N40°21'00"E 77.90 FEET; THENCE S78°07'47"E 154.42 FEET TO A POINT OF CURVATURE; THENCE 54.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, SUBTENDED BY A CHORD BEARING S16°14'04"E 53.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE 13.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, SUBTENDED BY A CHORD BEARING S15°52'49"E 13.42 FEET; THENCE S10°41'05"W 31.38 FEET; THENCE N78°07'47"W 50.01 FEET; THENCE N87°18'30"W 147.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.468 ACRES OF LAND (20,372 SQ. FT.).

CONTAINING 1 LOT TOTAL.

BASIS OF BEARINGS = S0°46'24"E ALONG THE EAST LINE OF SAID SECTION 10.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENT AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

SEARLE MEADOWS SUBDIVISION - LOT 25 AMENDMENT

BEING A VACATION OF LOT 25, PLAT "A", SEARLE MEADOWS, INCLUDING A PARTIAL VACATION OF LOT 1, PLAT "A", SEARLE HILLS SUBDIVISION

AND DO HEREBY DE DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HERETOUP SET OUR HANDS THIS _____ DAY OF _____, 2020.

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF UTAH)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - RESIDING IN UTAH COUNTY

APPROVAL BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____, 2020.

APPROVED BY CITY MAYOR _____ ATTEST _____ CITY-RECORDER

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

CITY COUNCIL MEMBER _____

SCALE: 1" = 20 FEET SHEET 1 OF 1

SEARLE MEADOWS SUBDIVISION - LOT 25 AMENDMENT

BEING A VACATION OF LOT 25, PLAT "A", SEARLE MEADOWS, INCLUDING A PARTIAL VACATION OF LOT 1, PLAT "A", SEARLE HILLS SUBDIVISION

BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M. CITY OF AMERICAN FORK CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER

STATE PLANE COORDINATES - NAD27		
TAG	NORTHING	EASTING
A	752562.06	1913548.01
B	752308.50	1911764.82
C	752310.36	1911725.38
D	752358.31	1911746.73
E	752417.66	1911797.15
F	752385.91	1911948.23
G	752335.03	1911963.04
H	752322.13	1911966.71
I	752291.30	1911960.90
J	752301.59	1911911.97

FEMA NOTES:

FEMA FLOOD HAZARD ZONE X

FIRM MAP NUMBER 49049C0164F
EFFECTIVE DATE JUNE 19, 2020

COMMUNITY PANEL NUMBER
AMERICAN FORK, CITY OF 490152

ZONING NOTE:

ZONE: R1-12000

NOTE:
OFFSET PINS TO BE PLACED ON THE BACK OF CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.

PLAT VACATION NOTICE

THE CITY OF AMERICAN FORK IS SATISFIED THAT NEITHER THE PUBLIC OR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 25, PLAT "A", SEARLE MEADOWS, INCLUDING A PARTIAL VACATION OF LOT 1, PLAT "A", SEARLE HILLS SUBDIVISION.

RELEASE OF P.U.E.

WE HEREBY APPROVE THE RELEASE OF THE P.U.E. SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST WITHIN THE RELEASED P.U.E..

ROCKY MOUNTAIN POWER _____ DATE _____

CENTURYLINK _____ DATE _____

QUESTAR GAS _____ DATE _____

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER _____

PLANNING COMMISSION CHAIRMAN _____

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS ____ DAY OF _____ 2020

CITY ENGINEER _____



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT

P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

City-Recorder Seal

AGENDA TOPIC: Hearing, review and action on a preliminary and final plat for American Fork Apartments, located at approximately 850 West 250 South, in the TOD (Transit Oriented Development) zone.

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

BACKGROUND INFORMATION				
Location:		850 West 250 South		
Applicants:		Ensign Engineering/Castlewood Development		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Vacant/Residential		
	East	Residential		
	West	Vacant		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of the American Fork Apartments was annexed in 2018 and is located directly west of the Meadows at American Fork Apartments (Brad Reynolds project) and south of the Front Runner station. It received approval of a district framework plan in 2019 (Castlewood District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates multi-family development, as the highest densities within the TOD area will be located here and in the vicinity. Densities of 50 units per acre will be found within this project.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

- e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats are consistent with the Land Use Plan designation of “Transit Oriented Development”.

2. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.
3. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat American Fork Apartments, with the findings and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of American Fork Apartments.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of American Fork Apartments.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: American Fork Apartments

