

AMERICAN FORK CITY COUNCIL
AUGUST 11, 2020
PUBLIC HEARING AND REGULAR SESSION AGENDA

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R and as determined by Mayor Frost, this City Council meeting will be held electronically as conducting the meeting at City Hall presents a substantial risk to the health and safety of the public due to COVID-19. You may watch the meeting live-streamed at <https://www.americanfork.gov/AgendaCenter>. Those wishing to make comment should email their comments to zoompubliccomment@afc-city.net prior to 5:00 p.m. the day of the meeting for the comments to be read into record. Please indicate in the subject line which item your comment refers to.

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, August 11, 2020, electronically, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

-Receiving public comment on the declaration of real property as surplus and to be disposed of.

REGULAR SESSION

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

COMMON CONSENT AGENDA

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

1. Approval of the July 14, 2020, city council minutes.
2. Approval of the July 21, 2020, work session minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$12,778.00 for DBD GUNTHER BUSINESS PARK, located at 50 SOUTH 700 EAST.
4. Approval of the authorization to release the Improvements Durability Retainer of \$6034.00 for WILLIAMSON RANCH PLAT A, located at 598 Storrs Avenue.
5. Ratification of city payments (July 22, 2020 to August 4, 2020) and approval of purchase requests over \$25,000.

ACTION ITEMS

1. Review and action on a reimbursement agreement with Qelo, Inc. for improvements along 900 West from approximately 350 South to 550 South.
2. Review and action on a resolution approving an amendment to the land use element of the general plan from the High Density Residential to the General Commercial designation located in the area of 126 North Grant Avenue.

3. Review and action on an ordinance approving 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.
4. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an ordinance approving a commercial site plan for the Davies 500 East Office Warehouse, located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone.
 - b. Review and action on the final plat of Edgewater Townhomes at American Fork, Plats 1-3, located at approximately 1130 West 330 South in the TOD zone.
 - c. Review and action on the final plat of 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.
 - d. Review and action on an ordinance adopting the final plat of 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.
5. Review and action on a resolution declaring real property to be surplus and disposed of.
6. Review and action on a construction contract for the 2020 Sewer Rehabilitation Project Construction Contract.
7. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
8. Adjournment.

Dated this 7 day of August, 2020.



Terilyn Lurker
City Recorder

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Public Works

Director Approval Scott Sensanbaugher

AGENDA ITEM Common Consent consideration regarding authorization to release the Improvements Durability Retainer of \$12,778.00 for DBD GUNTHER BUSINESS PARK, located at 50 SOUTH 700 EAST.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$12,778.00 for DBD GUNTHER BUSINESS PARK. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Durability Request-DBD Gunther Office Bldg (PDF)

DBD Gunther Business Park Spreadsheet (XLSX)

Durability_Release_Authorization-DBD Gunther Business Park (PDF)



BOND RELEASE REQUEST

Development Name: GUNTER BUSINESS PARK

Development Address: 72 SOUTH 700 EAST, American Fork

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

☐ Partial Improvement Assurance Release

☒ Final Improvement Assurance Release

☒ Improvement Warranty Release
(10% Durability Release)

					Inspector Use Only
					Complete?
Description of Item	Quantity	Units	Unit Price	Total	Yes/No
Durability Release				\$12,778.00	
			Total	12,778.00	

Bond Type:

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

Please send check/bank letter to:

Request for Credit Payment of \$12,778.⁰⁰ as a deductible
(10% Worker Bonus)

Name: DAEO. Lumbwa

Bank (if applicable):

Address: 856 E. 700 North

City: AMERINEN FORD State: Utah

Zip: 84603

Phone: 601-592-1826 Email: dale@gunthar.com

Signature:

Date: 7-27-2020

City Official Use Only

☒ Fees paid and current

Administrative Signature:

Date: 7-28-20

Inspector Signature:

Date: 7/22/20

Name of Development: DBD Business Park

						Date		Date		Date		Date		Date		Date		
						8/13/2019												
	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
CULINARY WATER & PRESSURIZED IRRIGATION																		
	Road cut for water, building, and fire line	1	Each	\$4,100.00	\$4,100.00	1	\$4,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 1" water to building	1	Each	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 1" irrigation service	1	Each	\$1,650.00	\$1,650.00	1	\$1,650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Cut in 6" tee on existing water main install 8" valve	1	Each	\$4,100.00	\$4,100.00	1	\$4,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Hot tap existing 12" watermain install 8" valve	1	Each	\$3,800.00	\$3,800.00	1	\$3,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Road cut for fire line and water main	1	Each	\$4,000.00	\$4,000.00	1	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 8" water main	906	LF	\$37.50	\$33,975.00	906	\$33,975.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 8" x 6" tees	3	Each	\$650.00	\$1,950.00	3	\$1,950.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 8" bends	3	Each	\$500.00	\$1,500.00	3	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 6" water main	73	LF	\$35.00	\$2,555.00	73	\$2,555.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install hydrants	3	Each	\$3,750.00	\$11,250.00	3	\$11,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 6" valves	3	Each	\$1,250.00	\$3,750.00	3	\$3,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install pre-treatment sumps	4	Each	\$9,100.00	\$36,400.00	4	\$36,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 6" fire line to building	1	Each	\$10,250.00	\$10,250.00	1	\$10,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Install 4" power conduit across street	1	Each	\$2,500.00	\$2,500.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
CONCRETE																		
	Drive approach	2	Each	\$1,200.00	\$2,400.00	2	\$2,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
LANDSCAPE																		
	Tree	7	Each	\$300.00	\$2,100.00	7	\$2,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

\$127,780.00

\$127,780.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Available for Release

10% Durability - retained at ICG release\$12,778.00 Released 8/11/20

\$12,778.00 Durability Period

ICG Amount \$140,558.00

Recording Fees	10-3470-500		
Plat (Base)	\$30.00	1	\$ 30.00
Plus Per Lot	\$1.00	20	\$ 20.00
		Subtotal	\$ 50.00

ADD landscaping, trees, irrigation system

Attachment: DBD Gunther Business Park Spreadsheet (Durability Release - DBD GUNTHER BUSINESS PARK)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: \$ 12,778.00

PASSED THIS 11 DAY OF AUGUST, 2020.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Common Consent Consideration regarding authorization to release the Improvements Durability Retainer of \$6034.00 for WILLIAMSON RANCH PLAT A, located at 598 Storrs Avenue.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$6034.00 for WILLIAMSON RANCH PLAT A. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Bond Release Request-Durability-Williamson Ranch (PDF)
Durability_Release_Authorization-Williamson Ranch (PDF)
Bond Release Spreadsheet-Williamson Ranch (PDF)

Development Name: WILLIAMSON RANCH

Development Address: 598 STOKES AVE.

☐ Partial Improvement
Assurance Release

☒ Improvement Warranty Release
(10% Durability Release) _____

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

Name: SCOTT WILLIAMSON

Bank (if applicable):

Address: 598 STOKES AVE

City: AMERICAN FORK, State: UTAH Zip: 84003

Phone: 801-360-3702 Email:

Signature: [Signature] Date: 7/15/2020

☒ Fees paid and current

Administrative Signature: C. Floyd Date: 1-21-90

Inspector Signature: D. Howard Date: 7/20/20

Date: 7-21-20

Date: 7/20/20



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: \$ 6034.00

PASSED THIS 11 DAY OF AUGUST , 2020.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Name of Development: Williamson Ranch Plat A

Description of Item	Quantity	Unit	Unit Price	Total
Site Preparation				
Mobilization & traffic control	1	LS	\$1,000.00	\$1,000.00
				\$0.00
Sanitary Sewer				
Connection to existing main	1	Each	\$1,200.00	\$1,200.00
Cleanout	2	Each	\$300.00	\$600.00
Collar around manhole	1	Each	\$500.00	\$500.00
Collars around cleanouts	2	Each	\$100.00	\$200.00
4" Sewer line	170	LF	\$65.00	\$11,050.00
Remove and replace asphalt	1360	SF	\$4.00	\$5,440.00
E-fill import in trench	510	Ton	\$13.00	\$6,630.00
				\$0.00
Water				
1" Water lateral	1	Each	\$2,500.00	\$2,500.00
				\$0.00
Secondary Water				
1.25" Secondary lateral	1	Each	\$2,750.00	\$2,750.00
				\$0.00
Storm Drain				
Core drill existing box	1	Each	\$1,200.00	\$1,200.00
12" RCP SD pipe	32	LF	\$40.00	\$1,280.00
Pre-treatment box	1	Each	\$2,750.00	\$2,750.00
Asphalt patching	195	SF	\$4.00	\$780.00
				\$0.00
Asphalt & Concrete				
24" Standard curb and gutter	130	LF	\$32.00	\$4,160.00
Sidewalk	130	LF	\$32.00	\$4,160.00
Asphalt patching	910	SF	\$4.00	\$3,640.00
35' Drive approach (6" thick)	1	Each	\$1,400.00	\$1,400.00
E-fill import in trench	910	SF	\$10.00	\$9,100.00
				\$0.00

\$60,340.00

10% Durability - retained at ICG release \$6,034.00

ICG Amount \$66,374.00

1/9/19 pd \$35,960.00

Street Lights \$0.00

bal \$30,414.00

Recording Fees \$31.00

final release \$24,380.00
6/16/19

Tree Bond \$300.00

GRAND TOTAL \$66,705.00

leaves \$6034 durability
release 8/11/20

Attachment: Bond Release Spreadsheet-Williamson Ranch (Durability Release - WILLIAMSON RANCH PLAT A)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Public Works **Director Approval** Scott Sensanbaugh

AGENDA ITEM Review and action of a Reimbursement Agreement for Qelo, LLC.

SUMMARY RECOMMENDATION Qelo, LLC propose a Reimbursement Agreement for system improvements along 900 West of the recently approved Lakeshore Landing development.

BACKGROUND The City Council approved the Lakeshore Landing development at the June 30, 2020 special session meeting. Qelo, LLC has been working closely with the City's Public Works Department on a plan for the upsizing of the underground utilities and roadway improvements along 900 West in compliance with the approved Master Plans.

A Reimbursement Agreement was drafted by the developer and reviewed by the City Attorney's office. The agreement outlines the parameters for the construction cost of the culinary water, sewer, storm water, and roadway improvements along 900 West.

The system improvement impact fees credit add up to \$835,542.94 for culinary water, \$25,530.40 for sewer, \$121,700.75 for storm water, and \$787,361.02 for roadway improvements. The total cost for the system improvements adds up to \$1,770,135.11.

BUDGET IMPACT An amount no greater than \$1,770,135.11 for the upsizing of the public improvements along 900 West which will be applied as culinary water, sewer, storm water, and road impact fee credits.

SUGGESTED MOTION Move to approve the Reimbursement Agreement for Qelo, LLC.

SUPPORTING DOCUMENTS

Reimbursement 900 West 1.2 A and B (PDF)

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("*Agreement*") is entered into as of this ____ day of _____, 2020, by and between Qelo, LLC with its principal offices located at 520 South 850 East Suite A1 Lehi, UT 84043 ("*Developer*") and American Fork City, a municipal corporation and political subdivision of the State of Utah with its principal offices located at 51 East Main Street, American Fork, Utah 84003 ("*City*").

RECITALS

WHEREAS, Developer owns certain parcels of property located in American Fork, Utah County, Utah, specifically Parcel 13:040:0061, 13:040:0060, 13:040:0058, 13:040:0059, 35:280:0006, and 35:280:0005 which consists of approximately 20.035421 acres and is further described in Exhibit A attached hereto (the "*Property*").

WHEREAS, the parties have learned that there are certain mutually beneficial, cooperative and cost-cutting ways their respective properties can assist in the development of the other;

WHEREAS, pursuant to Section 13.80.030 of the American Fork Code of Ordinances and in compliance with Section 11-36a-402 of the Utah Code Annotated, the parties desire to provide for certain "system improvements," as that term defined in Section 11-36a-102 of the Utah Code Annotated, in conjunction with the development of the Property by Developer;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

AGREEMENT

1. **Sanitary Sewer Line.** Developer is proposing to install sanitary sewer lines through its project at the required minimum size as required by City codes and standards. The City seeks to have the pipe within development upsized to a 10 and 15 inch pipe to accommodate additional off-site uses. Each upsized pipe is a system improvement. The lengths of pipe, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
2. **Storm Sewer Line.** Developer is proposing to install storm sewer lines through its project at the required minimum size as required by City codes and standards. The City seeks to have the pipe within development upsized to pie sizes ranging from 18-36 inches to accommodate additional off-site uses. Each upsized pipe is a system improvement. The lengths of pipe, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.

3. **Culinary Water Line.** Developer is proposing to install culinary water lines through its project at the required minimum size as required by City codes and standards. The City seeks to have the pipe within development upsized to a 12, 16 and 30 inch pipe to accommodate additional off-site uses. Each upsized pipe is a system improvement. The lengths of pipe, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
4. **Sidewalk/Trail.** Developer is proposing to construct a sidewalk at the required minimum size as required in City codes and standards. The City seeks to have some or all of the sidewalk within the development upsized to a 7 foot cycle track to accommodate additional off-site uses. Each upsized sidewalk is a system improvement. The additional work, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
5. **Road.** Developer is proposing to construct asphalt roads necessary for its development. The City seeks to have some of the asphalt roads and a roundabout within Lakeshore Landing constructed up to 35 feet wide which is 3 feet wider than the 32 feet necessary for a local road in the development to accommodate additional off-site uses. Each upsized asphalt road wider than 32 feet is a system improvement. The construction of the road beyond that necessary for the development is reimbursable to the Developer. The additional square footage, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
6. **System Improvements Reimbursement.** The public improvements described above are each a System Improvement and collectively the “System Improvements.” The City agrees to reimburse Developer for the System Improvements in an amount equal to the actual costs of the System Improvements, not to exceed the amounts set forth in Exhibit B.
7. **Time of Reimbursement.** The City shall provide to Developer two reimbursement payments. The first one within thirty days of completion of all utility system improvements for the Project. The second one within thirty days of completion of all surface system improvements for the Project. Completion shall mean completion of construction, inspection and acceptance by the City Council.
8. **Choice of Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Utah.
9. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior understandings, written or oral, regarding the subject matter hereof.
10. **Modification.** This Agreement may only be modified or altered by a writing signed by both parties.
11. **Attorney Fees.** In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

12. Execution. This Agreement may be executed in multiple original counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same Agreement.

13. Severability. The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or unenforceability of the remaining provisions hereof.

14. Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the parties to this Agreement and/or their respective successors and assigns; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement and/or their respective successors and assigns.

15. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

WHEREFORE, the parties have executed the foregoing to be effective on the date appearing above.

DEVELOPER

AMERICAN FORK CITY

Qelo LLC
By: Shaun Johnson.
Its: Project Manager

Bradley J. Frost
Mayor, American Fork City

ATTEST:

City Recorder

Approved as to form:

Approved as to content:

City Attorney

City Engineer

EXHIBIT A
Parcel Legal Description

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FENN PROPERTY ANNEXATION, SAID POINT BEING SOUTH 89°59'22" WEST 2657.49 FEET ALONG THE SECTION LINE AND SOUTH 00°00'38" EAST 101.51 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE SOUTH 01°00'42" WEST 454.65 FEET;
 THENCE SOUTH 01°30'56" WEST 369.58 FEET;
 THENCE SOUTH 00°50'20" WEST 802.25 FEET;
 THENCE NORTH 89°11'40" WEST 239.99 FEET;
 THENCE SOUTH 89°58'34" WEST 288.31 FEET;
 THENCE SOUTH 00°49'10" WEST 293.09 FEET;
 THENCE SOUTH 36°45'44" EAST 23.83 FEET;
 THENCE SOUTH 01°02'47" WEST 20.14 FEET TO A POINT ALONG THE
 FUTURE

CENTERLINE OF 620 SOUTH STREET;

THENCE ALONG SAID FUTURE CENTER LINE NORTH 89°01'53" WEST 368.85 FEET;

THENCE NORTH 01°03'29" EAST 630.40 FEET;
 THENCE SOUTH 89°16'06" EAST 27.45 FEET;
 THENCE SOUTH 89°16'08" EAST 312.10 FEET;
 THENCE SOUTH 00°49'10" WEST 6.00 FEET;
 THENCE EAST 42.87 FEET;
 THENCE NORTH 1334.71 FEET TO A POINT ALONG THE
 FUTURE CENTERLINE OF 350 SOUTH STREET;
 THENCE SOUTH 89°15'00" EAST 523.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,058,216 SF OR 24.29 AC

Attachment: Reimbursement 900 West 1.2 A and B (Reimbursement Agreement for Qelo, LLC)

EXHIBIT "B"
Description of Improvements and estimated cost (bid schedule)

See Attached Exhibit B Spreadsheet.

