

AMERICAN FORK CITY COUNCIL
SEPTEMBER 8, 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, September 8, 2020, electronically, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment regarding the declaration of real property to be surplus and disposed of.
- Receiving public comment on amendments to the Fiscal Year 2021 budget (July 1, 2020 to June 30, 2021)

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Shelton; 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 August 11, 2020 city council meeting minutes.
2. Approval of the August 25, 2020 city council meeting minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$48,957.40 for THE MEADOWS AT AMERICAN FORK located at 751 West 200 South.
4. Approval of the authorization to release the Improvements Durability Retainer of \$76,562.99 for SOUTH POINT PHASE 3, located at 740 East 400 South.
5. Ratification of city payments (August 19, 2020 to September 1, 2020) and approval of purchase requests over \$25,000.

ACTION ITEMS

1. Review and action an alcoholic beverage license for Sol Agave located at 598 West Main Street, Suite A.

2. Review and action on a resolution approving the Blackhurst Property Land Use Map Amendment from the Residential Medium Density to Residential High Density designation, located at 440 South 100 East.
3. Review and action on an ordinance approving the Blackhurst Property Zone Map Amendment from the R2-7,500 to R4-7,500 Residential zone, located at 440 South 100 East.
4. Review and action on an ordinance amending Section 17.4.608 of the American Fork City Municipal Code, a relating to District Framework Plans.
5. Review and action on a reimbursement agreement with Wagscap, LLC for system improvements on 500 East and Auto Mall Drive.
6. 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 Bach Apartments, located in the area of 740 East 620 South in the PC Planned Community zone.
 - b. Review and action on the final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone.
 - c. Review and action on the final plat of Easton Park Subdivision Phase 5, located in the area of 547 South 860 East in the PC Planned Community zone.
 - d. Review and action on an ordinance approving a commercial site plan for the Ritchie American Fork 860 Apartments, located in the area of 860 East Quality Drive in the PC Planned Community zone.
7. Review and action on a Performance-in-Lieu Agreement with OZ AF EAST, LLC regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with Bach Apartments located at 620 South 700 East.
8. Review and action on a Construction Contract for the 100 East Street Water Line Replacement Construction Contract.
9. Review and action on a resolution declaring real property to be surplus and disposed of.
10. Review and action on a resolution approving amendments to the Fiscal Year 2021 city budget.
11. Review and action on an ordinance repealing the temporary land use regulations prohibiting the filing of new land use and development applications and the erection or construction of buildings or structures for land south of Pioneer Crossing and southwest of I-15.
12. Adjournment.

Dated this 3 day of September, 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
SEPTEMBER 8, 2020**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM Common Consent Consideration regarding authorization to release the Improvements Durability Retainer of \$48,957.40 for THE MEADOWS AT AMERICAN FORK located at 751 West 200 South.

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 \$ 48,957.40 for THE MEADOWS AT AMERICAN FORK. 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- Meadows at American Fork-Durability	(PDF)
Durability_Release_Authorization-Meadows at American Fork	(PDF)
Performance Bond Spreadsheet-Meadows at American Fork	(XLSX)

Development Name: THE MEADOWS AT AMERICAN Fork
Development Address: 750 WEST 200 SOUTH
*All outstanding fees must be paid prior to any release.

~~X~~ Improvement Warranty Release
(10% Durability Release) _____

Packet Pg. 4



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 THE MEADOWS AT AMERICAN FORK 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: \$ 48,957.40

PASSED THIS 8 DAY OF SEPTEMBER, 2020.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Name of Development: Cottages at Lakeside

Date		Date		Date	Requested	Date	Requested	Date		Date	
1/9/2018	(Requested 12/4/17)	1/25/2018	(Requested 1/5/18)	7/9/2018	7/3/2018	5/4/2019	3/29/2019	9/24/2019	7/15/2019		