Project Address: 850 West 250 South

Developer / Applicant's Name: Castlewood Development

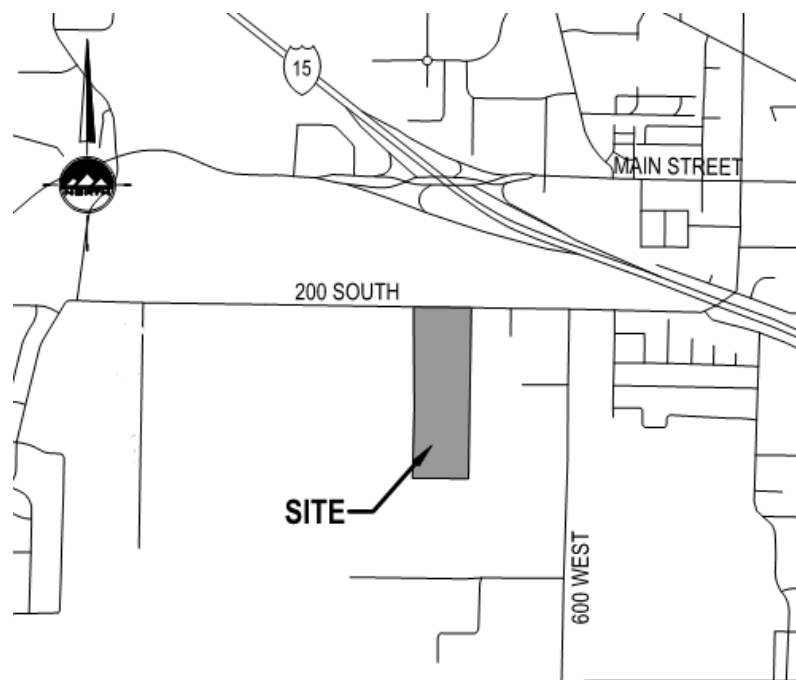
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the [Click here to enter a date. Engineering Division Staff Report for the City Land Use Authority](#) shall be addressed on all final project documents.

Project Map:



VICINITY MAP

NO SCALE

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

- 1.

AMERICAN FORK APARTMENTS

LOCATED IN THE SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4 AND THE NE1/4 SW1/4 OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

NORTHEAST QUARTER CORNER
SECTION 22,
T5S, R1E, SLB&M
(FOUND)

BASIS OF BEARING S00°24'14"W
2664.75'

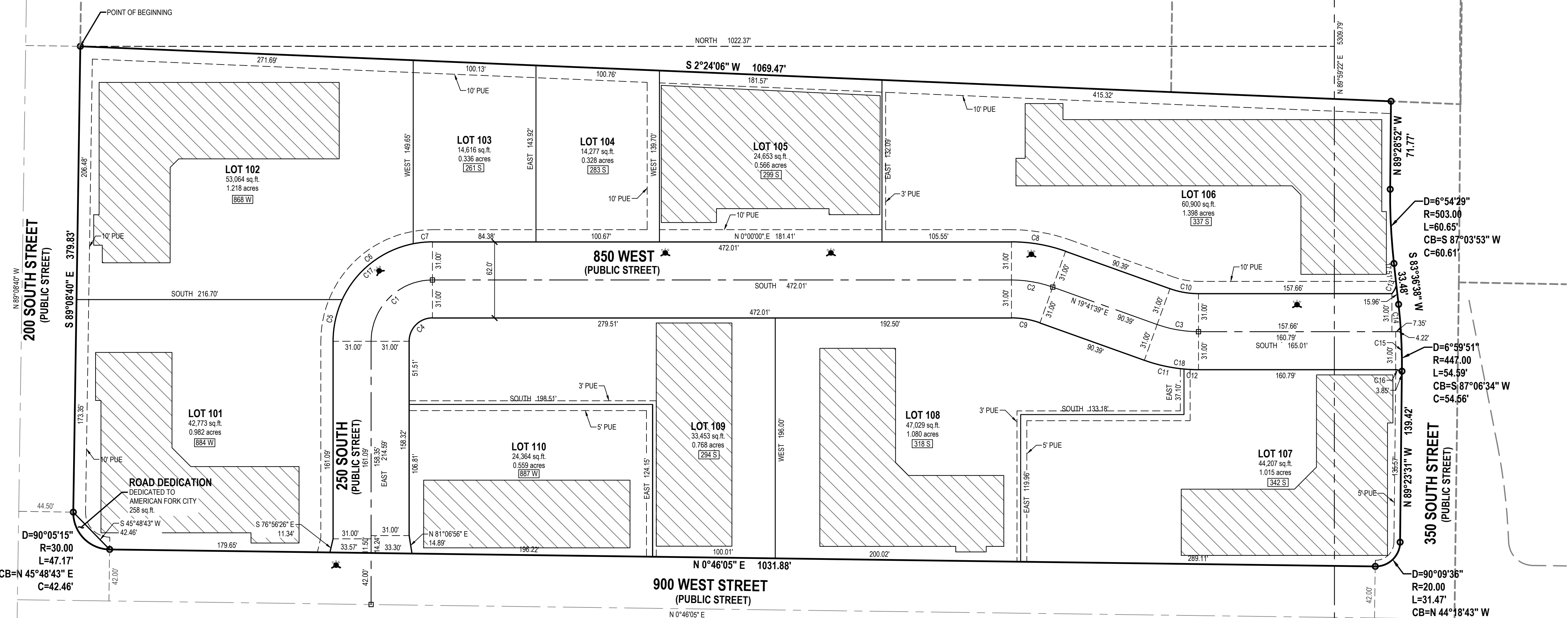
EAST QUARTER CORNER
SECTION 22,
T5S, R1E, SLB&M
(FOUND 2.5' ROUND
BRASS CAP)

200 SOUTH
720 WEST (LEW)

VICINITY MAP
NO SCALE

LAKEVIEW MEADOWS, LLC
13:042:0097

LAKEVIEW MEADOWS
SOUTH, LLC
13:042:0098



D=90°05'15"
R=30.00
L=47.17'
CB=N 45°48'43" E
C=42.46'