Exhibit A - Reimbursement Agreement - 900 West Phase 1.2a											
900 W Phase 1.2A Approved Construction Drawings					Minimum Standard					Reimbursement	8/5/2020 version 2
Description	Quantity	UM	Unit Bid Price	Total Bid Price	Description	Quantity	UM	Unit Bid Price	Total Bid Price		
Sewer					Sewer					Sewer	
										Subtotal	\$0.00
Water					Water					Water	
Connect To Existing with 30" Watermain	1	LS	\$6,500.00	\$6,500.00	Connect To Existing 8" Watermain	1	LS	\$2,000.00	\$2,000.00	\$4,500.00	
30" DI Water Main Installed	563	LF	\$220.00	\$123,860.00	8" Water Main Installed	563	LF	\$28.00	\$15,764.00	\$108,096.00	
30" Water Valves	1	EACH	\$15,750.00	\$15,750.00	8" Water Valves	1	EACH	\$2,000.00	\$2,000.00	\$13,750.00	
30" Water Fittings	2	EACH	\$7,750.00	\$15,500.00	8" Water Fittings	2	EACH	\$850.00	\$1,700.00	\$13,800.00	
Fire Hydrant With Valve And Fittings	2	EACH	\$9,500.00	\$19,000.00	Fire Hydrant With Valve And Fittings	2	EACH	\$5,600.00	\$11,200.00	\$7,800.00	
Water Trench Import (wider trench)	521	CY	\$18.00	\$9,378.00	Water Trench Import	345	CY	\$18.00	\$6,210.00	\$3,168.00	
Cathodic Protection (anode bed)	1	EACH	\$26,950.00	\$26,950.00	Cathodic Protection	0	EACH	\$0.00	\$0.00	\$26,950.00	
										Subtotal	\$178,064.00
Storm Drain					Storm Drain					Storm Drain	
24" HDPE Storm Drain Installed	100	LF	\$52.00	\$5,200.00	15" RCP Storm Drain Installed	100	LF	\$40.00	\$4,000.00	\$1,200.00	
24" RCP Storm Drain Installed	300	LF	\$48.00	\$14,400.00	15" RCP Storm Drain Installed	300	LF	\$40.00	\$12,000.00	\$2,400.00	
											\$3,600.00
Secondary					Secondary					Secondary	
										Subtotal	\$0.00
Earthwork (900 West due to 30" water line)					Earthwork					Earthwork	
Site Fill To Subgrade - A1a Imported Fill (1.96' typ)	3,441	CY	\$20.00	\$68,817.78	Site Fill To Subgrade - A1a Imported Fill (1.75' typ)	2,489	CY	\$20.00	\$49,777.78	\$19,040.00	
(4' cover req'd over 30" Water Line) less road section of 3.88')					(4' cover req'd over 8" Water Line) less road section of 2.25					Subtotal	\$19,040.00
Hardscapes - 900 West					Hardscapes					Hardscapes	
4.5" Asphalt, 12" Roadbase And 30" Granular Borrow	16,567	SF	\$6.40	\$106,028.16	Standard 3" Asphalt, 10" Roadbase And 14" Granular Borrow	16,567	SF	\$3.30	\$54,670.77	\$51,357.39	
Green Cycle Track	6,627	SF	\$9.50	\$62,954.22	Green Cycle Track	0	SF	\$0.00	\$0.00	\$62,954.22	
Concrete Sidewalk 5'	4,733	SF	\$6.00	\$28,400.40	5' Concrete Sidewalk	4,733	SF	\$6.00	\$28,400.40	\$0.00	
ADA Ramps - TOD Standard	1	EA	\$2,500.00	\$2,500.00	ADA Ramps - Typical	1	EA	\$800.00	\$800.00	\$1,700.00	
Striping	1	LS	\$3,450.00	\$3,450.00	Striping	0	LS	\$0.00	\$0.00	\$3,450.00	
										Subtotal	\$119,461.61
										Reimbursement Total	\$ 320,165.61

Attachment: Reimbursement 900 West 1.2 A and B (Reimbursement Agreement for Qelo, LLC)

Exhibit A - Reimbursement Agreement - 900 West Phase 1.2B

900 W Phase 1.2B Approved Construction Drawings					Minimum Standard					8/5/2020 version 1	
Description	Quantity	UM	Unit Bid Price	Total Bid Price	Description	Quantity	UM	Unit Bid Price	Total Bid Price	Reimbursement	
Sewer					Sewer					Sewer	
15" SDR 35 Sewer Main	980	LF	\$45.00	\$44,079.75	8" SDR 35 Sewer Main	980	LF	\$30.00	\$29,386.50	\$14,693.25	
10" SDR 35 Sewer Main	1,150	LF	\$36.00	\$41,391.00	8" SDR 35 Sewer Main	1,150	LF	\$30.00	\$34,492.50	\$6,898.50	
Sewer Trench Import (wider trench)	735	CY	\$18.00	\$13,223.93	Sewer Trench Import	571	CY	\$18.00	\$10,285.28	\$2,938.65	
Upsized Sewer MH (5' Dia) due to 15" pipe increase	2	EACH	\$4,600.00	\$9,200.00	Standard Sewer MH (4' Dia)	2	EACH	\$4,100.00	\$8,200.00	\$1,000.00	
										Subtotal	\$25,530.40
Water					Water					Water	
30" DI Water Main Installed w/ V-Bio wrap	1,495	LF	\$210.00	\$313,950.00	8" PVC C900 Water Main Installed	1,495	LF	\$28.00	\$41,860.00	\$272,090.00	
16" DI Water Main Installed w/ V-Bio wrap	754	LF	\$54.00	\$40,716.00	8" PVC C900 Water Main Installed	754	LF	\$28.00	\$21,112.00	\$19,604.00	
12" PVC C900 Water Main Installed	369	LF	\$55.00	\$20,295.00	8" PVC C900 Water Main Installed	369	LF	\$28.00	\$10,332.00	\$9,963.00	
30" Water Valves	5	EACH	\$17,000.00	\$85,000.00	8" Water Valves	5	EACH	\$2,000.00	\$10,000.00	\$75,000.00	
16" Water Valves	5	EACH	\$5,300.00	\$26,500.00	8" Water Valves	5	EACH	\$2,000.00	\$10,000.00	\$16,500.00	
12" Water Valves	2	EACH	\$4,166.67	\$8,333.34	8" Water Valves	2	EACH	\$2,000.00	\$4,000.00	\$4,333.34	
30" Water Fittings	14	EACH	\$7,750.00	\$108,500.00	8" Water Fittings	14	EACH	\$850.00	\$11,900.00	\$96,600.00	
16" Water Fittings	3	EACH	\$1,166.67	\$3,500.01	8" Water Fittings	3	EACH	\$850.00	\$2,550.00	\$950.01	
Fire Hydrant With Valve And Fittings	8	EACH	\$9,500.00	\$76,000.00	Fire Hydrant With Valve And Fittings	8	EACH	\$5,600.00	\$44,800.00	\$31,200.00	
Water Trench Import (wider trench)	1,745	CY	\$18.00	\$31,416.00	Water Trench Import	1,357	CY	\$18.00	\$24,434.67	\$6,981.33	
Cathodic Protection (Anode Bed)	2	EACH	\$26,950.00	\$53,900.00	Cathodic Protection	0	EACH	\$0.00	\$0.00	\$53,900.00	
										Subtotal	\$587,121.68
Storm Drain					Storm Drain					Storm Drain	
18" RCP Storm Drain Installed	184	LF	\$45.00	\$8,280.00	15" RCP Storm Drain Installed	184	LF	\$40.00	\$7,360.00	\$920.00	
24" RCP Storm Drain Installed	66	LF	\$48.00	\$3,168.00	15" RCP Storm Drain Installed	66	LF	\$40.00	\$2,640.00	\$528.00	
30" RCP Storm Drain Installed	163	LF	\$85.00	\$13,855.00	15" RCP Storm Drain Installed	163	LF	\$40.00	\$6,520.00	\$7,335.00	
36" RCP Storm Drain Installed	1,272	LF	\$115.00	\$146,239.75	24" RCP Storm Drain Installed (Project Req'd)	845	LF	\$48.00	\$40,560.00	\$105,679.75	
42" RCP Storm Drain Installed	799	LF	\$135.00	\$107,819.10	30" RCP Storm Drain Installed (Project Req'd)	1,226	LF	\$85.00	\$104,181.10	\$3,638.00	
										Subtotal	\$118,100.75
Earthwork (900 West due to 30" water line)					Earthwork					Earthwork	
Site Fill To Subgrade - A1a Imported Fill (1.96' typ)	8,574	CY	\$20.00	\$171,470.96	Site Fill To Subgrade - A1a Imported Fill (1.75' typ)	6,008	CY	\$20.00	\$120,153.70	\$51,317.26	
(4' cover req'd over 30" Water Line) less road section of 3.88')					(4' cover req'd over 8" Water Line) less road section of 2.25'					Subtotal	\$51,317.26
Dry Utilities					Dry Utilities					Dry Utilities	
8" Intersection Conduits for Future Path	500	LF	\$11.75	\$5,875.00	8" Intersection Conduits for Future Path	0	LF	\$0.00	\$0.00	\$5,875.00	
										Subtotal	\$5,875.00
Hardscapes - 900 West (North of 620 South)					Hardscapes					Hardscapes	
4.5" Asphalt, 12" Roadbase And 30" Subbase (35' asphalt)	56,037	SF	\$6.40	\$358,639.68	Standard 3" Asphalt, 10" Roadbase And 14" Subbase (32' asphalt)	48,930	SF	\$3.30	\$161,469.79	\$197,169.89	
Green Cycle Track	22,499	SF	\$6.35	\$142,868.52	Green Cycle Track	0	SF	\$0.00	\$0.00	\$142,868.52	
ADA Ramps - TOD Standard	10	EA	\$2,500.00	\$25,000.00	ADA Ramps - Typical	10	EA	\$800.00	\$8,000.00	\$17,000.00	
Striping	1	LS	\$3,450.00	\$3,450.00	Striping	0	LS	\$0.00	\$0.00	\$3,450.00	
										Subtotal	\$360,488.41
Hardscapes - 900 West (South of 620 South)					Hardscapes					Hardscapes	
4.5" Asphalt, 12" Roadbase And 30" Subbase (42' asphalt)	30,240	SF	\$6.40	\$193,536.00	Standard 3" Asphalt, 10" Roadbase And 14" Subbase (32' asphalt)	23,040	SF	\$3.30	\$76,032.00	\$117,504.00	
10' Sidewalk / Trail	14,400	SF	\$6.35	\$91,440.00	5' Sidewalk	7,200	SF	\$6.35	\$45,720.00	\$45,720.00	
ADA Ramps - TOD Standard	2	EA	\$2,500.00	\$5,000.00	ADA Ramps - Typical	2	EA	\$800.00	\$1,600.00	\$3,400.00	
Striping	1	LS	\$1,800.00	\$1,800.00	Striping	0	LS	\$0.00	\$0.00	\$1,800.00	
										Subtotal	\$168,424.00
Hardscapes - 620 South					Hardscapes					Hardscapes	
4.5" Asphalt, 12" Roadbase And 30" Subbase (44' asphalt)	14,696	SF	\$6.40	\$94,054.40	Standard 3" Asphalt, 10" Roadbase And 14" Subbase (32' asphalt)	10,688	SF	\$3.30	\$35,270.40	\$58,784.00	
6' Concrete Sidewalk	4,008	SF	\$6.00	\$24,048.00	5' Concrete Sidewalk	3,340	SF	\$6.00	\$20,040.00	\$4,008.00	
10" Bike Lane Curb	668	LF	\$20.00	\$13,360.00	10" Bike Lane Curb	0	LF	\$20.00	\$0.00	\$13,360.00	
ADA Ramps - TOD Standard	4	EA	\$2,500.00	\$10,000.00	ADA Ramps - Typical	4	EA	\$800.00	\$3,200.00	\$6,800.00	
Island Curbing	585	LF	\$25.00	\$14,625.00	Island Curbing	0	LF	\$25.00	\$0.00	\$14,625.00	
Round-a-bout concrete	5,020	SF	\$6.75	\$33,885.00	Round-a-bout concrete	0	SF	\$6.75	\$0.00	\$33,885.00	
Striping	1	LS	\$1,650.00	\$1,650.00	Striping	0	LS	\$0.00	\$0.00	\$1,650.00	
										Subtotal	\$133,112.00
										Reimbursement Total	\$1,449,969.50

Attachment: Reimbursement 900 West 1.2 A and B (Reimbursement Agreement for Qelo, LLC)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on a resolution approving an amendment to the land use element of the general plan from the High Density Residential to the General Commercial designation located in the area of 126 North Grant Avenue.

SUMMARY RECOMMENDATION The planning commission recommended approval of the amendment to the land use element of the general plan located at 126 North Grant as stated in the attached minutes of the July 22, 2020 planning commission meeting.

BACKGROUND The applicant proposes a land use map amendment for a parcel that was occupied by a dilapidated home which was demolished a few weeks ago. Future development intentions are not known. For further analysis, please refer to the attached staff report and planning commission minutes.

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

SUGGESTED MOTION I move to adopt the resolution approving an amendment to the land use element of the general plan from the High Density Residential to the General Commercial designation located in the area of 126 North Grant Avenue.

SUPPORTING DOCUMENTS

1. Res (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

RESOLUTION NO.

A RESOLUTION APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN LOCATED IN THE VICINITY OF 126 NORTH GRANT FROM THE HIGH DENSITY RESIDENTIAL TO THE GENERAL COMMERCIAL LAND USE DESIGNATION

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and provided a positive recommendation regarding this request; and

WHEREAS, the City Council has received a positive recommendation from the Planning Commission, and has reviewed the request further, all in accordance with Utah State law.

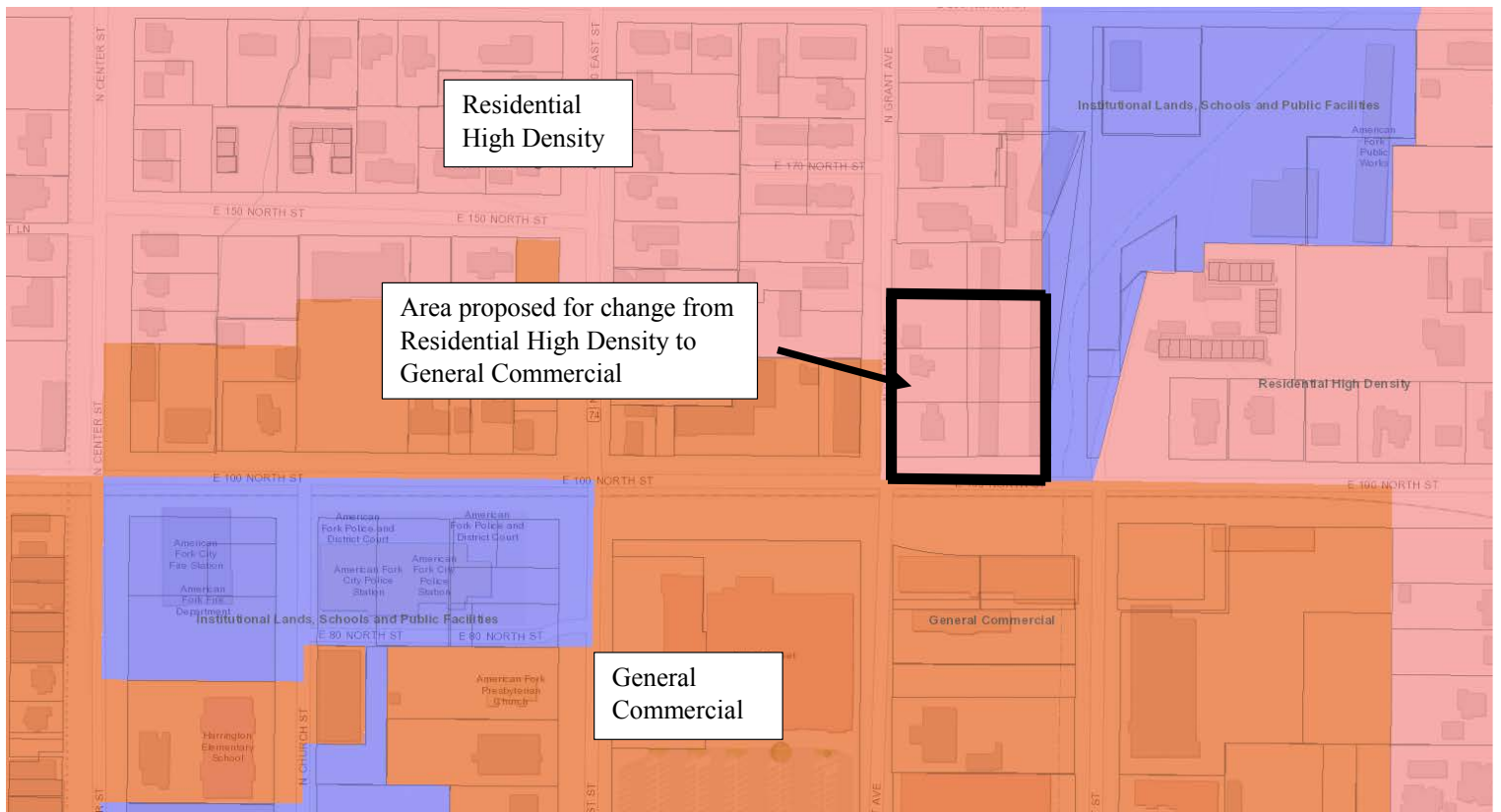
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 126 North Grant be amended from the High Density Residential to General Commercial land use designation as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Exhibit A

Land Use Map



Attachment: 1. Res (126 N Grant Land Use)

SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2020.

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Res (126 N Grant Land Use)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment for property located at 126 N. Grant Ave, from the high density residential to the general commercial designation.

Hearing, review and action on a zone map amendment for property located at 126 N. Grant Ave, from the R4-7,500 Residential zone to the CC-1 (Central Commercial) zone.

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

BACKGROUND INFORMATION				
Location:		126 N. Grant Ave.		
Applicants:		Alpha Self Storage, LLC/Jeff Redford		
Existing Land Use:		Residential		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Residential		
	South	Commercial		
	East	Commercial		
	West	Residential		
Existing Zoning:		R4-7,500		
Proposed Zoning:		CC-1		
Surrounding Zoning:	North	R4-7,500		
	South	CC-1		
	East	CC-1		
	West	R4-7,500		
Land Use Plan Designation:		High Density Residential		
Zoning within Land Use Plan Designation?		x	Yes (current zone)	No

Attachment: 2. Staff Report (126 N Grant Land Use)

Background

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 of where the current designations end.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

ZONE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

UNAPPROVED MINUTES

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
Rod Brocius
Harold Dudley
Geoff Dupaix

Absent:

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 of where the current designations end.

Mr. Ben Hunter

Public Hearing Opened

UNAPPROVED MINUTES

Public Hearing Closed

Moved to approve the land use map amendment.
Seconded the motion. Voting was as follows:

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

The motion passed.

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

moved to approve the zone map amendment.

seconded the motion. Voting was as follows:

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

The motion passed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving 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.

SUMMARY RECOMMENDATION The planning commission recommended approval of the zone map amendment from the R4-7,500 Residential zone to the CC-1 Central Commercial zone as stated in the attached minutes of the July 22, 2020 planning commission meeting.

BACKGROUND The applicant proposes a zone map amendment for a parcel that was occupied by a dilapidated home which was demolished a few weeks ago. Future development intentions are not known. For further analysis, please refer to the attached staff report and planning commission minutes.

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

SUGGESTED MOTION I move to adopt the ordinance approving 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.

SUPPORTING DOCUMENTS

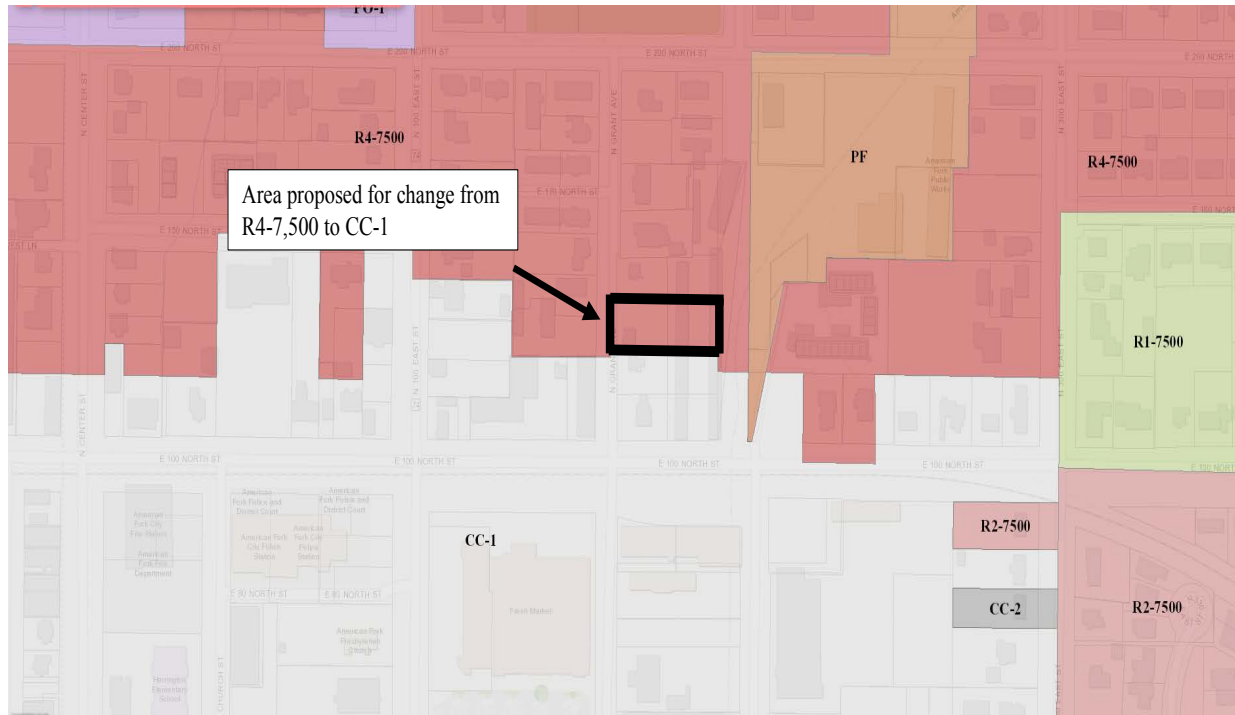
1. Ord (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ORDINANCE NO.