	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
SWPPP																	
	Silt Fence	755	LF	\$2.50	\$1,887.50		\$0.00		\$0.00		\$0.00		\$0.00	755	\$1,887.50		\$0.00
	Stabilized Construction Entrance	1	LS	\$2,200.00	\$2,200.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$2,200.00		\$0.00
	Vehicle Washdown	1	LS	\$2,000.00	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$2,000.00		\$0.00
SEWER																	
	8" PVC Sewer Line	2464	LF	\$28.00	\$68,992.00	2464	\$68,992.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	12" PVC Sewer Line	1278	LF	\$35.00	\$44,730.00		\$0.00		\$0.00		\$0.00	1278	\$44,730.00		\$0.00		\$0.00
	5' Sewer Manhole Precast	11	Each	\$3,250.00	\$35,750.00	11	\$35,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sanitary Sewer Lateral Connection	28	Each	\$900.00	\$25,200.00		\$0.00	28	\$25,200.00		\$0.00		\$0.00		\$0.00		\$0.00
	Connect to Existing	1	Each	\$2,000.00	\$2,000.00		\$0.00		\$0.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																	
	8" DI Culinary Water	2972	LF	\$35.00	\$104,020.00	2000	\$70,000.00	972	\$34,020.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Gate Valve	12	Each	\$1,100.00	\$13,200.00	10	\$11,000.00	2	\$2,200.00		\$0.00		\$0.00		\$0.00		\$0.00
	Connect to Existing Water	2	Each	\$3,200.00	\$6,400.00		\$0.00	2	\$6,400.00		\$0.00		\$0.00		\$0.00		\$0.00
	Fire Hydrant Assembly	10	Each	\$4,200.00	\$42,000.00		\$0.00		\$0.00		\$0.00	10	\$42,000.00		\$0.00		\$0.00
	1.5" Water Service Lateral	28	Each	\$1,500.00	\$42,000.00		\$0.00	28	\$42,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	2" Poly Fireline with FDC	18	Each	\$1,000.00	\$18,000.00		\$0.00	18	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																	
	6" PVC Pipe	75	LF	\$20.00	\$1,500.00		\$0.00	75	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	6" Gate Valve	1	Each	\$950.00	\$950.00		\$0.00	1	\$950.00		\$0.00		\$0.00		\$0.00		\$0.00
	Connect to Existing PI	1	Each	\$2,800.00	\$2,800.00		\$0.00	1	\$2,800.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Water Meter	1	Each	\$2,500.00	\$2,500.00		\$0.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00
STREETS																	
	Asphalt 4" - Standard Road	6141	SF	\$1.80	\$11,053.80		\$0.00		\$0.00	6141	\$11,053.80		\$0.00		\$0.00		\$0.00
	Roadbase 8" Hauled, Placed & Compacted	6141	SF	\$0.65	\$3,991.65		\$0.00		\$0.00	6141	\$3,991.65		\$0.00		\$0.00		\$0.00
	24" Curb & Gutter (4" untreated base course included)	657	LF	\$15.00	\$9,855.00		\$0.00		\$0.00	657	\$9,855.00		\$0.00		\$0.00		\$0.00
	5' Sidewalk 4" Thick (4"untreated base course included)	3085	SF	\$4.00	\$12,340.00		\$0.00		\$0.00	3085	\$12,340.00		\$0.00		\$0.00		\$0.00
	6' Sidewalk 4" Thick (4"untreated base course included)	162	SF	\$4.00	\$648.00		\$0.00		\$0.00	162	\$648.00		\$0.00		\$0.00		\$0.00
	ADA Ramp (6" concrete 6" base course included)	3	Each	\$1,500.00	\$4,500.00		\$0.00		\$0.00	3	\$4,500.00		\$0.00		\$0.00		\$0.00
	Asphalt Patches in Road	5092	SF	\$5.50	\$28,006.00		\$0.00		\$0.00	5092	\$28,006.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	\$250.00	\$250.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$250.00		\$0.00
	Testing, Cleaning, Inspections	1	LS	\$2,500.00	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00
	Traffic Sign	1	Each	\$300.00	\$300.00		\$0.00		\$0.00	1	\$300.00		\$0.00		\$0.00		\$0.00

Balance
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10% Durability - retained at ICG release	\$48,957.40	Released 9/8/2020
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ICG Amount	\$538,531.35
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Street Lights	\$0.00
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Fees	\$0.00
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**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Public Works **Director Approval** Scott Sensanbauger

AGENDA ITEM Common Consideration regarding authorization to release the Improvements Durability Retainer of \$76,562.99 for SOUTH POINT PHASE 3, located at 740 East 400 South.