D=6°54'29"
R=503.00
L=60.65'
CB=S 87°03'53" W
C=60.61'

D=6°59'51"
R=447.00
L=54.59'
CB=S 87°06'34" W
C=54.56'

D=90°09'36"
R=20.00
L=31.47'
CB=N 44°18'43" W
C=28.32'

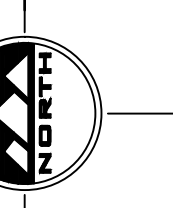
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	50.00'	78.54'	90°00'11"	N44°59'54"W
C2	100.00'	34.37'	19°41'39"	N9°50'50"E
C3	100.00'	34.37'	19°41'39"	S9°50'50"W
C4	19.00'	29.85'	90°00'00"	N45°00'00"W
C5	81.00'	35.14'	24°51'22"	N77°34'19"W
C6	81.00'	76.33'	53°59'31"	N38°08'52"W
C7	81.00'	15.77'	11°09'07"	N5°34'34"W
C8	131.00'	45.03'	19°41'39"	N9°50'50"E
C9	69.00'	23.72'	19°41'39"	N9°50'50"E
C10	69.00'	23.72'	19°41'39"	S9°50'50"W
C11	131.00'	33.18'	14°30'49"	S12°26'15"W
C12	131.00'	11.84'	5°10'50"	S2°35'25"W
C13	19.00'	8.08'	24°22'46"	S63°01'23"E
C14	447.00'	22.37'	2°52'03"	N85°02'40"E
C15	447.00'	32.22'	4°07'48"	N88°32'35"E
C16	5.00'	7.91'	90°36'28"	N45°18'14"E
C17	81.00'	127.23'	90°00'00"	N45°00'00"W
C18	131.00'	45.03'	19°41'39"	S9°50'50"W

- NOTES:
- HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
 - OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 2"x24" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL:
 - ASPHALT PAVING IS INSTALLED
 - FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
 - PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THE SUBDIVISION.
 - AREAS OUTSIDE OF THE APPROXIMATE BUILDING LOCATIONS SHOWN ON THIS PLAT ARE GRANTED AS A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. LOTS NUMBER 101-110 MAY NOT BE SOLD INDIVIDUALLY WITHOUT CONSENT FROM ALL LOTS IN THE SUBDIVISION. IF ANY LOT IS SOLD SEPARATELY UNDER THE FORGOING CONDITION, THE NEW OWNER SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN A SEPARATE SECONDARY METER FOR THE LOT THAT HAS BEEN SOLD.

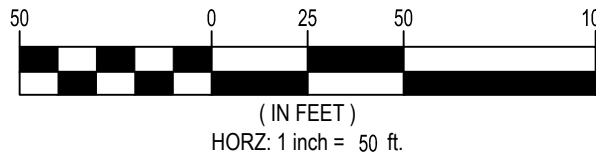
AF UTAH, LLC
13:041:0087

WEST CORNER
SECTION 22,
T5S, R1E, SLB&M
(FOUND 2.5' ROUND
BRASS CAP)

DEVELOPER
CASTLEWOOD DEVELOPMENT
6740 SOUTH 1300 EAST, STE. 200
SALT LAKE CITY, UTAH 84121



HORIZONTAL GRAPHIC SCALE



BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHEAST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 00°24'14" WEST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _X_ AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP_4903C0625G EFFECTIVE _SEPTEMBER 25, 2009_.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, SURVEYOR NAME, 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 NUMBER 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 PER TITLE REPORT SUPPLIED BY _____ TITLE COMPANY, UNDER COMMITMENT NO. _____ DATED EFFECTIVE _____, EVERY EXISTING RIGHT OF WAY 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 FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

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

thence South 02°24'06" West 1,069.47 feet to the North line of 350 South Street;
thence North 89°28'52" West 71.77 feet along the North line of said 350 South Street;
thence Westerly 60.65 feet along the arc of a 553.00 foot radius curve to the left (center bears South 00°31'08" West and the chord bears South 87°03'53" West 60.61 feet with a central angle of 06°54'29");
thence South 83°36'38" West 33.48 feet along the North line of said 350 South Street;
thence Westerly 54.59 feet along the arc of a 447.00 foot radius curve to the right (center bears North 06°23'22" West and the long chord bears South 87°06'34" West 54.55 feet with a central angle of 06°59'51") along the North line of said 350 South Street;
thence North 89°23'31" West 139.42 feet along the North line of said 350 South Street;
thence Northwesterly 31.47 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street;
thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;
thence Northeasterly 47.17 foot along the arc of a 30.00 foot radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°05'15") along the East line of said 900 West Street to the South line of 200 South Street;
thence South 89°08'40" East 379.83 feet along the Southeasterly line of 200 South Street to the point of beginning.