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH. BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended from the R-4-7,500 Residential to the CC-1 Central Commercial zone located in the vicinity of 126 North Grant Avenue as shown on the map below.



PART II

That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

PART III

That this Ordinance shall be in force and effect upon its passage and first publication.

**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF
AMERICAN FORK, UTAH, THIS 11th DAY OF AUGUST, 2020.**

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (126 N Grant Zoning)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment for property located at 126 N. Grant Ave, from the high density residential to the general commercial designation.

Hearing, review and action on a zone map amendment for property located at 126 N. Grant Ave, from the R4-7,500 Residential zone to the CC-1 (Central Commercial) zone.

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

BACKGROUND INFORMATION				
Location:		126 N. Grant Ave.		
Applicants:		Alpha Self Storage, LLC/Jeff Redford		
Existing Land Use:		Residential		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Residential		
	South	Commercial		
	East	Commercial		
	West	Residential		
Existing Zoning:		R4-7,500		
Proposed Zoning:		CC-1		
Surrounding Zoning:	North	R4-7,500		
	South	CC-1		
	East	CC-1		
	West	R4-7,500		
Land Use Plan Designation:		High Density Residential		
Zoning within Land Use Plan Designation?		x	Yes (current zone)	No

Attachment: 2. Staff Report (126 N Grant Zoning)

Background

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 of where the current designations end.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

ZONE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

UNAPPROVED MINUTES

Public Hearing Closed

**Moved to approve the land use map amendment.
Seconded the motion. Voting was as follows:**

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

The motion passed.

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**

**moved to approve the zone map amendment.
seconded the motion. Voting was as follows:**

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

The motion passed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving 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

SUMMARY RECOMMENDATION The planning commission recommended approval of the site plan for the Davies 500 East Office Warehouse as stated in the attached minutes of the July 22, 2020 planning commission meeting.

BACKGROUND The applicant proposes an office warehouse development at the corner of Auto Mall Drive and 500 East, similar to other projects in the area. The property is bordered by the FrontRunner and is required by ordinance to screen the docks from view; unfortunately, the landscaping plan does not show any screening even though the civil engineering plans do. For further analysis, please refer to the attached site plan, staff report and planning commission minutes.

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

SUGGESTED MOTION I motion to adopt the ordinance approving 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 with instructions to the city recorder to withhold publication of the ordinance subject to:

- All conditions identified in the public record associated with the July 22, 2020 planning commission meeting; including the illustration on the landscaping plan of vegetation/screening along the western boundary of the site.

SUPPORTING DOCUMENTS

1. Ord (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ORDINANCE NO.**AN ORDINANCE APPROVING THE SITE PLAN FOR DAVIES 500 EAST OFFICE WAREHOUSE LOCATED AT 450 EAST AUTO MALL DRIVE****BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,****PART I****DEVELOPMENT APPROVED - ZONE MAP AMENDED**

- A. The site plan for the Davies 500 East Office Warehouse as set forth in the attachment, is hereby approved.
- B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone _____.
- C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II**ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE**

- A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.
- C. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 11th DAY OF AUGUST, 2020.

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (Davies 500 East Office Warehouse)

CALL BEFORE YOU DIG.
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

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811

NOTE:
ALL WORK WITHIN THE CITY PUBLIC OF RIGHT OF WAY SHALL
BE DONE IN ACCORDANCE WITH THE AMERICAN FORK CITY
STANDARDS AND SPECIFICATIONS

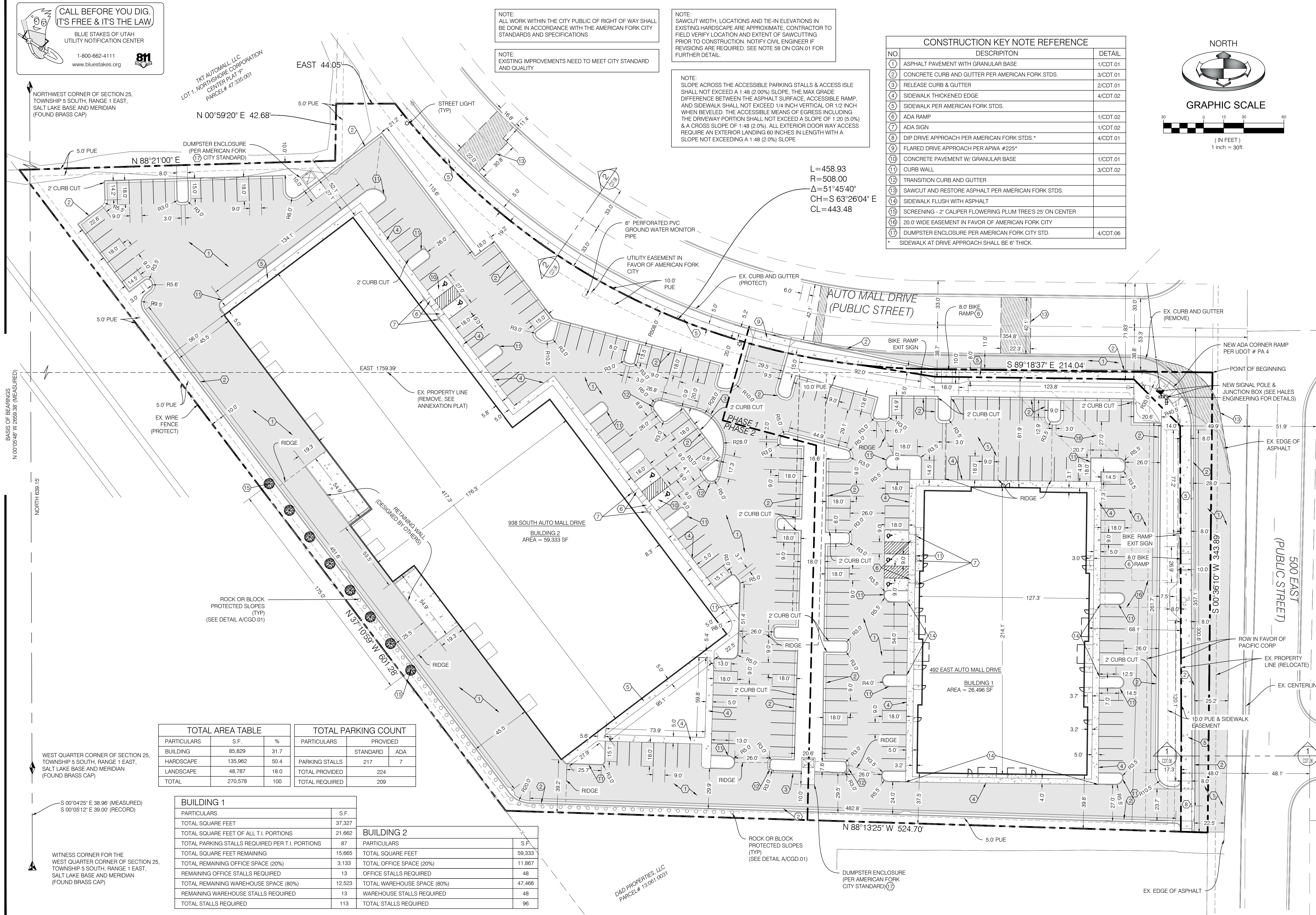
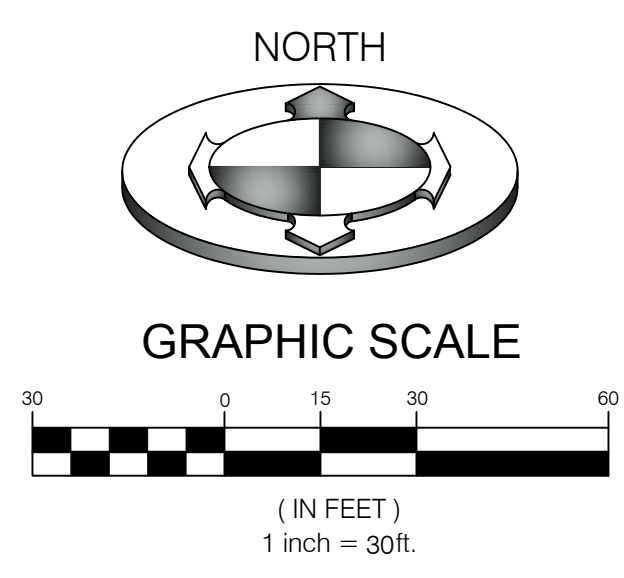
NOTE:
EXISTING IMPROVEMENTS NEED TO MEET CITY STANDARD
AND QUALITY

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR
FURTHER DETAIL.

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE
SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE
DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP,
AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH
WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING
THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%)
& A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS
REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A
SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER AMERICAN FORK STDS.	3/CDT.01
3	RELEASE CURB & GUTTER	2/CDT.01
4	SIDEWALK THICKENED EDGE	4/CDT.02
5	SIDEWALK PER AMERICAN FORK STDS.	
6	ADA RAMP	1/CDT.02
7	ADA SIGN	1/CDT.02
8	DIP DRIVE APPROACH PER AMERICAN FORK STDS.*	4/CDT.01
9	FLARED DRIVE APPROACH PER APWA #225*	
10	CONCRETE PAVEMENT W/ GRANULAR BASE	1/CDT.01
11	CURB WALL	3/CDT.02
12	TRANSITION CURB AND GUTTER	
13	SAWCUT AND RESTORE ASPHALT PER AMERICAN FORK STDS.	
14	SIDEWALK FLUSH WITH ASPHALT	
15	SCREENING - 2" CALIPER FLOWERING PLUM TREES 25' ON CENTER	
16	20.0' WIDE EASEMENT IN FAVOR OF AMERICAN FORK CITY	
17	DUMPSTER ENCLOSURE PER AMERICAN FORK CITY STD.	4/CDT.06

* SIDEWALK AT DRIVE APPROACH SHALL BE 6" THICK.



TOTAL AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	85,829	31.7
HARDSCAPE	135,962	50.4
LANDSCAPE	48,787	18.0
TOTAL	270,578	100

TOTAL PARKING COUNT		
PARTICULARS	STANDARD	ADA
PARKING STALLS	217	7
TOTAL PROVIDED	224	
TOTAL REQUIRED	209	

BUILDING 1		BUILDING 2	
PARTICULARS	S.F.	PARTICULARS	S.F.
TOTAL SQUARE FEET	37,327	TOTAL SQUARE FEET	59,333
TOTAL SQUARE FEET OF ALL T.I. PORTIONS	21,662	TOTAL OFFICE SPACE (20%)	11,867
TOTAL PARKING STALLS REQUIRED PER T.I. PORTIONS	87	OFFICE STALLS REQUIRED	48
TOTAL SQUARE FEET REMAINING	15,665	TOTAL WAREHOUSE SPACE (80%)	47,466
TOTAL REMAINING OFFICE SPACE (20%)	3,133	WAREHOUSE STALLS REQUIRED	48
REMAINING OFFICE STALLS REQUIRED	13	TOTAL STALLS REQUIRED	96
TOTAL REMAINING WAREHOUSE SPACE (80%)	12,523		
REMAINING WAREHOUSE STALLS REQUIRED	13		
TOTAL STALLS REQUIRED	113		

5.5.a

NO.	DATE	DESCRIPTION
1	02/13/20	CHANGES PER CITY REDLINES
2	04/27/20	CHANGES PER CITY REDLINES
3	06/08/20	CHANGES PER CITY REDLINES
4	06/24/20	CHANGES PER CITY REDLINES
5	07/10/20	CHANGES PER CITY REDLINES

SCALE MEASURES: HATCH ON FULL SIZE SHEETS
ASUS 7" X 11" FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

7/10/20

No. 11366833

ALLISON G. ALBERT

Utah Seal

STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING

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SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

AMERICAN FORK OFFICE & WAREHOUSE

450 EAST AUTO MALL DR.
AMERICAN FORK, UTAH

PROJECT NO. 1905136

SITE
PLAN

CSP.01
4 OF 15



Attachment: 1. Ord (Davies 500 East Office Warehouse)

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

- 1. Soil Amendments
- 2. Fine Grading
- 3. Cultivation
- 4. Landscape Edging
- 5. Turf Planting
- 6. Furnish and Installing Plant
- 7. Maintenance
- 8. Mowing
- 9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture.

Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ratio): < 3.0
- d. % OM (percent organic matter): > 1%
- e. Texture (particle size per USDA soil classification): Sand < 70%; Clay < 30%; Silt < 70%. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc., prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc., before beginning and backfilling operation. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

JONATHAN JENSEN
DAVIES DESIGN BUILD
801-592-6044
JON@DAVIESDESIGNBUILD.COM

Building Architect / Engineer:



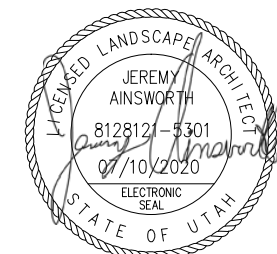
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& LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER



PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP 100

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	21	Acer platanoides 'Fairview'	Fairview Maple	15 gal	
	12	Fagus sylvatica 'Dawycck Purple'	European Beech	15 gal	
	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15 gal	
	12	Prunus cerasifera 'Crimson Pointe'	'Crimson Pointe Flowering Plum	15 gal	
	17	Zelkova serrata	Sawleaf Zelkova	8 & 8	2' Cal
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	6	Gleditsia triacanthos inermis	Thornless Common Honeylocust	8 & 8	2' Cal
	15	Ulmus parvifolia	Lacebark Elm	8 & 8	2' Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	7	Picea pungens 'Colorado Green'	Blue Spruce	8 & 8	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Bp	35	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	
Bm	54	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 gal	
Ad	18	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 gal	
Iv	2	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	10 gal	
Pp	46	Picea pungens glauca 'Globosa'	Globed Blue Spruce	10 gal	
Gp	64	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	
Ol	18	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal	
Rf	20	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	10 gal	
Rc	73	Ribes alpinum	Alpine Currant	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Ph	115	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	1 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Ca	103	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	1. LANDSCAPE DESCRIPTION	QTY	DETAIL
	1-01 SODDED LAWN AREA	20,796 sf	
	1-02 1" WASATCH GRAY COBBLE: 3" DEPTH OF ROCK. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	14,956 sf	
	1-03 1"-1.5" QUIRRH GRAVEL COBBLE: 3" DEPTH OF ROCK. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	15,465 sf	
	1-04 CONCRETE CURBING: SEE DETAIL	0 lf	
	1-06 BOULDERS - DECORATIVE	45	

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

7/10/2020

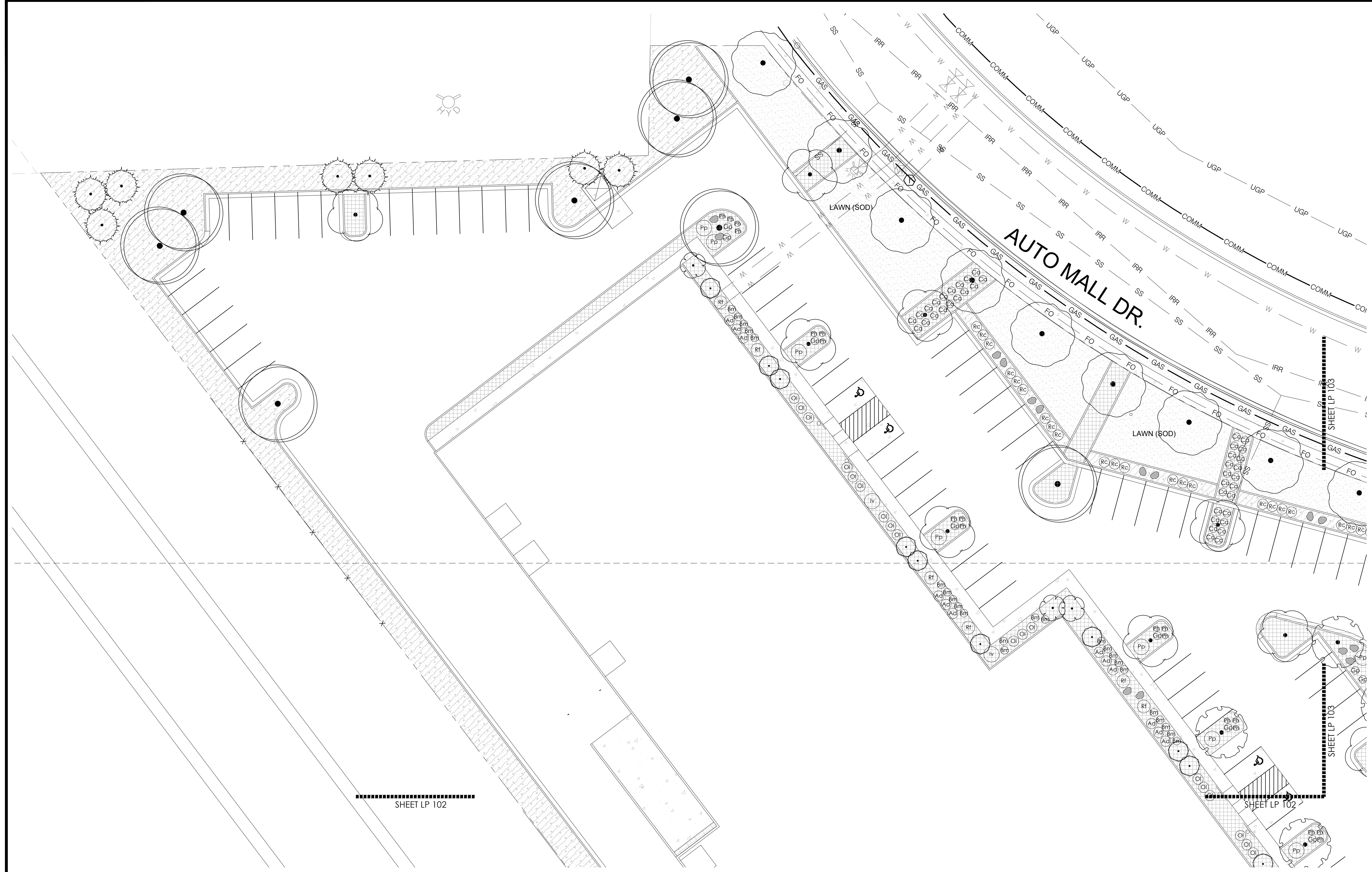
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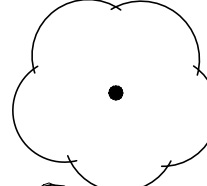
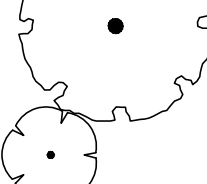
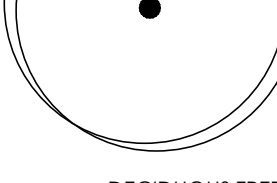
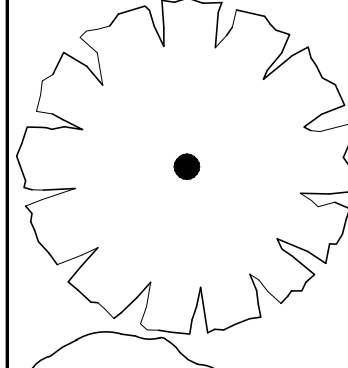
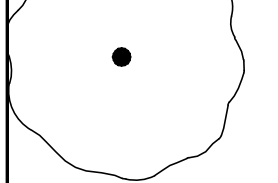
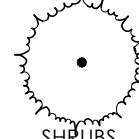
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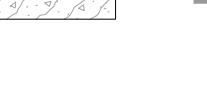
OFFICE WAREHOUSE
450 EAST AUTO MALL DRIVE
AMERICAN FORK, UTAH