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.

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SUPPORTING DOCUMENTS

Bond Release Request-South Point Ph 3 (PDF)
South Point 3 Performance Guarantee (XLSX)
Durability Release Authorization-South Point Ph 3 (PDF)

Development Name: South Point Phase 3

Development Address: 348 S 780 E American Fork, UT 84003

*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
Phase 3 Durability Bond Release	1	1	\$76,562.99	\$76,562.99	
			Total	\$76,562.99	

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

Please send check/bank letter to:

Name: Oakwood Homes of Utah CC/Landon Larsen

Bank (if applicable):

Address: 206 E Winchester St

City: Murray State: Utah Zip: 84107

Phone: 2083717381 Email: llarsen@oakwoodhomesco.com

Signature: Landon J. Larsen Date: 08/30/20

City Official Use Only

☒ Fees paid and current

Administrative Signature:

Inspector Signature:

Date: 8.31.20

Date: 6/9/20

Name of Development: South Point 3

Date		Date		Date		Date		Date		Date	

Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
MOBILIZATION																
Mobilization	1.00	LS	\$5,000.00	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
EARTHWORK																
Strip Topsoil & stock pile on site	9412	CY	\$2.85	\$26,824.20		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Place Structural fill for roadway and driveways	9686	Ton	\$1.55	\$15,013.30		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Finish subgrade roadway	33454	SF	\$0.15	\$5,018.10		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Finish grade lot pads & driveways	32	Each	\$250.00	\$8,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Grade and place 6" roadbase for curb & gutter	1283	LF	\$3.85	\$4,939.55		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Grade and place 6" roadbase for 5' sidewalk	8670	SF	\$2.15	\$18,640.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Roadway & driveways import structural fill	9686	Ton	\$11.25	\$108,967.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Sewer trench import structural fill	3165	Ton	\$11.25	\$35,606.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm drain trench import structural fill	512	Ton	\$11.25	\$5,760.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Water trench import structural fill	815	Ton	\$11.25	\$9,168.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Irrigation trench import structural fill	648	Ton	\$11.25	\$7,290.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ASPHALT AND CONCRETE																
Asphalt 3" - Standard Road	33454	SF	\$1.17	\$39,141.18		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Roadbase 8" Hauled, Placed & Compacted	33454	SF	\$0.69	\$23,083.26		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
24" Curb & Gutter (4" untreated base course incl	1283	LF	\$18.00	\$23,094.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
5' wide Sidewalk 4" Thick (4" untreated base cou	8670	SF	\$4.25	\$36,847.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																
8" DI Culinary Water	408	LF	\$28.00	\$11,424.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
8" Gate Valve	2	Each	\$1,383.00	\$2,766.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Connect to Existing Water	2	Each	\$1,027.00	\$2,054.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Fire Hydrant Assembly	1	Each	\$4,355.00	\$4,355.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
1" Water Service Lateral	32	Each	\$1,135.00	\$36,320.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
2" Blowoff	2	Each	\$1,703.00	\$3,406.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Cover Collar for Water Valve Boxes	6	Each	\$200.00	\$1,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SEWER																
8" PVC Sewer Line	599	LF	\$29.00	\$17,371.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4' Sewer Manhole Precast	3	Each	\$2,610.00	\$7,830.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Cover Collar for Sewer Manhole Lids	4	Each	\$250.00	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4" Sewer lateral	32	Each	\$850.00	\$27,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Connect to existing	1	Each	\$2,650.00	\$2,650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Air test sewer pipe	599	LF	\$0.75	\$449.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Air test manholes	3	Each	\$125.00	\$375.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
TV sewer main	599	LF	\$3.75	\$2,246.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
DRAINAGE																
30" RCP Storm Drain	337	LF	\$45.75	\$15,417.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
24" RCP Storm Drain	45	LF	\$40.50	\$1,822.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
15" RCP Storm Drain	102	LF	\$32.80	\$3,345.60		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Curb Inlet 2' x 3' x 4'	3	Each	\$1,904.00	\$5,712.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm Drain Manhole 5'	5	Each	\$3,208.00	\$16,040.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
21" RCP Storm Drain	242	LF	\$39.00	\$9,438.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Air test storm drain pipe	726	LF	\$1.50	\$1,089.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
TV storm drain pipe	726	LF	\$3.75	\$2,722.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Collar manholes	5	Each	\$450.00	\$2,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																
6" PVC Pipe	796	LF	\$25.00	\$19,900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
6" Gate Valve	5	Each	\$1,027.00	\$5,135.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Attachment: South Point 3 Performance Guarantee (Durability Release - SOUTH POINT PHASE 3)