Contains 424,552 Square Feet or 9.746 Acres and 10 Lots

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

NAME
COMPANY

NAME

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NAME
NO. _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND THAT HE/ SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NAME
NO. _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ENGINEER	_____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

AMERICAN FORK APARTMENTS

LOCATED IN THE SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4 AND
THE NE1/4 SW1/4 OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3500
CEDAR CITY
Phone: 435.860.1453
RICHFIELD
Phone: 435.896.2083



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

SHEET 1 OF 1

PROJECT NUMBER : 8618
MANAGER : JKF
DRAWN BY : JNW
CHECKED BY : KFW
DATE : 7/16/20

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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: Code Text Amendment Related to the TOD Operational Overlay

Project Address: American Fork City – TOD Zone

Developer / Applicant's Name: Public Works Department – Engineering Division

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 district framework plan establishes minor thoroughfares. The amendment to this section provides clarification to the Operational Overlay and its intent. The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

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

DENIAL

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

TABLE

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

Sec 4 District Framework Plans

A. Instructions

1. Within character *districts* a landowner is subject to a *district framework* plan in accordance with Section 4. The landowner, their agents, or designee must prepare a district framework plan to guide future development.
 - a. A *district framework plan* must be prepared in a manner consistent with a governing development area plan.
 - b. The landowner, their agents, or designee must consult with American Fork City, all affected municipal entities, transit authority, and the local school district for input and feedback in the preparation of a district framework plan.
2. A *district framework plan* is subject to approval by the City Council, after review and recommendation by the Planning Commission.
3. *District framework plans* shall expire 24 months after approval if not acted upon further through the submittal of a block plan. Time extensions may be granted by the City Council upon request.
4. A *district framework plan* must show conformance with Table 4A - Operational Overlays.
5. A *district framework plan* must assign land within the *character district* to sub-districts, block types, and thoroughfares. Regional open space and thoroughfares, located adjacent to and outside of the subject character district, must also be assigned when applicable.
6. A district framework plan submitted for approval must demonstrate compliance with:
 - a. *Block type standards* (subsection C)
 - b. *Sub-district standards* (subsection D)
 - c. Transportation network standards (subsection E)
 - d. Special requirements, if any (subsection F)
 - e. Phasing standards (subsection G)
 - f. Operational Overlay (subsection H)

B. Submission Requirements

1. A *district framework plan* submittal must include the following exhibits:
 - a. Exhibit 1: Legal Description, including a legal description of the property.
 - b. Exhibit 2: Boundary Survey.
 - c. Exhibit 3: *Development Area Plan*, including the governing development area plan, where appropriate, and indicating the character district subject to this district framework plan.
 - d. Exhibit 4: Boundary Map, including:
 - (1) Name and ownership of the property or properties,
 - (2) Acreage of the property or properties,
 - (3) Boundary of the property or properties with dimensions,
 - (4) Existing land use of all properties within 500 feet of the character district boundaries.
 - e. Exhibit 5: Constraints Map, including:
 - (1) Portions of the property or properties currently designated as flood plain and wetlands, water bodies, and other sensitive lands. If future action is to be taken to modify or mitigate these constraints, this map should be updated to reflect any changes.
 - f. Exhibit 6: District Framework Plan, including:
 - (1) *Block type* boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type.
 - (2) *Civic district* boundaries, and a data table including types, acreages, and any assigned uses.
 - (3) A data table including the gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares.
 - (4) A data table indicating the total aggregated gross acreage of each block type and *civic district* (e.g. 50.03 acres of BT-2) and percentage of the gross character district acreage (e.g. BT-2 is 20% of the gross *character district* acreage).
 - g. Exhibit 7: Transportation Network Plan, including:
 - (1) A key showing the thoroughfare network of the governing *development area plan* and the transportation master plan.
 - (2) Existing, new, and modified thoroughfares as required in Section 7.
 - (3) New and modified intersections, identifying the type.
 - (4) Existing, new, and relocated major utility easements.
 - (5) A data table including all thoroughfares within the *character district*, indicating ownership, Right-of-Way width, number of vehicular lanes, thoroughfare type, and transportation provisions.
 - h. Exhibit 8: Thoroughfare Naming Plan, including:
 - (1) Names for each thoroughfare within the *character district* in accordance with the City's street naming ordinance.
 - i. Exhibit 9: Bicycle Network Plan, including:
 - (1) Existing and new bicycle networks.
 - j. Exhibit 10: Traffic Study, including:
 - (1) Street system within the applicable *character district*,
 - (2) Adjacent streets outside of character district,
 - (3) Connecting streets to other *character districts* (if applicable)
 - k. Exhibit 11: Civic District Plan, including:
 - (1) Regional open space network,
 - (2) Trail network,
 - (3) Schools,
 - (4) Public safety facilities,
 - (5) Any additional *civic districts*.
 - l. Exhibit 12: Thoroughfare Assemblies, including:
 - (1) Thoroughfare assemblies for new and modified existing thoroughfares, in compliance with Section 7.
 - m. Exhibit 13: Intersection Assemblies, including:
 - (1) *Intersection* assemblies for all new or modified intersections, in compliance with Section 7.

- n. Exhibit 14: Phasing Plan, including:
 - (1) Phase boundaries, acreages, and sequence for each phase as required in Section 5.09.
- o. Exhibit 15: Detailed Architectural Standards providing for architectural regulation in addition to those required by Section 6.
- p. Exhibit 16: Special Requirements, including:
 - (1) A graphic depiction of special requirements according to subsection G.

- 2. All exhibits must include:
 - a. North arrow, graphic scale, and date.
 - b. Existing land use of all properties within 500 feet of the *character district* boundaries. Exhibits 12 - 15 may exclude this item.
- 3. All documents must be submitted digitally in portable document format (PDF) and hard copy format, including both a submission booklet at 11' x 17' and each exhibit at 24' x 36'.
- 4. Application forms and fees must be submitted according to the Municipality Fee Schedule.
- 5. A plan identifying the funding and phasing according to unit absorption for all civic open spaces must be submitted as an addendum to the required exhibits.