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	21	Acer platanoides 'Fairview'	Fairview Maple	15 gal	
	12	Fagus sylvatica 'Dawycck Purple'	European Beech	15 gal	
	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15 gal	
	12	Prunus cerasifera 'Crimson Pointe'	'Crimson Pointe' Flowering Plum	15 gal	
	17	Zelkova serrata	Sawleaf Zelkova	8 & 8	2' Cal
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	6	Gleditsia triacanthos inermis	Thornless Common Honeylocust	8 & 8	2' Cal
	15	Ulmus parvifolia	Lacebark Elm	8 & 8	2' Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	7	Picea pungens 'Colorado Green'	Blue Spruce	8 & 8	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Bp	35	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	
Bm	54	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 gal	
Ad	18	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 gal	
Iv	2	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	10 gal	
Pp	46	Picea pungens glauca 'Globosa'	Globed Blue Spruce	10 gal	
Gp	64	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	
Oi	18	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal	
Rf	20	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	10 gal	
Rc	73	Ribes alpinum	Alpine Currant	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Ph	115	Pennisetum alopecuroides 'Hamein'	Hamein Dwarf Fountain Grass	1 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Ca	103	Calamagrostis x acutillara 'Karl Foerster'	Feather Reed Grass	2 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	1. LANDSCAPE DESCRIPTION	QTY	DETAIL
 1-01	SODDED LAWN AREA	20,796 sf	
 1-02	1" WASATCH GRAY CORBLE: 3" DEPTH OF ROCK, PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	14,956 sf	
 1-03	1"-1.5" OQUIRRH GRAVEL CORBLE: 3" DEPTH OF ROCK, PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	15,465 sf	
 1-04	CONCRETE CURBING: SEE DETAIL	0 lf	
 1-06	BOULDERS - DECORATIVE	45	

ISSUE DATE

7/10/2020

PROJECT NUMBER

UT20001

PLAN INFORMATION

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org





PROJECT INFORMATION

OFFICE WAREHOUSE

450 EAST AUTO MALL DRIVE

AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JONATHON JENSEN
DAVIES DESIGN BUILD
801-592-6044
JON@DAVIESDESIGNBUILD.COM

Building Architect / Engineer:
 BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER

 PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



PM:

KBA

DRAWN:

KBA

CHECKED:

JTA

PLOT DATE:

7/10/2020

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP 101

Attachment: 1. Ord (Davies 500 East Office Warehouse)

Packet Pg. 38

SHEET LP 101

SHEET LP 101

SHEET LP 103

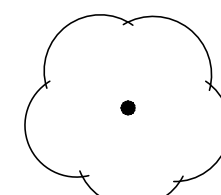
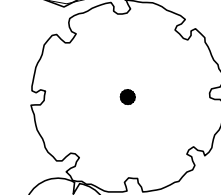
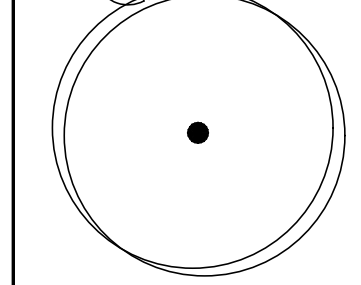
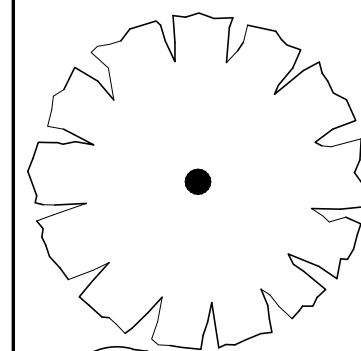
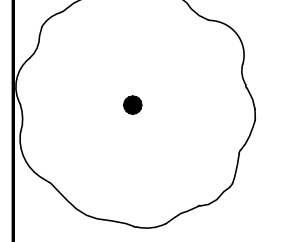
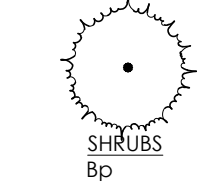
SHEET LP 103

LAWN (SOD)

SS

SCO

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	21	Acer platanoides 'Fairview'	Fairview Maple	15 gal	
	12	Fagus sylvatica 'Dawyc Purple'	European Beech	15 gal	
	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15 gal	
	12	Prunus cerasifera 'Crimson Pointe'	'Crimson Pointe Flowering Plum	15 gal	
	17	Zelkova serrata	Sawleaf Zelkova	8 & B	2' Cal
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	6	Gleditsia triacanthos inermis	Thornless Common Honeylocust	8 & B	2' Cal
	15	Ulmus parvifolia	Lacebark Elm	8 & B	2' Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	7	Picea pungens 'Colorado Green'	Blue Spruce	8 & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Bp	35	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	
Bm	54	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 gal	
Ad	18	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 gal	
Iv	2	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	10 gal	
Pp	46	Picea pungens glauca 'Globosa'	Globed Blue Spruce	10 gal	
Gp	64	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	
Oi	18	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal	
Rf	20	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	10 gal	
Rc	73	Ribes alpinum	Alpine Currant	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
Ph	115	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
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REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
 L-01	SODDED LAWN AREA	20,796 sf	
 L-02	1\" data-bbox="831 602 954 622"/>	14,956 sf	
 L-03	1\" data-bbox="831 630 954 650"/>	15,465 sf	
 L-04	CONCRETE CURBING; SEE DETAIL	0 lf	
 L-06	BOULDERS - DECORATIVE	45	

ISSUE DATE

7/10/2020

PROJECT NUMBER

UT20001

NO.

REVISION

DATE

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811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

OFFICE WAREHOUSE

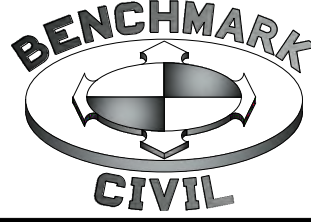
450 EAST AUTO MALL DRIVE

AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
JONATHON JENSEN
DAVIES DESIGN BUILD
801-592-6044
JON@DAVIESDESIGNBUILD.COM

BUILDING ARCHITECT / ENGINEER



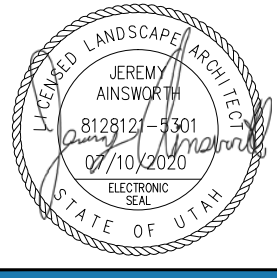
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LANDSCAPE ARCHITECT / PLANNER



PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

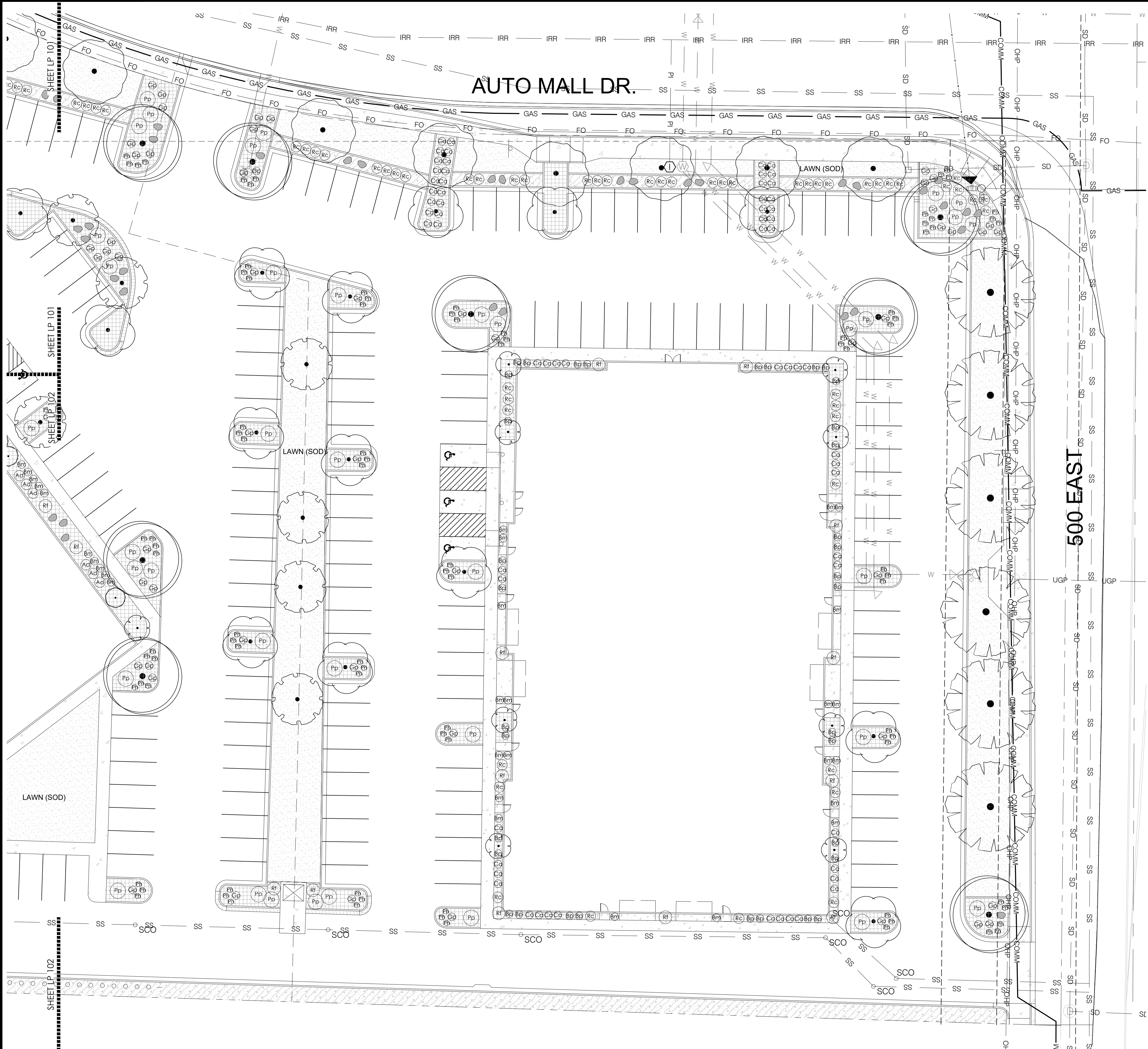


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PLOT DATE: 7/10/2020

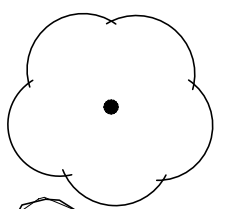
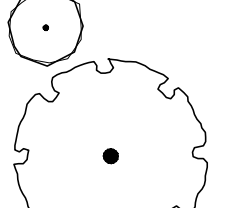
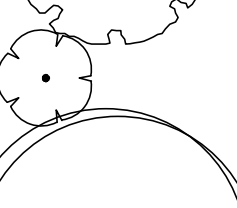
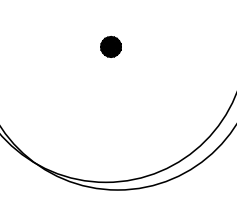
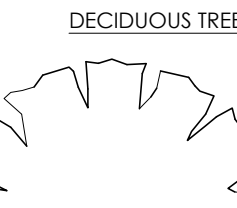
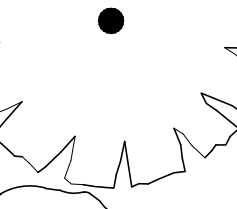
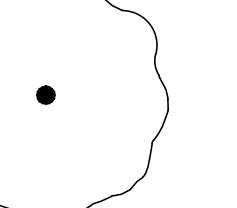
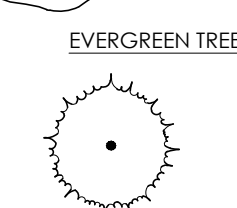
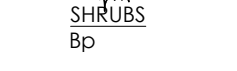
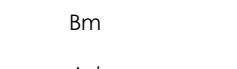
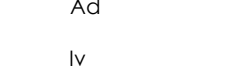
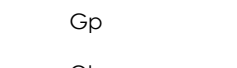
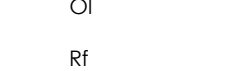
PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP 102

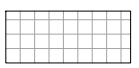
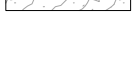
Packet Pg. 39



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	21	Acer platanoides 'Fairview'	Fairview Maple	15 gal	
	12	Fagus sylvatica 'Dawycck Purple'	European Beech	15 gal	
	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15 gal	
	12	Prunus cerasifera 'Crimson Pointe'	'Crimson Pointe' Flowering Plum	15 gal	
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	1-04 CONCRETE CURBING: SEE DETAIL	0 lf	
	1-06 BOULDERS - DECORATIVE	45	

ISSUE DATE		PROJECT NUMBER
7/10/2020		UT20001
NO.	REVISION	DATE
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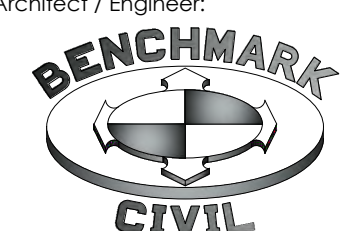
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BLUE STAKES OF UTAH
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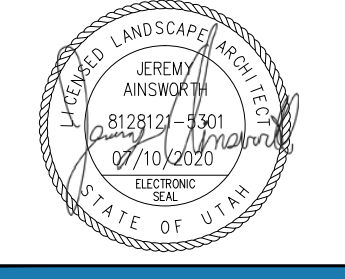

GRAPHIC SCALE: 1" = 20'