2" Blowoff Pressurized Irrigation	2	Each	\$1,578.00	\$3,156.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
1" Irrigation Service	32	Each	\$655.00	\$20,960.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Cover Collar for Water Valve Boxes	5	Each	\$200.00	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
6" Tee	2	Each	\$450.00	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SWPPP																
Silt Fence	1450	LF	\$2.00	\$2,900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Curb Inlet Protection	3	Each	\$225.00	\$675.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Entrance	2	Each	\$3,500.00	\$7,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Performance Guarantee Subtotal =						\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Performance Guarantee Subtotal =				\$612,503.94	Performance Guarantee Subtotal =											

25% Contingency per Ordinance Section 17.9.301 = \$ 153,125.99

25% Contingency per Ordinance Section 17.9.301 =

Performance Guarantee Total = \$ 765,629.93

Performance Guarantee Total =

10% Durability - Retained at ICG Release = \$ 76,562.99 ased 9/22/2020

Street Lights Installation Fees = \$ 5,000.00

Street Trees Fees = \$ 9,900.00

Inspection Fees = \$ 6,500.00

Date
Balance
\$5,000.00
\$26,824.20
\$15,013.30
\$5,018.10
\$8,000.00
\$4,939.55
\$18,640.50
\$108,967.50
\$35,606.25
\$5,760.00
\$9,168.75
\$7,290.00
\$39,141.18
\$23,083.26
\$23,094.00
\$36,847.50
\$11,424.00
\$2,766.00
\$2,054.00
\$4,355.00
\$36,320.00
\$3,406.00
\$1,200.00
\$17,371.00
\$7,830.00
\$1,000.00
\$27,200.00
\$2,650.00
\$449.25
\$375.00
\$2,246.25
\$15,417.75
\$1,822.50
\$3,345.60
\$5,712.00
\$16,040.00
\$9,438.00
\$1,089.00
\$2,722.50
\$2,250.00
\$19,900.00
\$5,135.00

\$3,156.00
\$20,960.00
\$1,000.00
\$900.00
\$2,900.00
\$675.00
\$7,000.00
\$612,503.94

\$ 153,125.99

\$ 765,629.93



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 SOUTH POINT PHASE 3 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: \$ 76,562.99

PASSED THIS 8 DAY OF SEPTEMBER, 2020.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an alcoholic beverage license for Sol Agave located at 598 West Main Street Suite A.

SUMMARY RECOMMENDATION

Staff recommends approval.

BACKGROUND

Sol Agave is applying for an alcoholic beverage license. This is a new business located at 598 West Main Street, Suite A (the old Rubios location).

BUDGET IMPACT

\$300 application fee (revenue).

SUGGESTED MOTION

I move to approve an alcoholic beverage license for Sol Agave located at 598 West Main Street, Suite A.

SUPPORTING DOCUMENTS

Sol Agave Alcoholic Beverage License (PDF)

Printed: 09/01/2020

American Fork

SOL AGAVE

09/01/2020 - 12/30/2020

Beer/Alcoholic Beverage Business License
Application

General

Application Status

Awaiting Payment

Permit/License #

7835184

Reference Number

0721eb00-ec9f-11ea-9634-95cbdb463e95

Status

Active

Application Review Status

Final-Review

Approved

Date Submitted

09/01/2020

Date Approved/Denied

09/01/2020

Fees

New Beer/Alcoholic Beverage Application Fee	\$300.00
Total Fees	\$300.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

JESUS

Applicant Last Name

GALVEZ

Phone Number

Email Address

Date of Birth

Age

Are you a US Citizen?