C. Block Type Standards

- 1. Each *block* defined by the thoroughfare network grid must be assigned a single *block type*.
- 2. *Block type* assignments are limited by *character district* according to Table 4B - Block Type & Sub-District Assignments and Table 4D - Block type Location.
 - a. The percentage of each block type is calculated as the sum of the *gross block type* area for each block type designation divided by the gross acreage of the *character district*.
- 3. Blocks containing *civic districts* may exceed 15 acres.

D. Sub-District Standards

- 1. Each *block* defined by the thoroughfare network grid must be assigned to a sub-district.
- 2. Sub-district assignments are limited by character district according to Table 4B - Block Type & Sub-District Assignments.
- 3. Sub-districts identify allowable uses by general category according to Table 4C - Sub- District & Permitted Uses.
 - a. Uses that are not identified by Sub-District are considered prohibited.

E. Transportation Network Standards

- 1. *District framework plans* must map existing and planned thoroughfares including the following:
 - a. The major thoroughfare network as mapped in the *development area plan*,
 - b. The minor *thoroughfare network* as represented in the *district framework plan* Table 4A - Operational Overlays.
 - c. Existing thoroughfares not mapped on the major thoroughfare network.
- 2. *District framework plans* must map a future minor *thoroughfare network*, consisting of the following:
 - a. Modifications to existing thoroughfares,
 - b. New thoroughfares,
 - c. Modifications to existing intersections,
 - d. New *intersections*.
- 3. The thoroughfare network must be configured as a grid creating blocks according to the following:
 - a. *Blocks* must be sized according to Table 4D - Block Characteristics.
 - b. *Blocks* must be shaped according to Table 4D - Block Characteristics.
 - c. The thoroughfare network may deviate from these requirements to accommodate natural conditions, to intersect major thoroughfares at right angles, at character district boundaries and outside of the *pedestrian shed*.
- 4. Thoroughfares and intersections must be configured according to the following:
 - a. All thoroughfares must connect to other thoroughfares, forming a network,
 - b. New thoroughfares must connect wherever possible to thoroughfares outside of a character district,
- 5. Thoroughfare assemblies and *intersection* assemblies must be included for each mapped thoroughfare and intersection in accordance with the American Fork City Public Improvement Specifications, Standards, and Drawings.
- 6. Minor thoroughfare assemblies (external to blocks) may be proposed, but must (at a minimum) meet the following:
 - a. 32 feet of asphalt on a two-way thoroughfare;
 - b. Proposed thoroughfare must accommodate drainage;
 - c. Proposed thoroughfare must accommodate pedestrians.
- 7. *District framework plans* must map a future bicycle network, consistent with the governing development area plan, indicating the following:
 - a. Existing and future bicycle facilities and network,
 - b. *Bicycle lanes*, routes and trails connecting to the existing bicycle network, regional open space, existing and future trail networks, schools, and *civic districts*.
- 8. *District framework plans* must map existing and future major utility easements for utilities with a continuous easement traversing more than the subject district.
 - a. Major utility easements should be assigned to thoroughfare rights-of-way.
 - b. Future major utility easements should avoid entering districts when possible.

F. Civic Districts Standards

- 1. Land designated *civic district* is reserved for public open space and *civic buildings*.
- 2. A *district framework plan* must assign *civic districts* in the amount required in Table 4B - Block Type & Sub-District Assignments.
- 3. A designation of civic open space (CS) may be applied to any *civic district*, restricting its use to those *civic* space types specified in Table 7D - Civic Open Space Types, and associated structures.
- 4. *Civic* open space must be publicly accessible.
- 5. *Civic* open space less than 5 contiguous acres will not be managed by the City; a management authority will need to be assigned in coordination with the City.
 - a. Open space maintenance shall comply with Section 12.12 of the American Fork City Code.
- 6. No more than 20% of the land area of a character district may be assigned to civic open space.
- 7. A *district framework plan* may designate *civic districts* reserved for school sites and other buildings of *civic* importance, to be used as *civic* open space temporarily.

8. Designation of *civic building* (CB) may be applied to any *civic district*, or portion thereof, less than 2 acres in area, restricting its use to those *civic building types* specified in Table 7D - Civic Open Space Types.

G. Special Requirements

1. A *district framework* plan must demonstrate compliance with any special requirements designated in the development area plan.
2. A *district framework plan* may designate the following special requirements:
 - a. A mandatory connection requiring block plans provide a vehicular or pedestrian thoroughfare along a provided trajectory.
 - b. A mandatory zoning restriction requiring block plans assign a specified category for lots along an edge of a block type.

H. Operational Overlay

1. A district framework plan must demonstrate general compliance with Table 4A - Operational Overlays. The minor thoroughfare network shall demonstrate how it will maintain connectivity of pedestrian and vehicular thoroughfares to all properties adjacent to the proposed district framework plan. Minor thoroughfares shall also provide for the future extension of public thoroughfares to all adjacent properties.