OFFICE WAREHOUSE
450 EAST AUTO MALL DRIVE
AMERICAN FORK, UTAH

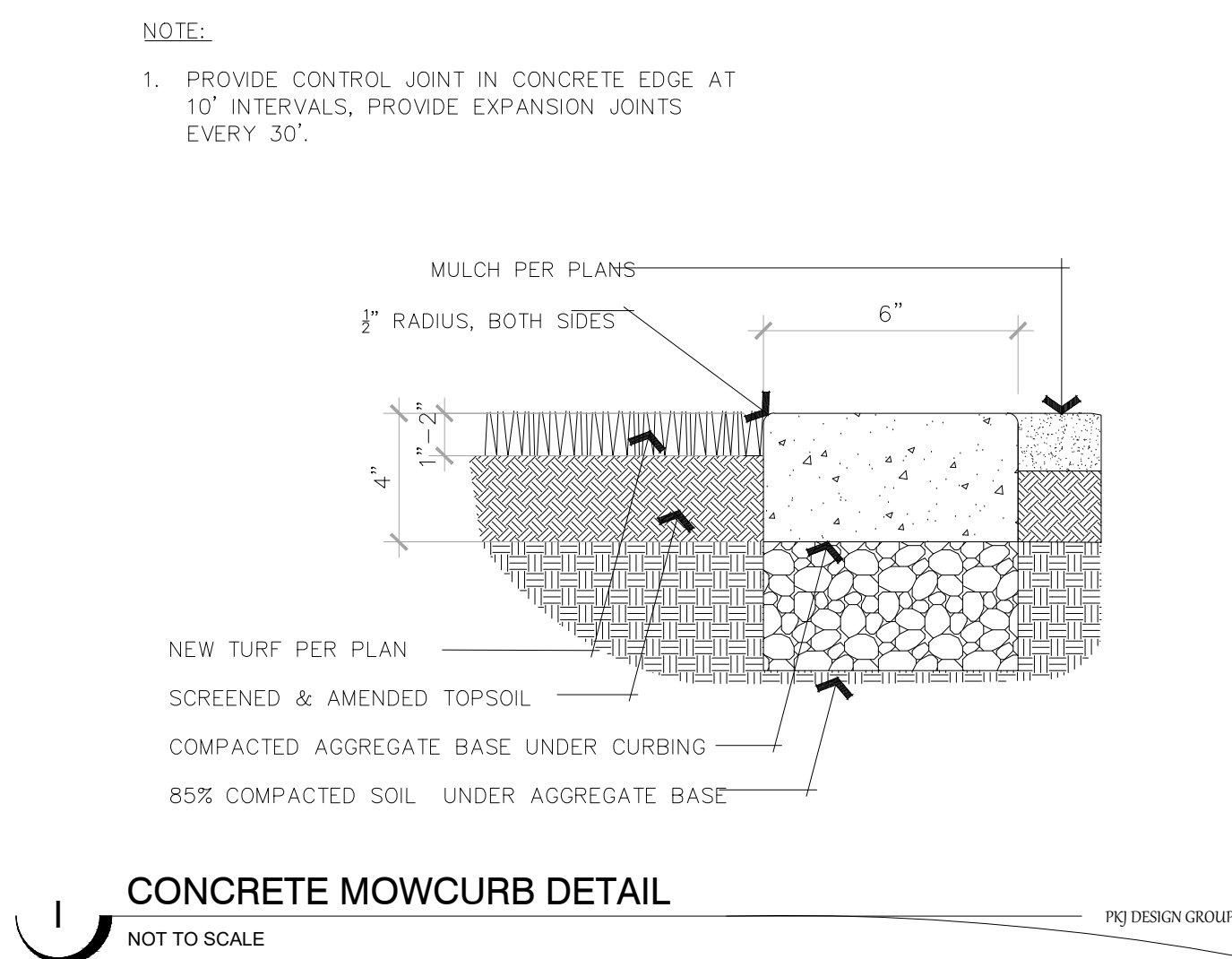
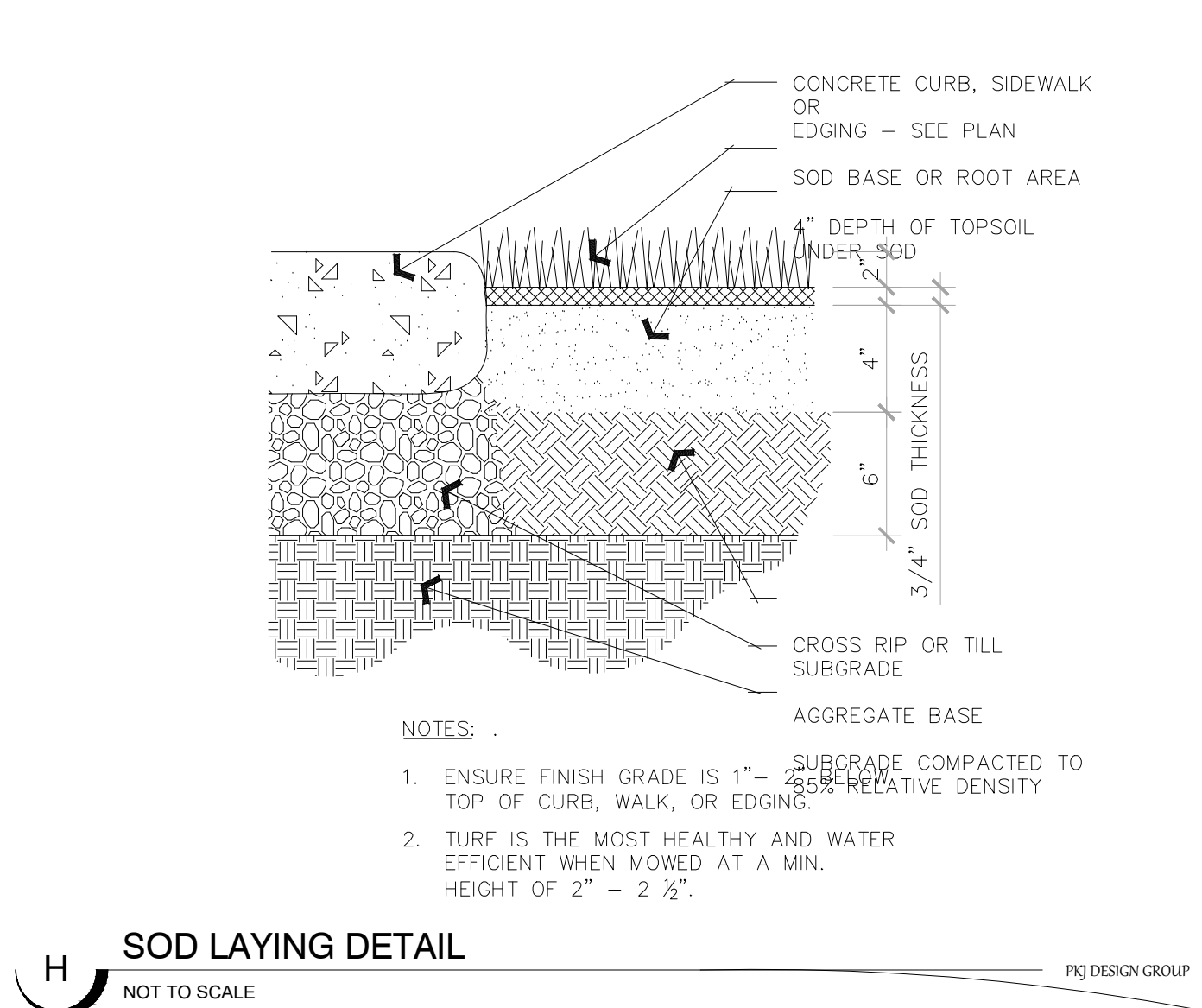
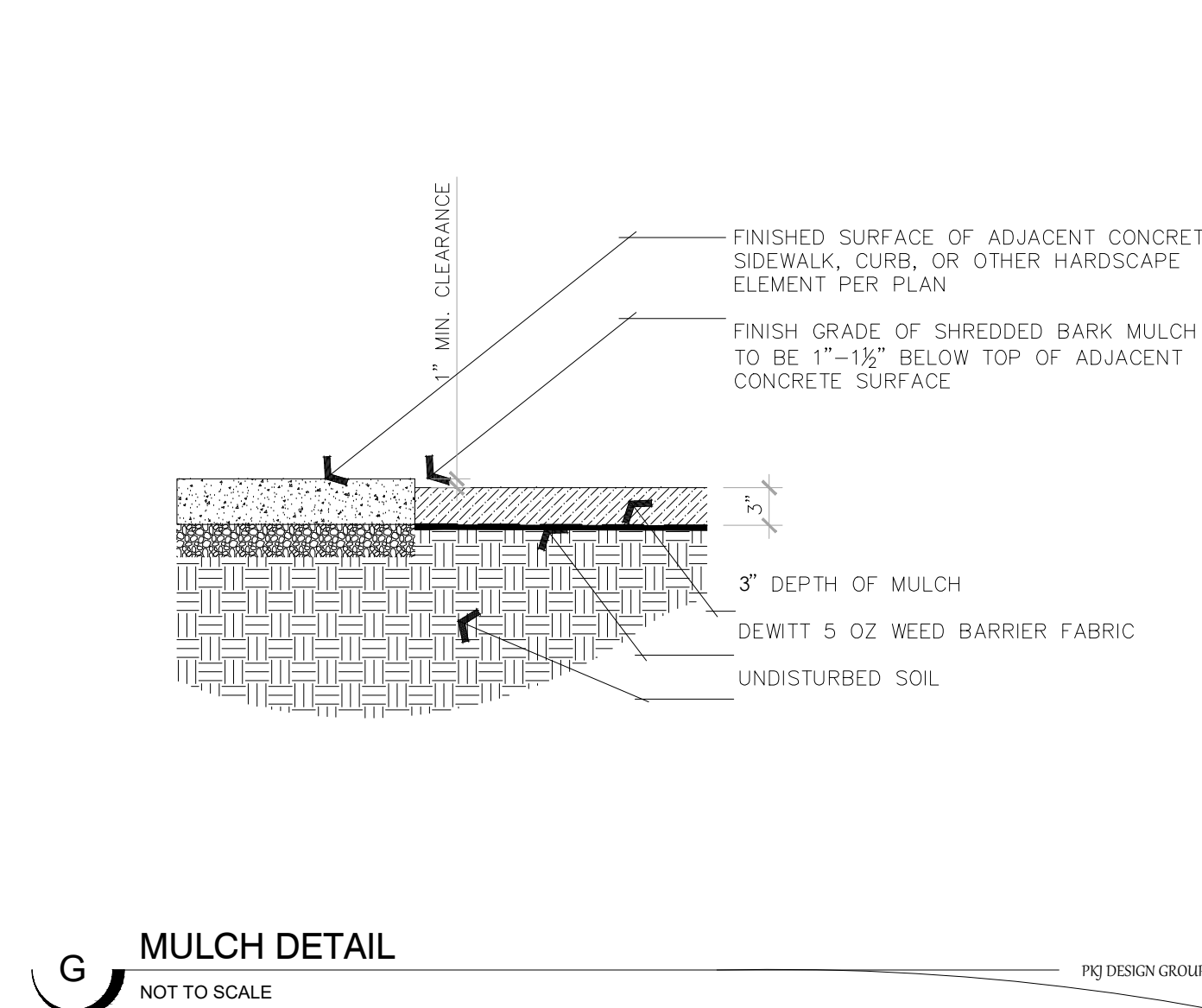
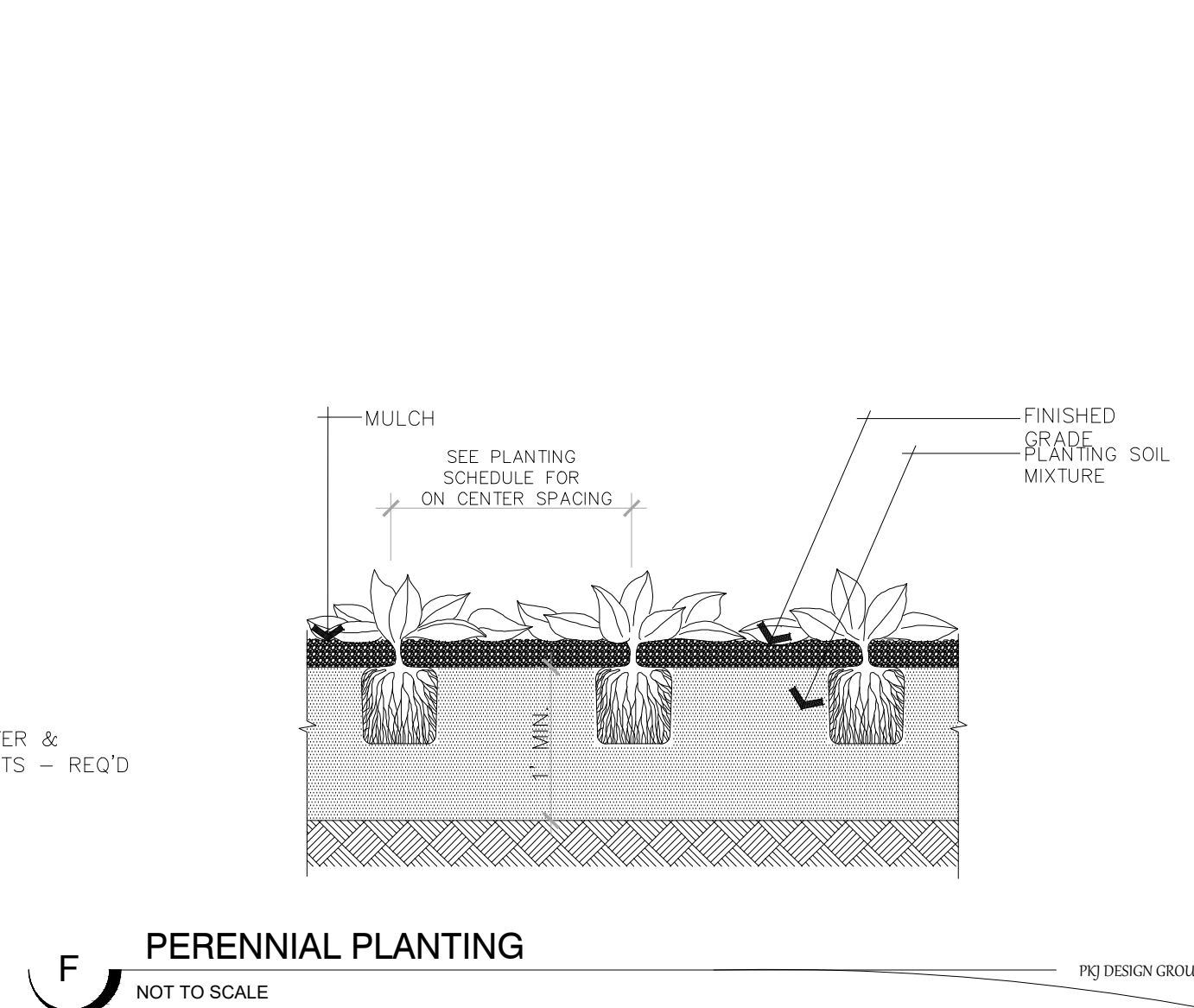
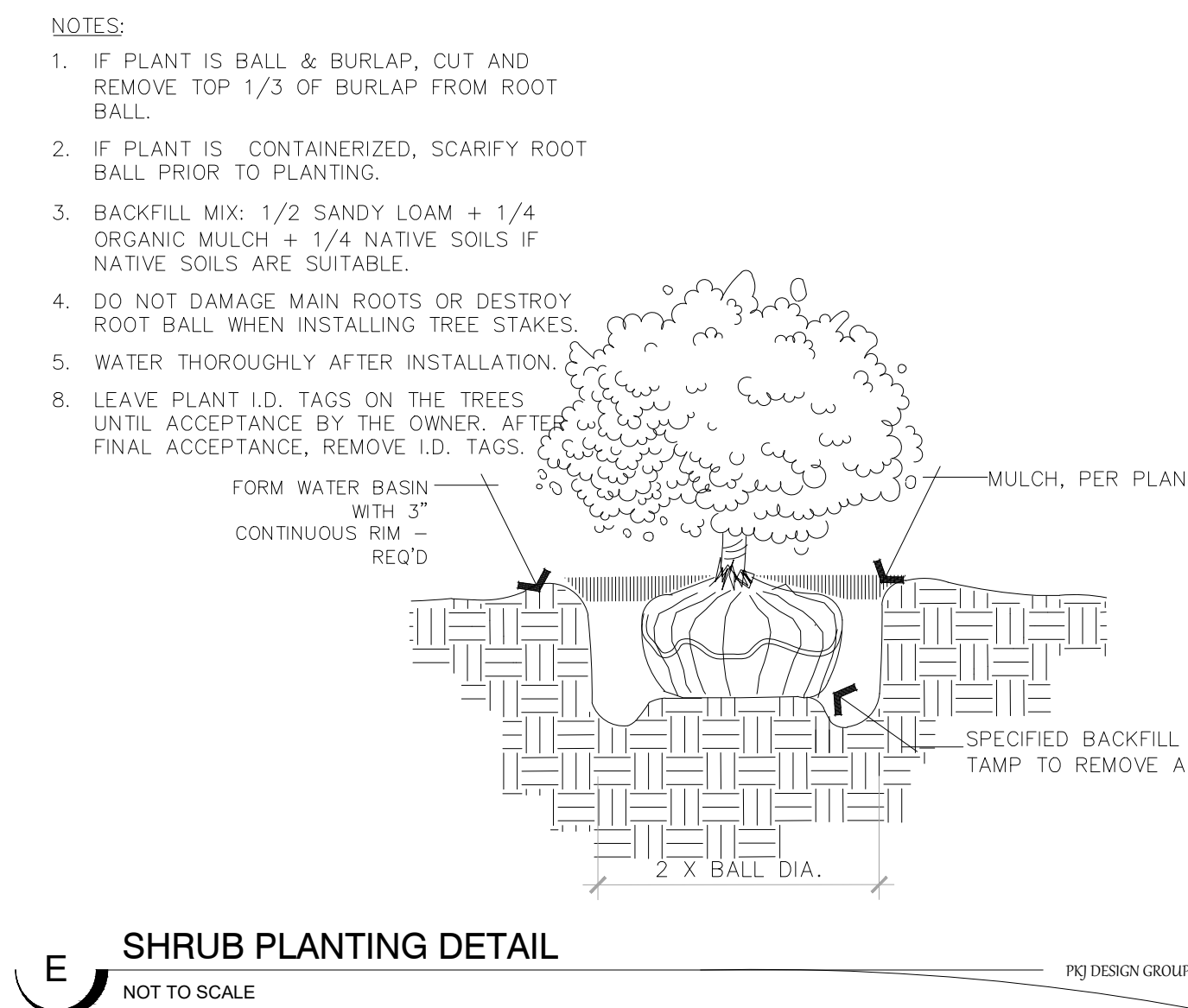
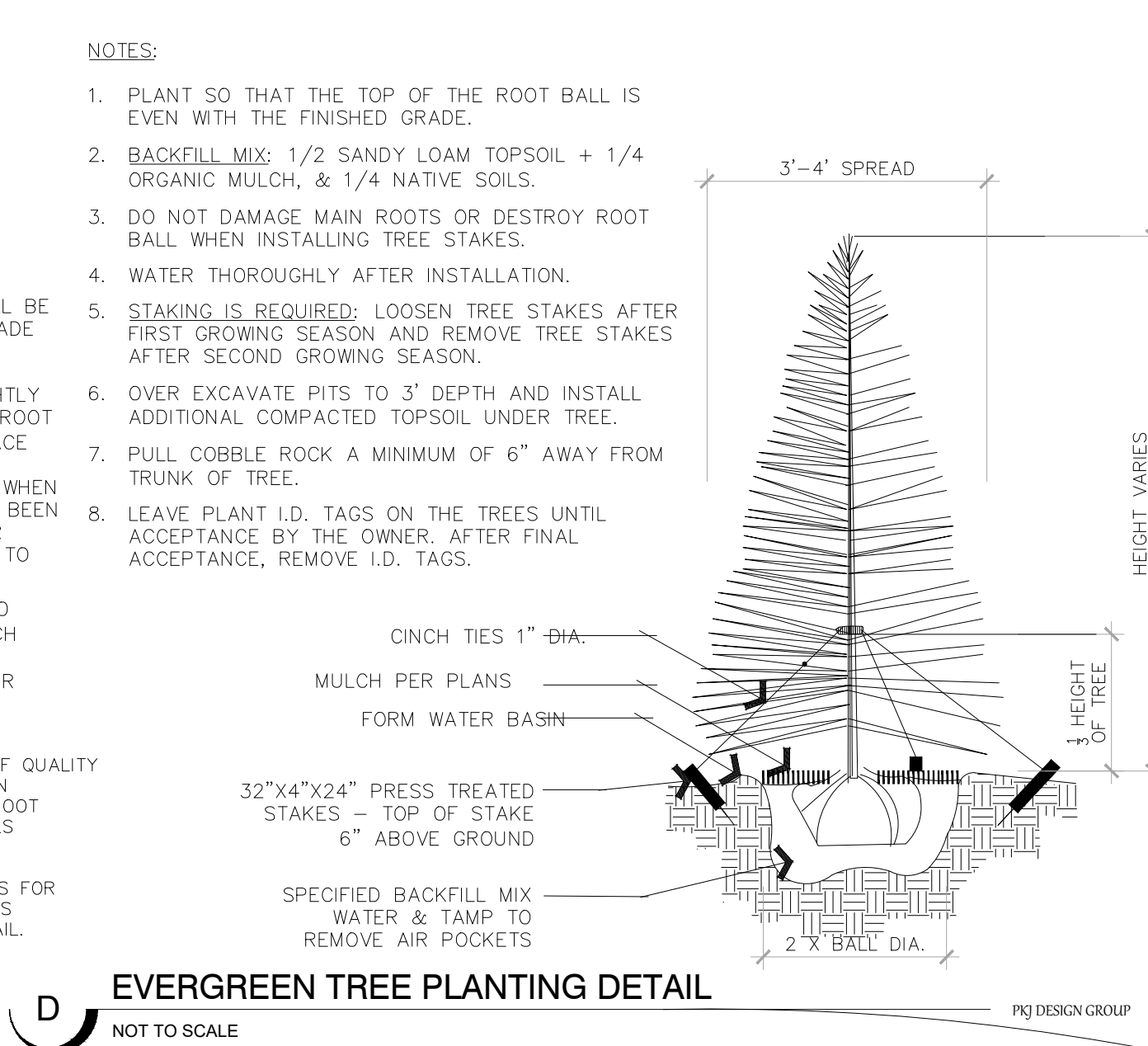
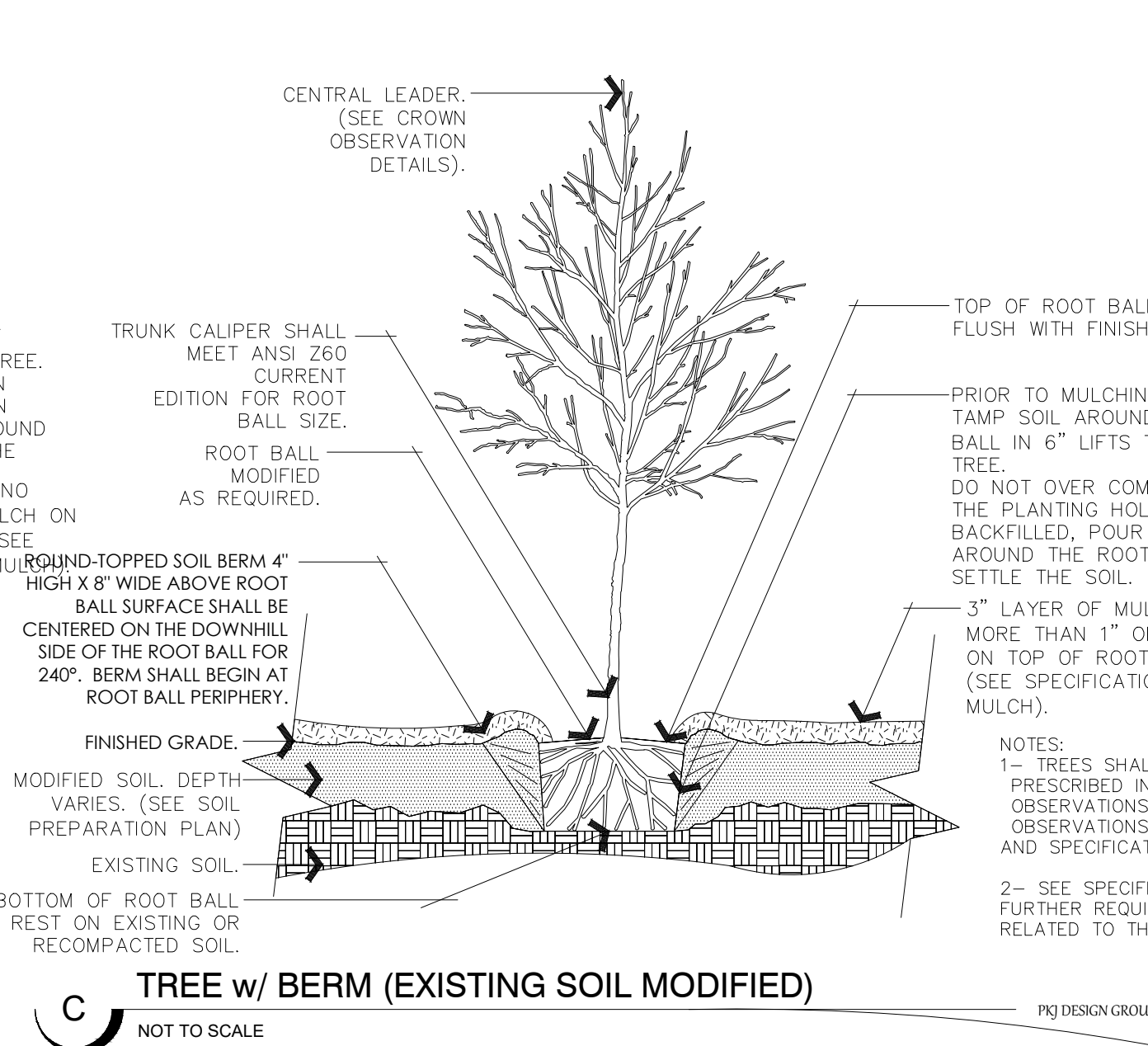
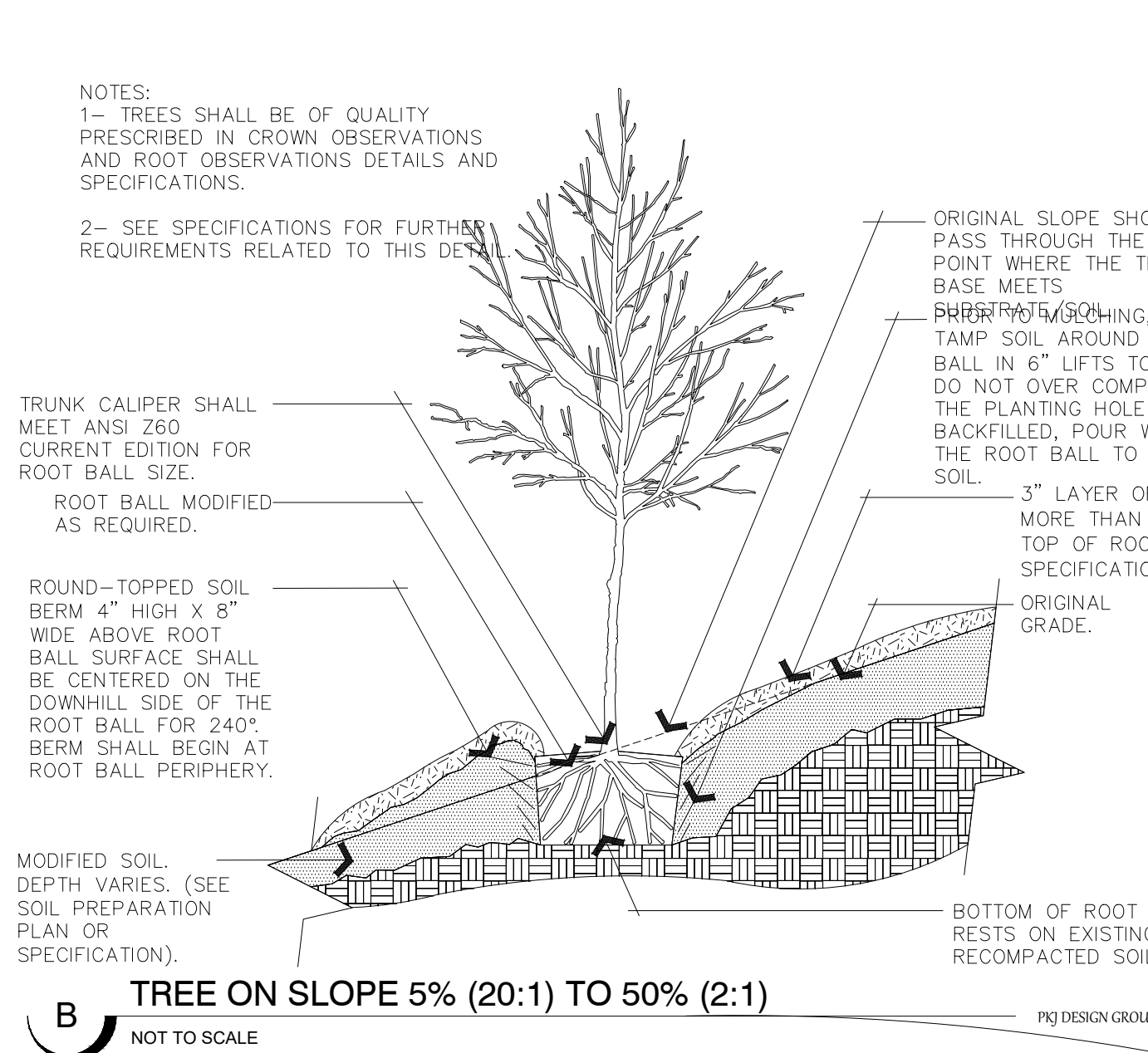
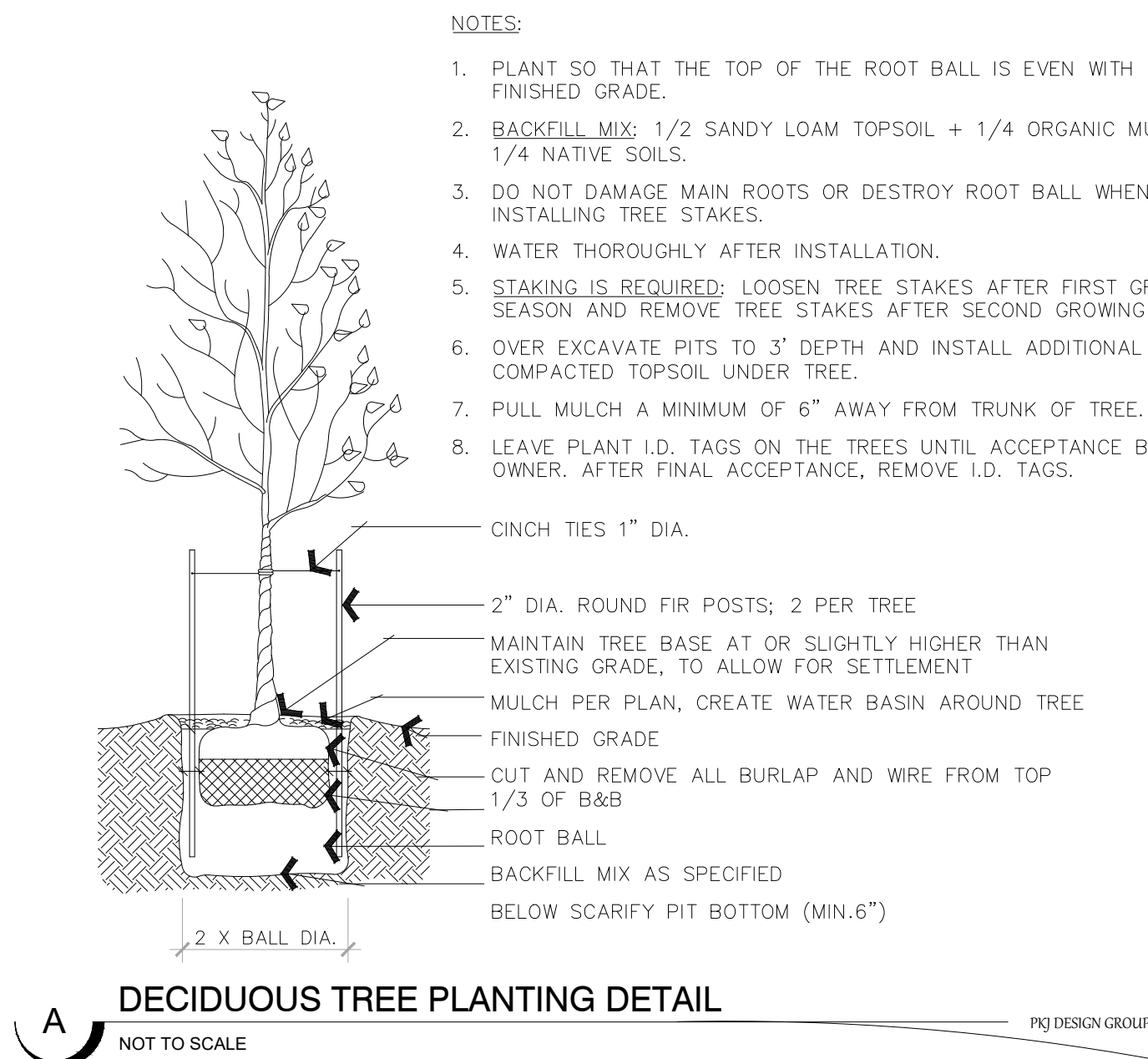
DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
JONATHON JENSEN
DAVIES DESIGN BUILD
801-592-6044
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Building Architect / Engineer:
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www.pkjdesigngroup.com