Yes

Social Security #

Home Address (Street)

City

State

Attachment: Sol Agave Alcoholic Beverage License (Sol Agave - Alcohol license application)

CA

Zip

Name of Business to be Licensed

SOL AGAVE

DBA

SOL AGAVE

Business Address

598 W. MAIN ST

City

AMERICAN FORK

State

UT

Zip

84003

Business Phone

(801) 692-1758

Type of American Fork City License

Alcoholic Beverage License

Type of DABC License Applying for

ALCOHOLIC BEVERAGE LICENSE

Upload Local Consent Form

☐ LOCAL COSENT - SOL AGAVE.pdf

Signature

I hereby certify that I have complied with the requirements and possess the qualifications specified in the Alcoholic Beverage Control Act, and that all the information I have provided in this application is true. I hereby certify that I have never been convicted of a felony, or any misdemeanor involving moral turpitude, or of any violation of any law or ordinance relating to alcoholic beverages, including DUI offenses. I agree that if a license is issued, it shall be subject to suspension or revocation as provided in Chapter 5.08 of the American Fork City Code. I further agree to post any bonds required by the City pursuant to the terms of Chapter 5.08 of the City Code. No business license shall be transferred from one person to another, nor from one location to another.

Electronically Signed

JESUS E GALVEZ - 09/01/2020 4:03 pm

Attachment: Sol Agave Alcoholic Beverage License (Sol Agave - Alcohol license application)

Printed: 09/01/2020

American Fork

SOL AGAVE

09/01/2020 - 12/30/2020

Commercial Business License Application

General

Permit/License #

6524878

Reference Number

fa2116e0-ec9b-11ea-9634-95cbdb463e95

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review	Approved
Fire Department	Not Reviewed
Zoning Department	Approved
Building Department	Not Reviewed
TSSD	Not Reviewed
Final-Review	Not Reviewed

Date Submitted

09/01/2020

Fees

New Commercial Application Fee	\$200.00
Total Fees	\$200.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Business Name

SOL AGAVE

DBA

SOL AGAVE

Is this a Nonprofit?

No

Is your business currently open and operating.

No

Is your business an Insurance Company?

No

Local Business Phone

(385) 387-1150

Corporate Business Phone

(949) 395-6051

Website

WWW.SOLAGAVE.COM

Business Email

INFO@SOLAGAVE.COM

Attachment: Sol Agave Alcoholic Beverage License (Sol Agave - Alcohol license application)

Business Activity

Restaurant/Bakery

Applicant First Name

JESUS

Applicant Last Name

GALVEZ

Phone Number

(949) 395-6051

Email Address

Reason For Application

New Application

Business Address (Street)

398 W MAIN ST SUITE A

City

AMERICAN FORK

State

UT

Zip

84003

Mailing Address Attn

SOL AGAVE

Mailing Address (Street)

398 W. MAIN ST SUITE A

City

AMERICAN FORK

State

UT

Zip

84003

Ownership Type

Proprietorship

State Sales Tax No. *(Required if you are selling anything)

15152503-003-STC

Federal EIN

838091935

Business/Entity Registration No.

SOL AGAVE

Employer Withholding No.

0

State License No.

15152503-003-SPF

Short description of your business (This will print on your license)

Attachment: Sol Agave Alcoholic Beverage License (Sol Agave - Alcohol license application)

UPSCALE MEXICAN RESTAURANT

Provide a FULL DETAILED description of your business in detail

WE ARE AN UPSCALE MEXICAN RESTAURANT, SERVING ORGANIC VEGGIES, FRESH SUSTAINABLE SEAFOOD, PRIME STEAKS IN A FRIENDLY FAMILY ENVIRONMENT.