Table 4A - OPERATIONAL OVERLAYS

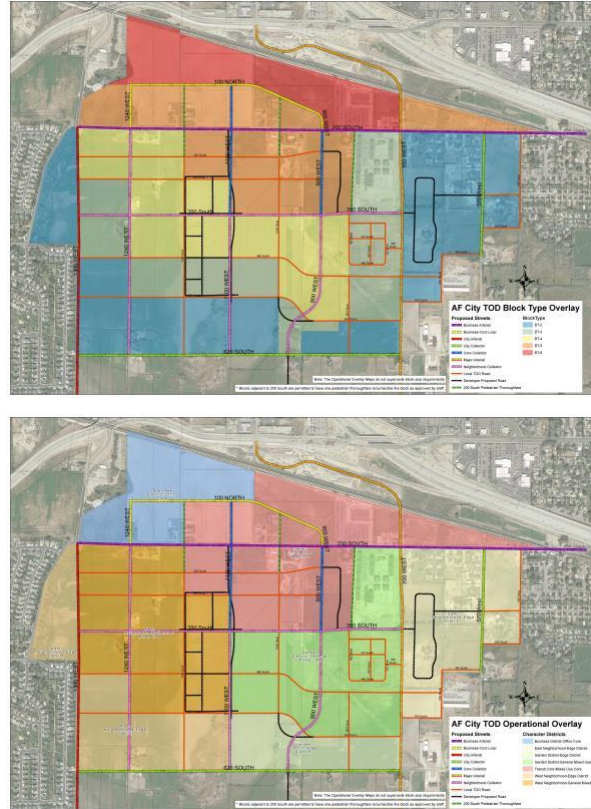


Table 4B - BLOCK TYPE AND SUB-DISTRICT ASSIGNMENTS

District		Block Type Percentages						Civic Open Spaces
		BT-1	BT-2	BT-3	BT-4	BT-5	BT-6	
Business District								
Neighborhood Edge	ED-R	N/A	N/A	N/A	N/A	N/A	N/A	N/A
General Mixed-Use	MU-G	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office Core	OF-C	N/A	N/A	N/A	0-20%	15-30%	20-50%	5-10%
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Transit Core								
Neighborhood Edge	ED-R	N/A	N/A	N/A	N/A	N/A	N/A	N/A
General Mixed-Use	MU-G	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	30-60%	0-50%	5-10%
West Neighborhood								
Neighborhood Edge	ED-R	0-40%	10-60%	N/A	N/A	N/A	N/A	10-20%
General Mixed-Use	MU-G	N/A	20-50%	10-40%	0-25%	N/A	N/A	10-20%
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garden District								
Neighborhood Edge	ED-R	20-40%	10-40%	0-25%	N/A	N/A	N/A	10-20%
General Mixed-Use	MU-G	N/A	20-50%	10-40%	0-25%	N/A	N/A	10-20%
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Neighborhood								
Neighborhood Edge	ED-R	0-60%	40-100%	N/A	N/A	N/A	N/A	10-20%
General Mixed-Use	MU-G	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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Table 4C - SUB-DISTRICT AND PERMITTED USES

PERMITTED USES	SUB-DISTRICT			
	ED-R	MU-G	OF-C	MU-C
A. Residential				
Mixed Use		X		X
Multi-Family		X		X
Single Family: Attached	X	X		X
Single Family: Detached	X			
Senior Housing	X	X		X
Work/Live Unit		X		X
Accessory Dwelling Unit	X	X		
Dormitory		X		X
B. Lodging				
Hotel (no room limit)			X	X
Inn (up to 12 rooms)		X		X
Bed & Breakfast (up to 5 rooms)	X			
C. Business				
Office Building			X	X
Home Occupation	X	X		
D. Retail				
Open Market		X		X
Neighborhood Retail		X	X	X
Display Gallery		X		X
Restaurant		X	X	X
Food Truck	X	X	X	X
Drive-Through		X		X
Kiosk		X	X	X
Push Cart		X	X	X
E. Automotive				
Gas Station		X		
Automobile Service				
Drive-Through		X		
F. Civil Support				
Assembly	X	X	X	X
Cemetery	X	X		
Funeral Home		X		X
Hospital		X	X	X
Medical Clinic		X	X	X
Library		X		X
Museum		X	X	X
Post Office		X	X	X
Public Safety	X	X	X	X
Laboratory			X	
Transit Stop/Station	X	X	X	X
G. Education				
College			X	X
Trade School		X	X	X
High School	X	X		
Junior High School	X	X		
Elementary School	X	X		X
Child Care Center	X	X	X	X
Charter School	X	X		X
H. Infrastructure				
Parking Lot		X	X	X
Parking Structure		X	X	X
Utility & Infrastructure	X	X	X	X
Open Space	X	X	X	X

Table 4D - BLOCK TYPE LOCATION

BLOCK TYPE	LOCATION	ADJACENCIES
BT-1	<i>BT-1</i> Should be located towards the edge of character districts, within or outside of the <i>pedestrian shed</i> .	<i>BT-1</i> may be located adjacent to existing single-family residentially zoned properties
BT-2	<i>BT-2</i> should be located towards the edge of character districts, within or outside of the <i>pedestrian shed</i>	<i>BT-2</i> may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-2 and/or LT-3 at adjacent edges
BT-3	<i>BT-3</i> should be located within <i>pedestrian sheds</i> .	<i>BT-3</i> may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-3 at adjacent edges.
BT-4	<i>BT-4</i> should be located within <i>pedestrian sheds</i> , along major thoroughfares.	<i>BT-4</i> should not be located adjacent to existing single family residentially zoned properties

BT-5	BT-5 should be located within <i>pedestrian sheds</i> , along major thoroughfares or at the edge of the <i>pedestrian shed</i> , along major thoroughfares.	BT-5 must not be located adjacent to existing single family residentially zoned properties.
BT-6	BT-6 should be located within <i>pedestrian sheds</i> , along major thoroughfares or at the edge of the <i>pedestrian shed</i> , along major thoroughfares.	BT-6 must not be located adjacent to existing single family residentially zoned properties.