LICENSE STAMP

PM: KBA
DRAWN: KBA
CHECKED: JTA
PLOT DATE: 7/10/2020

PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP 103



LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
7/10/2020			UT20001			Developer / Property Owner: JONATHON JENSEN DAVIES DESIGN BUILD 801-592-6044 JON@DAVIESDESIGNBUILD.COM	PKJ DESIGN GROUP	
NO.			REVISION	DATE		Building Architect / Engineer: BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM	PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	PRELIMINARY PLANS NOT FOR CONSTRUCTION LP 501
1								PM: KBA
2								DRAWN: KBA
3								CHECKED: JTA
4								PLOT DATE: 7/10/2020
5								
6								
7								

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2020
STAFF PRESENTATION: Adam Olsen

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

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION				
Location:		450 E. Auto Mall Dr.		
Applicants:		Benchmark Civil/Davies Design		
Existing Land Use:		Vacant		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Agriculture		
Existing Zoning:		PI-1 (Planned Industrial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	GC-2 (Planned Commercial)		
	South	GC-1 (General Commercial)		
	East	GC-2 (Planned Commercial)		
	West	Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		Design Industrial		
Zoning within density range?		x	Yes	No

Background

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.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Industrial”. The site plan is consistent with the Land Use Plan Designation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for site plan approval, the following findings of fact are offered for consideration:

1. The proposed site plan meets the criteria as found in Section 17.7.701 (Planned Industrial Projects) of the Development Code.
2. Landscape treatment shall be illustrated on the landscape plan, providing vegetation/screening along the western boundary of the site.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of 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.

DENIAL

Mr. Chairman, I move that we recommend denial of the commercial site plan.

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/22/2020

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 Office & Warehouse

Project Address: 450 East Auto Mall Drive

Developer / Applicant's Name: Davies Design Build

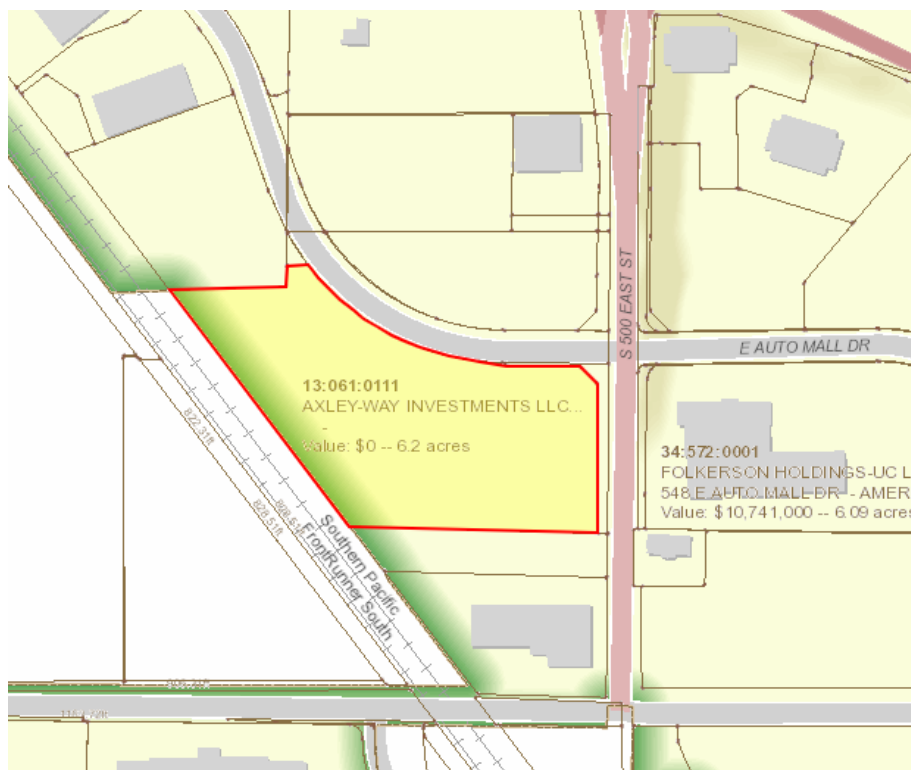
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☐ 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:



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.

UNAPPROVED MINUTES

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. Ben Hunter

Public Hearing Opened

Public Hearing Closed

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.

Seconded the motion. Voting was as follows:

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

UNAPPROVED MINUTES

The motion passed.

6. Other Business

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. The next meeting will be held on Wednesday, On the next agenda there will be a

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

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

seconded the motion. Voting was as follows:

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

The motion carried.

9. Adjournment

moved to adjourn, seconded. All voted in favor.

Meeting adjourned at 8 pm.

Lisa Halversen, Administrative Assistant



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat of Edgewater Townhomes at American Fork, Plats 1-3, located at approximately 1130 West 330 South in the TOD zone.

SUMMARY RECOMMENDATION The planning commission will render a recommendation on the final plats of Edgewater Townhomes at American Fork, Plats 1-3 during its 8/5/2020 regular session. This item was expedited at the developer's request and as a result minutes are unavailable at the time of this writing, a verbal report, however, will be given during city council meeting regarding the planning commission discussion and action.

BACKGROUND The applicant proposes three subdivision plats which are a resubdivision of lot 2 of Edgewater North subdivision. For further analysis, please refer to the attached final plats, and staff report.

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

SUGGESTED MOTION I move to approve the final plat of Edgewater Townhomes at American Fork, Plats 1-3, located at approximately 1130 West 330 South in the TOD zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the August 5, 2020 planning commission meeting.

SUPPORTING DOCUMENTS

1. Plat (PDF)
2. Staff Report(PDF)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 5, 2020
STAFF PRESENTATION: Adam Olsen

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

Attachment: 2. Staff Report (Edgewater Townhomes 1-3)

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

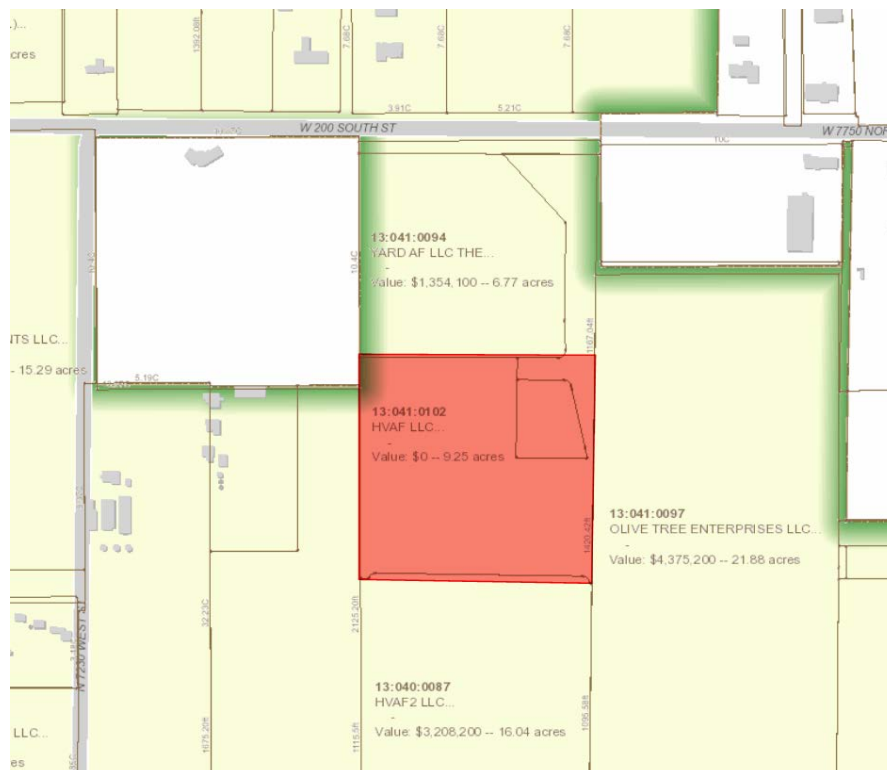
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat of 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.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat of Rockwell Ranch Block 1 Phase 1 as stated in the attached minutes of the July 22, 2020 planning commission meeting.