Food Establishment

false

Alarm System

true

I HAVE SCHEDULED AN INSPECTION WITH THE AMERICAN FORK CITY FIRE DEPARTMENT

Yes

Name	Title	Contact Name	Phone Number	Email Address	Home Address	Drivers License Number
JESUS E GALVEZ	OWNER	JESUS GALVEZ	(949) 395-6051			

Please upload a Pretreatment Survey for Timpanogos Special Services District

☐ WATER D - UTAH.pdf

Signature

I/we hereby agree to conduct said business strictly in accordance with all American Fork City codes governing such business, and swear under penalty of law that the information contained herein is true and correct. I/we also understand that to falsify any information on this application is grounds for denial and/or revocation of this license and other penalties as provided by law. No business license shall be transferred from one person to another, nor from one location to another.

Electronically Signed

JESUS E GALVEZ - 09/01/2020 3:42 pm

Attachment: Sol Agave Alcoholic Beverage License (Sol Agave - Alcohol license application)

Internal Notes

09/01/2020 16:04 pm - David Land

The address shows 398 here, but my pretreatment survey shows 598, which was a rubios before. Can you confirm 598 or 398?



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on a resolution approving the Blackhurst Property Land Use Map Amendment from the Residential Medium Density to Residential High Density designation, located at 440 South 100 East.

SUMMARY RECOMMENDATION The planning commission recommended approval of the amendment to the land use element of the general plan with one opposing vote as stated in the attached minutes of the August 19, 2020 planning commission meeting.

BACKGROUND The applicant proposes a land use map amendment in order to develop the Blackhurst property with a multi-family project. For further analysis, please refer to the attached application, 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 the Blackhurst Property Land Use Map Amendment from the Residential Medium Density to Residential High Density designation, located at 440 South 100 East.

SUPPORTING DOCUMENTS

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

RESOLUTION NO.

A RESOLUTION APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN LOCATED IN THE VICINITY OF 440 SOUTH 100 EAST FROM THE RESIDENTIAL MEDIUM DENSITY TO THE RESIDENTIAL HIGH DENSITY 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

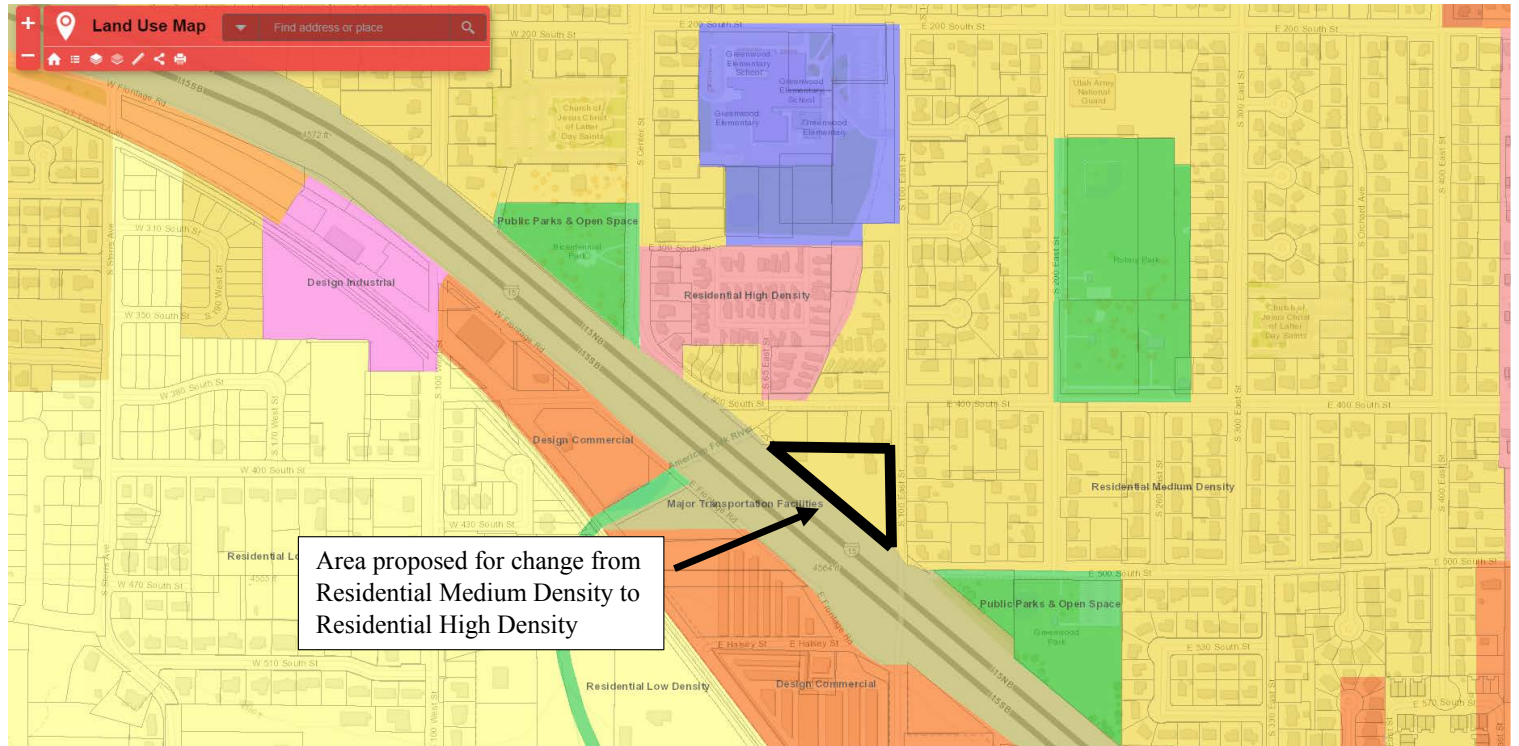
WHEREAS, the City Council has received a positive recommendation from the Planning Commission, and has reviewed the request further, all in accordance with Utah State law.