Table 4E - BLOCK CHARACTERISTICS

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

HISTORY
 Amended by Ord. [2018-11-52](#) on 11/27/2018
 Amended by Ord. [2019-09-62](#) on 9/24/2019

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AMERICAN FORK CITY PLANNING COMMISSION MINUTES JULY 22, 2020

The American Fork City Planning Commission met in a regular session on July 22, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Ryan Hunter
Christine Anderson
Harold Dudley
Geoff Dupaix

Absent: Rod Brocious

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

Public Comments Received: None

Chairman Woffinden indicated that items 1 and 2 will be discussed together but voted separately.

1. Hearing, review and action on a land use map amendment from the High Density Residential, to the General Commercial designation located in the area of 126 North Grant Avenue

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at 126 N. Grant Ave, from the high-density residential designation to the general commercial designation. Commercial uses exist to the east, south, and southwest. The property has been fenced but remains vacant. Any use on the property will require site plan approval. The request simply extends the commercial land use designation and zone classification to the north and east of where the current designations end.

Ms. Anderson asked if storage units are acceptable in the current residential zone.

Mr. Olsen said that the storage units are grandfathered in. The applicant is trying to match the zoning of their other commercial parcels.

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Ms. Anderson feels like this parcel is close to downtown with potential for enlivening the downtown area by zoning it to residential. She wonders if there can be a mixed-use zoning that includes residential possibilities.

Mr. Olsen stated that in a couple of weeks there will be a discussion about allowing higher-density residential in the CC-1 designation. This area would be prime for that kind of mixed-use zoning.

Ms. Anderson said that she thinks the residential use in the area currently is working well. She likes the idea of it staying residential to integrate with downtown. She clarified that in a few weeks when they have this discussion, residential use could be allowed again.

Mr. Olsen confirmed and said there's no guarantee, but council seems to be open to possible benefits to the downtown area by allowing residential in commercial zones.

Mr. Ryan Hunter asked what density will be discussed, he wouldn't be in favor of something like a high-rise.

Mr. Olsen replied that he'll have different options at the next meeting, he thinks it may be 12 or higher. Property owner is just trying to bring into agreement what the property is zoned with what the zone map shows.

Mr. Christensen stated that he also would not like a high-rise on that lot.

Public Hearing Opened

Public Hearing Closed

**Mr. Christiansen moved to approve the land use map amendment.
Mr. Dupaix seconded the motion. Voting was as follows:**

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Nay
Ryan Hunter	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

Ms. Anderson wants the record to reflect that she voted as present circumstances stand, not as the city council may vote in the future.

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2. Hearing, review and action on a zone map amendment from the R4-7,500 Residential zone to the CC-1 Central Commercial zone, located in the area of 126 North Grant Avenue

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the zone map amendment.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Nay
Ryan Hunter	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

3. Hearing, review and action on the preliminary plan and final plat for Stonecreek Plat E Conservation PUD, consisting of 64 lots, located in the area of 700 South 400 West in the PR-3.0 Planned Residential zone

Mr. Olsen told commissioners that Stonecreek Plat E is a 64-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat. The final plat is consistent with terms of a preliminary plan approval.

Plat E is located directly south of an open space area for park expansion, and west of Plat C. Access is provided off 700 South, 720 South and 800 South. Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat E is the fifth phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A, B, C and D, the applicants request Planning Commission consideration and allowance for modification of building site requirements, allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections

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17.7.401, allowing the “harmonizing (of) development within a project”. The Planning Commission may, but is not required, to make this finding.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A, B, C and D provided dedication of land. It is unclear whether Plat E furthers this dedication. As such, staff recommends a “condition of approval” to illustrate any park/open space area to be dedicated with Plat E; dedication occurring with plat recordation.

Chairman Woffinden asked the engineer to update plats with “no basements allowed.”

Mr. Ben Hunter stated that 700 South has upgrades and a bike lane, and the proposal meets the standards for approval.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat E, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

Mr. Christiansen seconded the motion.

Mr. Dupaix is concerned that this development will further exacerbate the water problem in the area.

Mr. Ben Hunter replied that the developer can’t do any vertical improvements until the moratorium is resolved.

Chairman Woffinden said that the city council is fairly confident they will have the water issue resolved by August.

Voting was as follows:

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

The motion passed.

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4. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 1 Phase 1, consisting of 16 lots, located in the area of 400 South 1060 West in the Transit-Oriented Development (TOD) zone

Mr. Olsen said that the area of Phase I, Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates townhome development.