BACKGROUND The applicant proposes a plat for a portion of the Rockwell Ranch development which is located in the TOD zone. The District Framework Plan for the area was approved in 2019, and has been followed up with a Block Plan and Lot Plan which are currently under review. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

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

SUGGESTED MOTION I move to approve the final plat of 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 and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

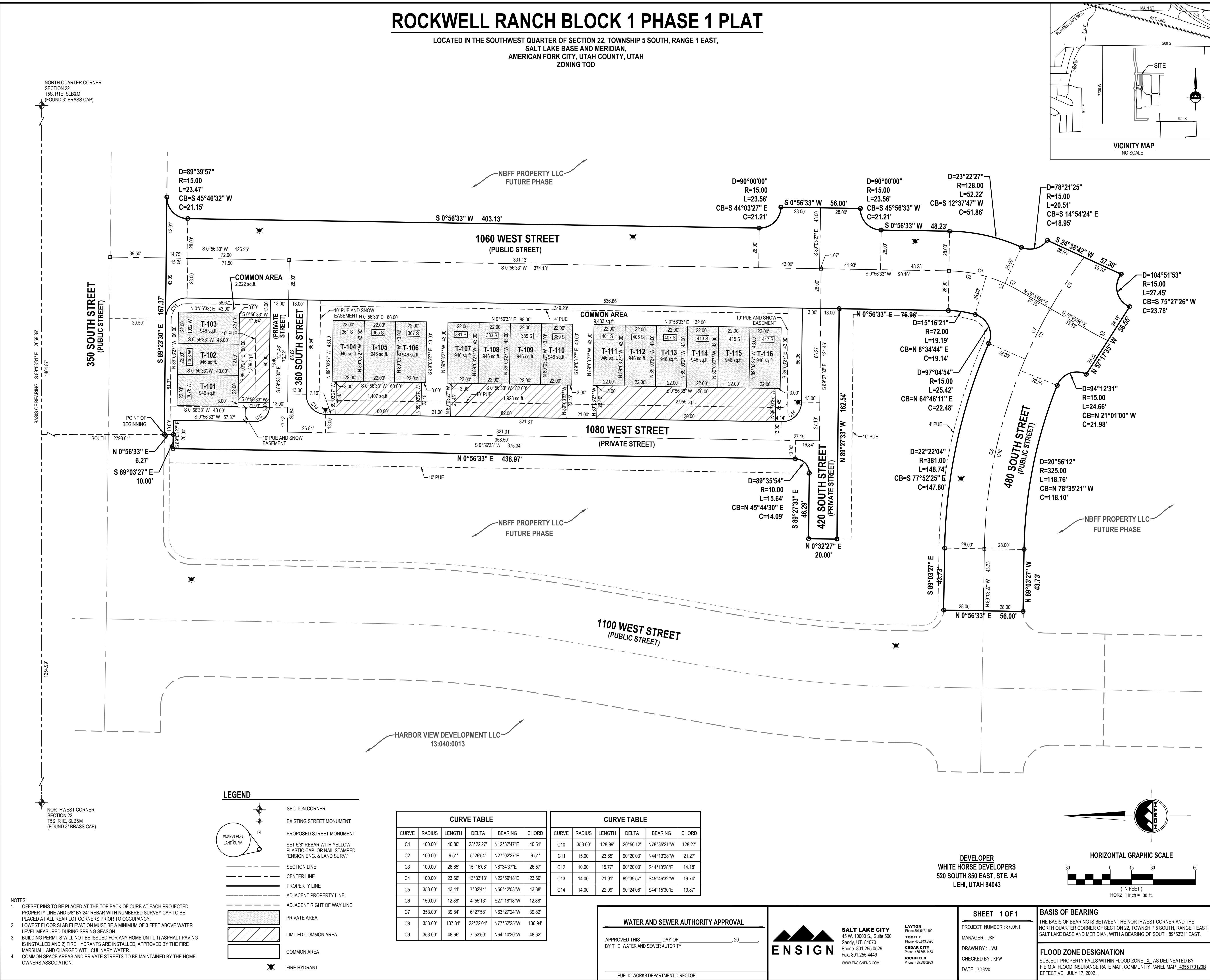
- All conditions identified in the public record associated with the July 22, 2020 planning commission meeting.

SUPPORTING DOCUMENTS

1. Plat (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT

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, 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 1,254.99 feet along section line and South 2,798.01 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 167.37 feet;

thence Southwesterly 23.47 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°36'30" West and the chord bears South 45°46'32" West 21.15 feet with a central angle of 89°39'57");

thence South 00°56'33" West 403.13 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 44°03'27" East 21.21 feet with a central angle of 90°00'00");

thence South 00°56'33" West 56.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°56'33" West and the chord bears South 45°56'33" West 21.21 feet with a central angle of 90°00'00");

thence South 00°56'33" West 48.23 feet;

thence Southerly 52.22 feet along the arc of a 128.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 12°37'47" West 51.86 feet with a central angle of 23°22'27");

thence Southerly 20.51 feet along the arc of a 15.00 foot radius curve to the left (center bears South 65°43'41" East and the chord bears South 14°54'24" East 18.95 feet with a central angle of 104°51'53");

thence South 24°38'42" West 57.30 feet;

thence Westerly 27.45 feet along the arc of a 15.00 foot radius curve to the left (center bears South 37°53'22" West and the chord bears North 78°52'21" West 118.10 feet with a central angle of 20°56'12");

thence North 89°03'27" West 43.73 feet;

thence North 00°56'33" East 56.00 feet;

thence North 00°56'33" East 6.27 feet to the point of beginning.

Contains 102,401 Square Feet or 2.351 Acres and 16 Townhomes

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 _____ NAME _____
COMPANY _____ COMPANY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 20____, I, 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 _____ NOTARY PUBLIC _____
NO. _____ RESIDING IN _____ COUNTY _____
A NOTARY PUBLIC COMMISSION IN UTAH

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

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: PROFESSIONAL LAND SURVEYOR, No. 286882, PATRICK M. HARRIS, STATE OF UTAH

NOTARY PUBLIC SEAL: _____

CLERK-RECORDER SEAL: _____

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a preliminary and final plat for Rockwell Ranch Phase I, consisting of 16 lots, in the area of 400 South 1060 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 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.

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 I, 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 I.

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/22/2020

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

Project Address: 1060 West 400 South

Developer / Applicant's Name: White Horse Developers

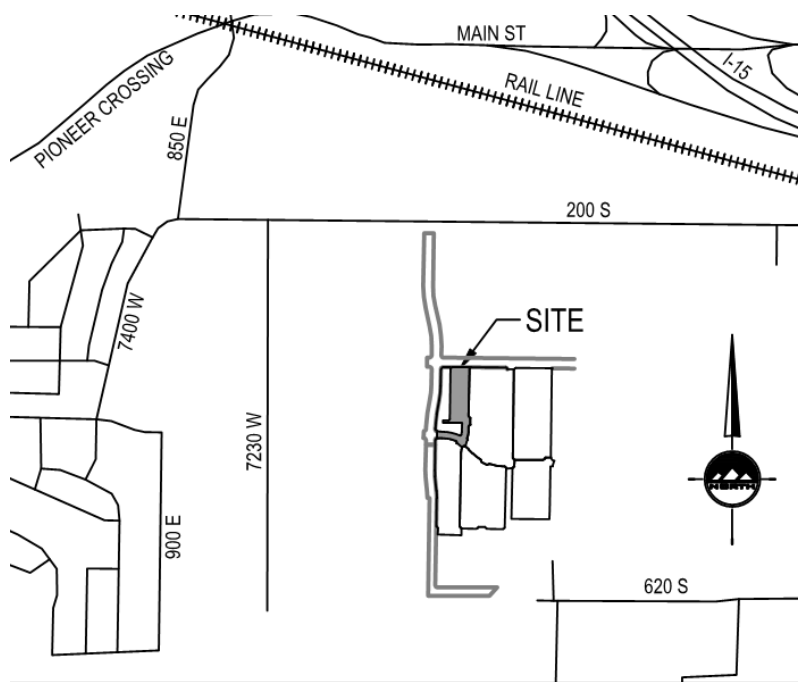
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 [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. **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.

UNAPPROVED MINUTES

1 **Ryan Hunter** **Aye**
 2 **Rod Brocious** **Aye**
 3 **Harold Dudley** **Aye**
 4 **Geoff Dupaix** **Aye**

5 **The motion passed.**

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

9
 10 Mr. Olsen said that the area of Phase I, Rockwell Ranch was annexed in 2015. It received approval
 11 of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan
 12 approval (staff level review). As part of the lot plan submittal and review, subdivision plats are
 13 necessary. Further lot plan review (staff level review) will ensure placement of structures,
 14 setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the
 15 TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development
 16 of the site. This plat anticipates townhome development.

17 Mr. Ben Hunter

18
 19 **Public Hearing Opened**

20
 21 **Public Hearing Closed**

22
 23 Moved to approve the preliminary plan and recommend approval of the final plat of Rockwell
 24 Ranch Phase 1, with the findings and conditions listed in the staff report and subject to any
 25 findings, conditions, and modifications listed in the engineering report.

26 **seconded the motion. Voting was as follows:**

27 **Chairman Woffinden** **Aye**
 28 **Chris Christiansen** **Aye**
 29 **Christine Anderson** **Aye**
 30 **Ryan Hunter** **Aye**
 31 **Rod Brocious** **Aye**
 32 **Harold Dudley** **Aye**
 33 **Geoff Dupaix** **Aye**

34 **The motion passed.**



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance adopting the final plat of 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.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat of Stonecreek Plat E Conservation PUD as stated in the attached minutes of the July 22, 2020 planning commission meeting.

BACKGROUND The applicant proposes a fifth phase for the Stonecreek project consisting of 64 lots, immediately south of open space that has been deeded to American Fork as part of previous project phases. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

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

SUGGESTED MOTION I move to approve the ordinance adopting the final plat of 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 and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat and publication of the ordinance subject to:

- All conditions identified in the public record associated with the July 22, 2020 planning commission meeting, including illustration and dedication of park/open space area associated with Plat E.

SUPPORTING DOCUMENTS

1. Ord (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ORDINANCE NO.

**AN ORDINANCE APPROVING THE PLAT/SITE PLAN FOR STONECREEK PLAT E
LOCATED AT 700 SOUTH 400 WEST.**

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

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

- A. The site plan for Stonecreek Plat E, as set forth in the attachment, is hereby approved.
- B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone _____.
- C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

- A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.
- C. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN
FORK, UTAH, THIS 11th DAY OF AUGUST, 2020.**

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

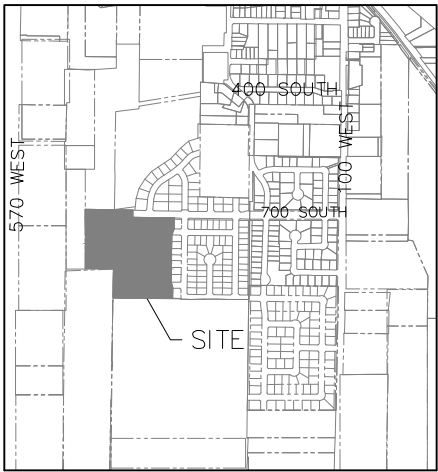
Attachment: 1. Ord (Stonecreek Plat E)

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.88	15.00	91°13'16"	21.44	S45°30'15"W
C2	23.24	15.00	88°46'44"	20.99	N44°29'45"E
C3	23.24	15.00	88°45'36"	20.98	S44°29'11"E
C4	23.89	15.00	91°14'24"	21.44	S45°30'49"W
C5	23.24	15.00	88°45'36"	20.98	S44°29'11"E
C6	23.89	15.00	91°14'24"	21.44	S45°30'49"W
C7	23.39	15.00	89°19'36"	21.09	N44°12'11"W
C8	23.74	15.00	90°40'24"	21.34	S45°47'49"W
C9	23.54	15.00	89°55'50"	21.20	S44°30'18"E
C10	23.58	15.00	90°04'10"	21.23	S45°29'42"W
C11	23.55	15.00	89°56'40"	21.20	N45°33'27"E
C12	23.58	15.00	90°03'20"	21.22	S44°26'33"E
C13	23.42	15.00	89°27'06"	21.11	N44°08'26"W
C14	23.71	15.00	90°32'54"	21.31	N45°51'34"E
C15	23.42	15.00	89°27'06"	21.11	N44°08'26"W
C16	23.71	15.00	90°32'54"	21.31	S45°51'34"W
C17	22.92	15.00	87°31'46"	20.75	S47°21'00"W
C18	0.97	15.00	3°41'30"	0.97	S01°44'22"W

STONECREEK PLAT 'E'
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY.

FLOOD ZONE DESIGNATION: X
COMMUNITY PANEL #: 4955170120B
EFFECTIVE DATE: JULY 17, 2002

- NOTES:
1. OFFSET NAILS TO BE PLACED IN THE CURB AND 5/8" BY 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL ALL ASPHALT PAVING IS INSTALLED AND THE FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGE WITH CULINARY WATER.
 3. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
 4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON. NO BASEMENTS TO BE CONSTRUCTED WITHIN THIS PLAT.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S.

DATE

BOUNDARY DESCRIPTION

Commencing the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°03'19" East 93.39 feet along the section line; thence South 88°53'07" East 499.08 feet; thence South 01°06'53" West 72.00 feet; thence South 88°53'07" East 431.77 feet; thence South 01°08'01" West 114.60 feet; thence South 21°08'57" West 65.99 feet; thence South 00°35'07" West 492.73 feet; thence South 13°46'31" East 63.98 feet; thence South 00°31'47" West 106.00 feet; thence North 89°28'13" West 456.37 feet; thence North 88°18'00" West 62.01 feet; thence North 89°29'00" West 101.00 feet; thence North 00°27'37" East 300.00 feet; thence South 89°59'37" West 294.61 feet; thence North 00°06'23" West 526.75 feet along the section line to the point of beginning.

Parcel contains: 16.33 acres more or less.
Number of lots = 64

Basis of bearing: The line between the Northwest Corner and the North Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and meridian which bears North 89°48'57" East.

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. Pursuant to Utah Code 10-9A-604(1)(d) the owner hereby conveys the common area as indicated hereon, to the STONECREEK ESTATES HOMEOWNERS ASSOCIATION, INC. 1080 North Amberly Dr PO Box 540265 North Salt Lake, Ut 84054

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

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION # _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

APPROVED: _____ 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 _____

PLAT 'E'

STONECREEK
A CONSERVATION PUD

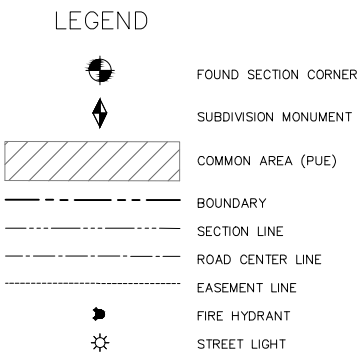
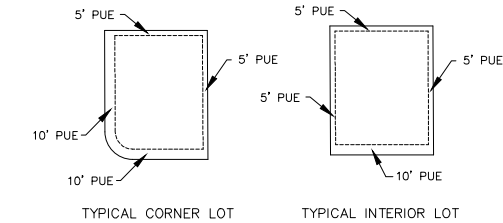
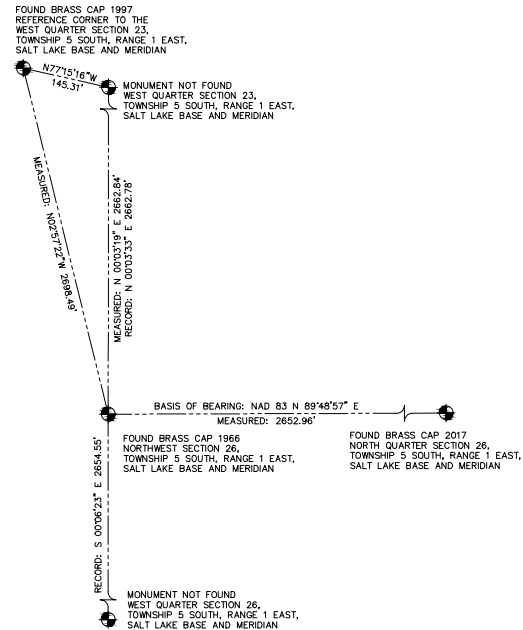
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

SURVEYOR SEAL CLERK-RECORDED SEAL RECORDING INFORMATION

SEWER/WATER AUTHORITY APPROVAL

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

SEWER/WATER AUTHORITY



LAND USE:	
PLAT "E" =	16.33 ACRES
ZONING=	PR-3.0
TOTAL LOTS=	64 LOTS
DENSITY OVERALL =	3.0 LOTS/ACRE
OPEN SPACE =	0.27 ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT-CONSERVATION SUBDIVISION PROJECT

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH
SUITE #200 SLC, UT 84101
PHONE (801) 372-2077

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

STONECREEK PLAT "E" CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

AMERICAN FORK, UTAH

PROJECT LOCATION: 700 SOUTH 400 WEST

prepared for:
WOODSIDE HOMES

460 WEST 50 NORTH
SUITE #200
SALT LAKE CITY, UT 84101
PHONE: (801) 758-7086

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE DONE AS PER THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 3. ONE COLOR ELECTRONIC COPY OF AS BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND PRESSURIZED IRRIGATION.
- 4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
- 6. TYPE OF CONSTRUCTION IS RESIDENTIAL AND BUILDINGS WILL NOT INCLUDE FIRE SPRINKLERS.

BENCHMARK

NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5S, RANGE 1E
ELEVATION = 4520.92

AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT

COMPANY	CONTACT	NUMBER
AF City Culinary Water	Jay Brems	(801)763-3060
AF Pressure Irrigation	Jay Brems	(801)763-3060
AF Sanitary Sewer	Ashton Hardy	(801)763-3060
AF Storm Drain	Ashton Hardy	(801)763-3060
AF Fire Marshall	Mat Sacco	(801)763-3040
AF City Inspector	Dee Howard	(801)763-3060
AF SWPPP Inspector	Harlan Nielson	(801)404-6361
AF Fiber	Will Davis	(801)897-9826
AF Irrigation Company	Ernie John	(801)471-6576
Rocky Mountain Power	Teria Walker	(801)756-1310
Comcast	Elysin Valdez	(801)401-3017
T.S.S.D.	David Barlow	(801)756-5231
Century Link	Bill Westfall	(435)623-4252
Questar	Wendy Edwards	(801)853-8513



UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	ROCKY MOUNTAIN POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST



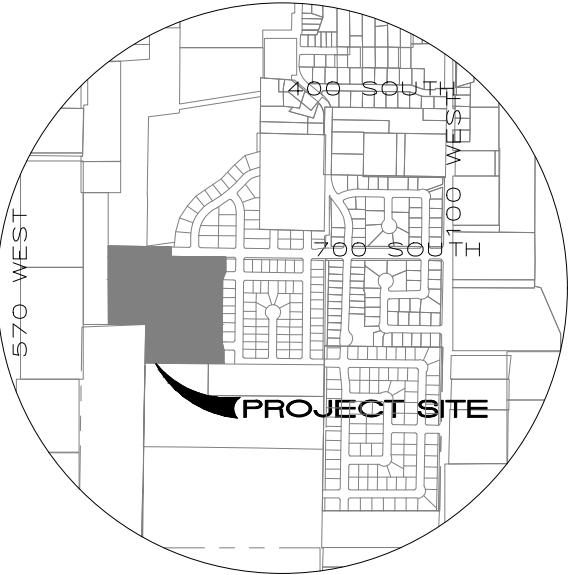
SITE MAP



LAND USE:	
PLAT 'E' AREA=	16.33 ACRES
ZONING=	PR-3.0
TOTAL LOTS=	64 LOTS
OVERALL DENSITY=	3.0 LOTS PER ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT-CONSERVATION SUBDIVISION PROJECT LOT SIZES HAVE BEEN AVERAGED.

FLOOD ZONE DESIGNATION: X
COMMUNITY PANEL #: 49049C0306F
EFFECTIVE DATE: 6/19/2020



VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	840 SOUTH & 700 SOUTH PLAN & PROFILE SHEET
5	250 WEST PLAN & PROFILE SHEET
6	330 WEST PLAN & PROFILE SHEET
7	290 WEST PLAN & PROFILE SHEET
8	OFFSITE SEWER PLAN & PROFILE SHEET
9	STORM WATER POLLUTION PREVENTION PLAN
10	DETAIL SHEET 1
11	DETAIL SHEET 2
12	STREET TREE EXHIBIT

Attachment: 1. Ord (Stonecreek Plat E)

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	01/02/20
CGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT_E\01 COVER.dwg

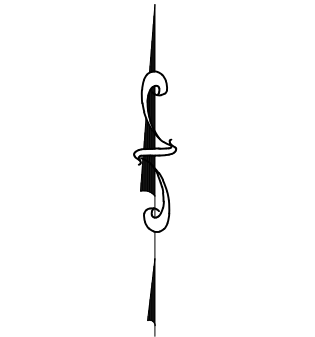
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK,
UTAH

STONECREEK PLAT "E"
A RESIDENTIAL SUBDIVISION

COVER

JOB
WS-AF
SHEET NO.



0 60 120 180
(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

LEGEND

- PROPERTY BOUNDARY LINE
-  DECIDUOUS TREE - 2" CAL.

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO INSTALL STREET TREES ALONG STREET AT A SPACING OF 40' APART. COORDINATE WITH CITY ARBORIST TO DETERMINE TYPE OF TREES.

REVISIONS				DESIGNED BY:	
NO.	DATE	DESCRIPTION	BY	TGT	
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	01/02/20
4				CDD FILE:	
J:\GARRETT\AmericanFork\dwg\PLAT F\12 TREE EXHIBIT.dwg					

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK,
UTAH

STONECREEK PLAT "E"
A RESIDENTIAL SUBDIVISION

TREE EXHIBIT

JOB
WS-AF
SHEET NO.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Stonecreek Plat E, located in the area of 700 South 400 West, in the PR-3.0 (Planned Residential) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		700 South 400 West		
Applicants:		Trane Engineering/Woodside Homes		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	City Open Space		
	South	Agriculture		
	East	Residential		
	West	Residential/Agriculture		
Existing Zoning:		PR-3.0		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PR-3.0		
	South	PR-3.0		
	East	PR-3.0		
	West	Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		Low Density Residential (3 du/ac)		
Zoning within density range?		x	Yes	No

Attachment: 2. Staff Report (Stonecreek Plat E)

Background

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

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.

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.

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 E” recordation.

FINDINGS OF FACT/CONDITIONS OF APPROVAL

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

1. The final plat is consistent with the preliminary plan.
2. The final plat is consistent with the Land Use Plan designation of “Low Density Residential”.
3. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.
4. Water rights conveyance shall be satisfied prior to “Plat D” recordation.
5. The Planning Commission grants the request for modification of building site requirements, allowing for averaging of lot sizes for “harmonizing development within a project” (17.7.401); finding that such modification provides greater overall consistency.
6. Park/open space dedication area with Plat E shall be illustrated and dedication shall occur with final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we 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.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Stonecreek Plat E.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of Stonecreek Plat E.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/22/2020

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: Stonecreek Plat E

Project Address: 700 South 400 West

Developer / Applicant's Name: Woodside Homes of Utah

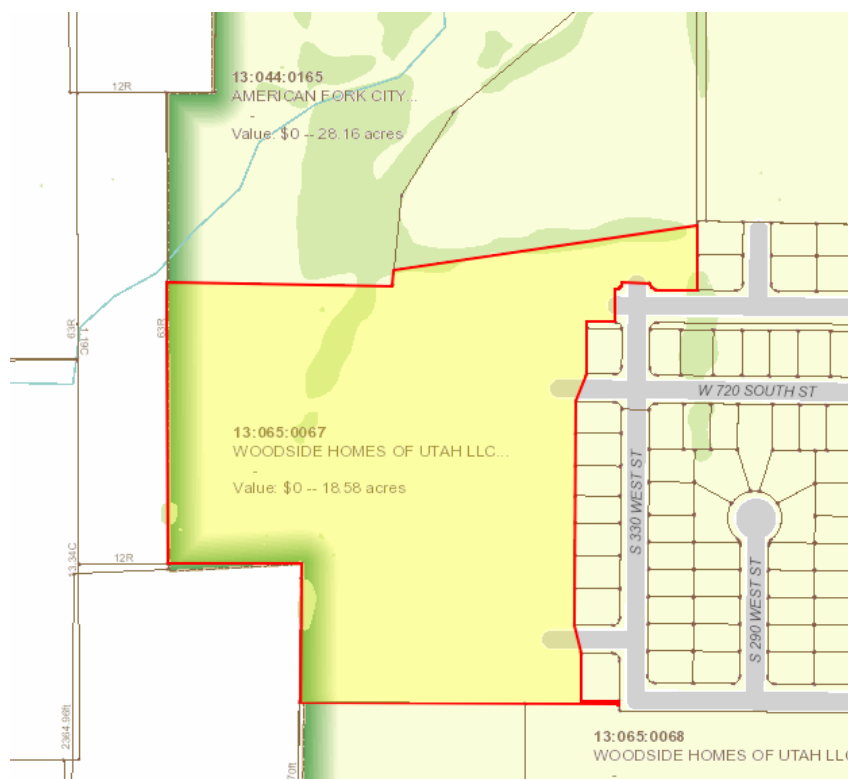
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 7/22/2020 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.

UNAPPROVED MINUTES

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 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.

Mr. Ben Hunter

Public Hearing Opened

Public Hearing Closed

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.

Seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye

UNAPPROVED MINUTES

Ryan Hunter Aye
 Rod Brocious Aye
 Harold Dudley Aye
 Geoff Dupaix Aye

The motion passed.

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

Public Hearing Opened

Public Hearing Closed

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.

seconded the motion. Voting was as follows:

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

The motion passed.

Attachment: 3. Minutes (Stonecreek Plat E)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on a resolution declaring real property to be surplus and disposed of.

SUMMARY RECOMMENDATION

Staff would recommend approval of the resolution declaring real property to be surplus and disposed of.

BACKGROUND

American Fork City has several small parcels of land that are not being utilized by the city. The proposal before the city council is to declare these small parcels of land as surplus and to be disposed of. The resolution includes a description and an aerial showing the location of the parcels.

BUDGET IMPACT

Any proceeds will be deposited into the general fund.

SUGGESTED MOTION

Move to adopt the resolution declaring the real property to be surplus and to be disposed of.

SUPPORTING DOCUMENTS

08-11-2020 - Surplus Property Resolution (PDF)

RESOLUTION NO. _____

A RESOLUTION DECLARING PROPERTY TO BE SURPLUS

WHEREAS, American Fork City provided published notice of a public hearing in the *Deseret News* on the 28 day of July, 2020; and

WHEREAS, a public hearing was held on the 11 day of August, 2020, regarding the proposed surplus of property, where public comment was entertained;

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

The following is hereby found to be surplus real property and to be disposed of by American Fork City:

Approximate Address:	1800 South 6000 West (Boat Harbor)
Legal Description:	Beginning at a point that is South 1758.23 feet and East 217.00 feet from the North ¼ corner of Section 35, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence N01°44'07"E 240.79 feet along a fence; East 15.64 feet; thence South 240.68 feet; thence West 22.93 feet to a fence and the point of beginning (area = 4,642 sq ft) (See Exhibit A)

Approximate Address:	520 North 400 East
Legal Description	Parcel "A": Beginning at a point that is N00d10'13"W 963.79 feet and East 1287.59 feet from the West ¼ corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence along the northern boundary of Lot 7, Shalimar Acres "D" the following three courses, N56d39'47"W 2.50 feet; thence northwesterly along a 179.00 foot curve to the left 68.00 feet, the chord of said curve bearing N67d55'40"W 67.59 feet; thence southwesterly along a 20.00 foot radius curve to the left 36.34 feet, the chord of said curve bearing S51d46'06"W 31.54 feet; thence following the back of sidewalk the following two courses, N01d27'46"W 12.49 feet; thence northeasterly along a 25.00 foot radius curve the right 31.01 feet, the chord of said curve bearing N61d11'50"E 29.06 feet; thence S84d21'59"E 63.90 feet; thence along a retaining wall S01d36'24"E 27.48 feet to the point of beginning (area = 1,113 sq ft)

Parcel "B": Beginning at a point that is N00d10'13"W 963.79 feet and East 1287.59 feet from the West ¼ corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence along a retaining wall S01d36'24"E 68.85 feet; thence S89d59'57"W 2.87 feet to the easterly property line of Lot 7, Shalimar Acres "D"; thence along said property

line N00d46'53"E 68.83 feet to the point of beginning (area = 98 sq ft) (See Exhibit B)

Approximate Address: 520 North 500 East
 Legal Description: Beginning at a point that is N00d10'13"W 941.78 feet and East 1949.89 feet from the West ¼ corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence N00d00'32"W 30.29 feet; thence northeasterly along a 7.50 foot radius curve to the right 12.53 feet, the chord of said curve bearing N45d14'57"E 11.12 feet; thence continuing northeasterly along a 554.00 foot radius curve to the left 126.85 feet, the chord of said curve bearing N82d26'49"E 126.57 feet; thence thence S00d02'59"E 54.78 feet; thence N89d59'30"W 133.32 feet to the point of beginning (area = 5,811 sq ft) (See Exhibit C)

Approximate Address: 150 East 1120 North
 Legal Description: Beginning at a point that is West 389.10 feet and South 2.58 feet from the East ¼ corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence S89°54'44"W 98.06 feet; S17°13'13"W 10.21 feet; thence S89°56'04"E 98.20 feet; thence N16°03'04"E 10.42 feet to the point of beginning (area = 217 sq ft) (See Exhibit D)

This Resolution shall become effective upon its passage.

PASSED by the American Fork City Council this 11th day of August, 2020.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Exhibit A

N 6000 WEST ST

Parcel "A"
4,642 sqft

Exhibit B

Parcel "A"
1,113 sqft

Parcel "B"
98 sqft

Exhibit C

5.9.a

E 520 NORTH ST

Parcel "A"
5,811 sqft

Attachment: 08-11-2020 - Surplus Property Resolution (Surplus Real Property)

Exhibit D

E 1120 NORTH ST

N 160 EAST ST

Parcel "A"
217 sqft



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2020**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Review and action on a Construction Contract for the 2020 Sewer Rehabilitation Project (SE202002) Construction Contract

SUMMARY RECOMMENDATION Staff recommends approval of the 2020 Sewer Rehabilitation Project to Insituform Technologies, LLC.

BACKGROUND The Engineering Division followed a standard procurement process by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P) website. On August 4, 2020, three bids were received for this work, with Insituform Technologies, LLC being the lowest acceptable bid based on the criteria in the issued IFB. The project will consist of the installation of approximately 2,714 feet of 8" and 1,206 feet of 10" cured-in-place pipe (CIPP) and associated appurtenances.

BUDGET IMPACT This contract will be issued as part of the existing sewer system capital projects budget.

SUGGESTED MOTION Mr. Mayor, I move that we accept the bid submitted by Insituform Technologies, LLC for the construction of the 2020 Sewer Rehabilitation Project in the amount of \$159,500.00 and approve the construction contract as presented.

SUPPORTING DOCUMENTS

Sewer Rehab Bid Recommendation Letter (PDF)
005000 Agreement - Insituform (PDF)
2020 Sewer Rehabilitation - Bid Tab (PDF)

Aaron Wilson, P.E.
270 East 200 North
American Fork Utah, 84003

Aug 6, 2020

Subject: American Fork 2020 Sewer Rehabilitation Project Bid Results and Recommendations

Dear Aaron:

Attached is the bid tabulation for the American Fork 2020 Sewer Rehabilitation Project. The low bidder was Insituform Technologies with a base bid of \$105,799.00 and an additive alternate bid price of \$53,701.00 for a total of \$159,500.00. The bid was 20 percent lower than the engineer's estimate. There was a total of three bidders on this project with an average bid price of \$192,281.67.

We recommend the bid be awarded to Insituform Technologies. We have checked their license, bonding, and references and have found everything in order.

Attached are three (3) copies of the Notice of Award if the City so chooses to award this project to Insituform Technologies.

If you have any questions please call.

Sincerely,
HORROCKS ENGINEERS

John E. Schiess, P.E.

Digitally signed by John E. Schiess, P.E.
DN: C=US, E=jschiess@horrocks.com,
O=Horrocks Engineers, OU=Principal, CN="John
E. Schiess, P.E."
Date: 2020.08.06 11:18:33-06'00'

John E. Schiess, P.E.
Principal Engineer

cc: File

Attachment: Sewer Rehab Bid Recommendation Letter (2020 Sewer Rehabilitation Project (SE202002) Construction Contract)

DOCUMENT 005000**AGREEMENT**

THIS AGREEMENT, made this _____ day of August, 2020 by and between American Fork City, hereinafter called "OWNER" and Insituform Technologies, LLC doing business as a corporation hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete construction of 2020 Sewer Rehabilitation Project.
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the project described herein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 10 calendar days after the date of the Notice to Proceed and will complete the work required by the CONTRACT DOCUMENTS **and fully complete the project by December 31, 2020 and within 30 days of mobilization**, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$159,500.00.
5. The term "CONTRACT DOCUMENTS" means and includes the following:
 - (A) Advertisement for BIDS
 - (B) Instructions to BIDDERS
 - (C) Information Required of Bidder
 - (D) Bid
 - (E) Bid Bond
 - (F) Agreement
 - (G) General Conditions
 - (H) Supplementary Conditions
 - (I) Special Provisions
 - (J) Payment Bond
 - (K) Performance Bond
 - (L) Notice of Award
 - (M) Notice to Proceed
 - (N) Change Order

(O) Specifications prepared or issued by Horrocks Engineers, dated April 2020.

6. The OWNER will pay to the CONTRACTOR in the manner at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns. IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in triplicate, each of which shall be deemed an original on the date first above written.

OWNER:

BY _____

Name _____

Title _____

(SEAL)

ATTEST:

Name _____

(please type)

Title _____

CONTRACTOR:

BY _____

Name _____

(please type)

Address _____

(SEAL)

ATTEST:

Name _____

(please type)

Title _____

**Engineer's Estimate
Horrocks Engineers**

Project Manager: John E. Schiess, P.E.
Project Engineer: Ryan McLeod, P.E.
Bid Opening: purchasing.utah.gov
Date: August 4, 2020
Time: 2:00 PM
Project #: UT-2226-2001

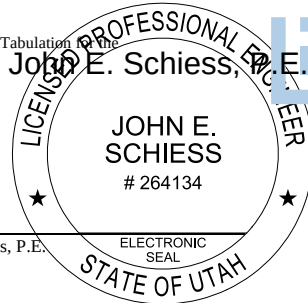
Construction Cost Index: 11397
 For: 2020 Sewer Rehabilitation Project
 American Fork City
 275 East 200 North
 American Fork, UT 84003

Contractors	Base Bid	Base Bids + Alternate 1
C&L Water Solutions, Inc.	\$97,637.00	\$175,276.00
Insituform Technologies, LLC	\$105,799.00	\$159,500.00
Granite Inliner, LLC	\$140,146.00	\$242,069.00
Average	\$114,527.33	\$192,281.67
Engineer's Estimate	\$113,960.44	\$200,422.96
Percent Difference	0%	4%

Base Bid				Engineer's Estimate		Bidder 1		Bidder 2		Bidder 3		Average	
				C&L Water Solutions, Inc.		Insituform Technologies, LLC		Granite Inliner, LLC					
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1.00	LS	\$19,221.30	\$19,221.30	\$13,740.00	\$13,740.00	\$8,800.00	\$8,800.00	\$30,500.00	\$30,500.00	\$17,680.00	\$17,680
2	10" CIPP Liner by UV Light	1206.00	LF	\$55.94	\$67,457.61	\$45.00	\$54,270.00	\$52.00	\$62,712.00	\$66.00	\$79,596.00	\$54.33	\$65,526
3	8" CIPP Liner by UV Light	350.00	LF	\$43.05	\$15,067.36	\$49.00	\$17,150.00	\$62.00	\$21,700.00	\$47.00	\$16,450.00	\$52.67	\$18,433
4	Re-connection of Sewer Laterals	24.00	EA	\$152.55	\$3,661.20	\$161.00	\$3,864.00	\$119.00	\$2,856.00	\$250.00	\$6,000.00	\$176.67	\$4,240
5	Rehabilitation of Concrete Manholes	10.00	LF	\$702.75	\$7,027.47	\$776.00	\$7,760.00	\$865.00	\$8,650.00	\$600.00	\$6,000.00	\$747.00	\$7,470
6	Rehabilitation of Concrete Manhole Inverts	1.00	EA	\$1,525.50	\$1,525.50	\$853.00	\$853.00	\$1,081.00	\$1,081.00	\$1,600.00	\$1,600.00	\$1,178.00	\$1,178
TOTAL BASE BID					\$113,960.44	\$97,637.00		\$105,799.00		\$140,146.00		\$114,527.33	
Additive Alternate #1													
7	Cutting of Protruding laterals	1.00	EA	\$308.15	\$308.15	\$161.00	\$161.00	\$486.00	\$486.00	\$525.00	\$525.00	\$390.67	\$390
8	Top Hat Lateral Repair	1.00	EA	\$2,014.68	\$2,014.68	\$2,312.00	\$2,312.00	\$5,187.00	\$5,187.00	\$6,700.00	\$6,700.00	\$4,733.00	\$4,733
9	8" CIPP Liner by UV Light	1834.00	LF	\$43.05	\$78,952.98	\$38.00	\$69,692.00	\$24.00	\$44,016.00	\$47.00	\$86,198.00	\$36.33	\$66,635
10	Re-connection of Sewer Laterals	34.00	EA	\$152.55	\$5,186.70	\$161.00	\$5,474.00	\$118.00	\$4,012.00	\$250.00	\$8,500.00	\$176.33	\$5,995
TOTAL ADDITIVE ALTERNATE #1					\$86,462.51	\$77,639.00		\$53,701.00		\$101,923.00		\$77,754.17	
TOTAL BID					\$200,422.96	\$175,276.00		\$159,500.00		\$242,069.00		\$192,281.50	

* Deontes a Math Error

I hereby certify that this is a true and correct Bid Tabulation for the
 2020 Sewer Rehabilitation Project



John E. Schiess, P.E.

ELECTRONIC
SEAL

Digitally signed by John E. Schiess, P.E.
 DN: C=US, E=jschiess@horrocks.com,
 O=Horrocks Engineers, OU=Principal,
 CN="John E. Schiess, P.E."
 Date: 2020.08.04 16:19:32-06'00'