Mr. Ben Hunter indicated that this is just a formality, since they can only do horizontal improvements during the moratorium. This project would add some additional roadways.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to approve the preliminary plan and recommend approval of the final plat of Rockwell Ranch Phase 1, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

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5. Hearing, review and action on a commercial site plan for the Davies 500 East Office Warehouse, located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone

Mr. Olsen informed commissioners that in early 2020, this area was annexed into the City under the Axley-Way Annexation. The resulting site plan represents a two-phase office-warehouse development. Phase I consists of one structure, 26,496 sq. ft. and Phase II consists of one structure, 59,333 sq. ft. The entire site consists of 6.2 acres. The site is bounded by Auto Mall Drive on the north, 500 East on the east, and the Front Runner and freight tracks to the southwest. Access is provided off both 500 East and Auto Mall Drive.

Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. There is a discrepancy, however, in the landscape plans and site plan. The site plan indicates landscape along the western property line, adjacent to the Front Runner tracks. The landscape plan does not reflect this. Per the Development Code, landscaping/screening must be present adjacent to the tracks. Staff recommends a "condition of approval" be added to address this inconsistency and illustrate proposed landscaping treatment and screening in the landscape plan. Renderings of the structures are provided in the submittal materials.

Mr. Dupaix asked if it will be a problem if UTA double-tracks a future line.

Mr. Olsen said that UTA may come in and take more land and landscaping, for now it meets the code regardless of future UTA plans. The developer won't have to go back retroactively and be in compliance with future conditions, they only have to meet present conditions now.

Mr. Ben Hunter said that UTA's track is on the west side. He told commissioners that they are double-tracking in Vineyard.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the commercial site plan for Davies 500 East Office Warehouse, with the finding and condition listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye

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Ryan Hunter **Aye**
Harold Dudley **Aye**
Geoff Dupaix **Aye**

The motion passed.

6. Other Business

Ms. Anderson wants to discuss information she has recently learned regarding the negative effects of single-family zoning. She feels that single-family zoning is exclusionary, segregates our neighborhoods, and limits housing attainability. She cited a statistic that said that 83% of our land is zoned for single-family living, and this sections off a large part of our city. Land use restrictions give decreased options to many residents, and separating based on income has a bad effect on minorities. These zoning laws have been around for a long time, now it's our responsibility to right the wrong. Many cities such as Minneapolis abolished single-family zoning, and other cities are following. We should be actively looking to improve housing choices and affordability. She suggests reading a code of ethics regarding social justice and planning for racial integration, as this is a good time in our nation to start those discussions.

Mr. Dudley goes on the record to say that his degree was in planning, he believes that single-family zoning has its place and we have done much to be as inclusive as possible. The market drives many of the problems, he would not be prepared to eliminate the single-family zoning.

Mr. Dupaix asked Ms. Anderson to report back on what she learns from an online conference regarding this issue. He thinks the next decade will bring much change in our communities. He would side with Harold by trying to be inclusive and provide opportunities for people to move up the ladder, but what we do today has long term effects on the future. He feels that a balanced approach to change is best.

Mr. Ryan Hunter states thoughts similar to Mr. Dudley and Mr. Dupaix. One of our strengths is that our area is different. That attracts more people to move here. He doesn't think single-family zoning is racist. Maybe our community has more strengths such as lower crime rates.

Ms. Anderson clarifies that she doesn't want to imply racist motives for single-family zoning, but it does have unequal effects on people and we can level the playing field a little bit.

Chairman Woffinden agreed with Mr. Ryan Hunter, people are moving here for a reason. He asks Ms. Anderson to take notes at the conference and report back.

Ms. Anderson thinks it's a good thing to start thinking about, lots of other cities are considering other options.

Mr. Dupaix stated that we can offer differing opinions in a respectful way and learn from each other, he is glad that all feel comfortable expressing their ideas and opinions.

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Mr. Knobloch said that American Fork ordinances are trying to be more consciously inclusive, ie. differing lot sizes and twin homes. Developers seem to think that they can make more money with one product in one area. A mix should be fostered.

Ms. Anderson said that when $\frac{3}{4}$ of available land is single-family zoned, this creates an affordability crisis. Where do people go that can't afford this?

Mr. Ryan Hunter said that statement assumes that everyone wants the same thing, and this is not accurate. Commissioners just discussed a minimal apartment development at the last meeting with no parking requirement. Projects are not designed equal because people choose to live their lives differently. You wouldn't want the land to be zoned as 50% single-family.

Ms. Anderson said that this should be done nationwide as a matter of principle to create more equity and opportunity.

Chairman Woffinden said that we can't worry about other cities, but we should just be concerned with what happens here. We can and should learn from the others however.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, August 5. On the next agenda there will be an Edgewater development, Rockwell Ranch (larger project in the TOD zone), a code text amendment, and a discussion on residential uses downtown. He asked that commissioners come prepared to discuss this and give their opinion to city council.

8. Review and action on the minutes of the July 8, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the July 8, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Ryan Hunter	Aye
Harold Dudley	Aye
Geoff Dupaix	Abstain

The motion carried.

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1 9. Adjournment

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3 Mr. Ryan Hunter moved to adjourn, Mr. Dupaix seconded. All voted in favor.

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5 Meeting adjourned at 8:30 pm.

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11 Lisa Halversen, Administrative Assistant