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 440 South 100 East be amended from the Residential Medium Density to the Residential High Density 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



Attachment: 1. Res (Blackhurst 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 8th DAY OF SEPTEMBER, 2020.

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Res (Blackhurst Land Use)

07/20/20

To who it may concern,

We are asking that the property located at 440 south 100 East be changed from an R2-7500 residential medium density, to an R4-7500 residential high density zone. We feel this will better serve the community and the property, because of the current shape of the ground and the proximity to the free way. With the current shape of the ground the frontage serves better to larger lots because as the property goes back it goes into a triangular piece, and it would be difficult to put a road into the property with a cue-de-sac. It works better to use the current frontage and have more ground per lot. Being in close proximity to the free way it serves better as higher density residential for rental properties and having storage units on the south side of the free way, it works as a buffer zone between the residential and light industrial.

We are also requesting a general plan land use map amendment. With the current classification of residential medium density, which we will be changing to residential high density.

Sincerely,



Jared DeHart

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 19, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on the Blackhurst property land use map amendment, from the Residential Medium Density to the Residential High-Density designation, located at 440 S. 100 E.

Hearing, review and action on the Blackhurst property zone map amendment, from the R2-7,500 to R4-7,500 Residential zone, located at 440 S. 100 E.

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

BACKGROUND INFORMATION				
Location:		440 S. 100 E.		
Applicants:		Mathew Blackhurst, Jared DeHart		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	I-15		
	East	Residential		
	West	I-15		
Existing Zoning:		R2-7,500		
Proposed Zoning:		R4-7,500		
Surrounding Zoning:	North	R2-7,500		
	South	PF (Public Facilities)		
	East	R2-7,500		
	West	PF (Public Facilities)		
Land Use Plan Designation:		Medium Density Residential		
Zoning within Land Use Plan Designation?		x	Yes (current zone)	No

Background

The applicant proposes to amend the land use and zone map designations at 440 S. 100 E. from a residential medium density to a residential high-density designation. The property is located adjacent to I-15. If approved, the applicants wish to construct at least one 4-plex on the property; potentially more through a subdivision plat. Surrounding zoning consists of R2-7,500, which allows single-family and duplex uses.

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

2. Hearing, review and action on a land use map amendment from the General Commercial to the Public Facilities designation, located in the area of 1730 N. North County Blvd. (9826 North 4800 West)

Mr. Olsen told commissioners that the city-initiated land use map amendment proposes a change from commercial to public facilities, in anticipation of a future fire station. The amendment will bring into congruence the zoning and land use map designations of “Public Facilities” as the property annexes into the City. The “Public Facilities” designation encompasses institutional, school and public (City, County, State, Federal) uses.

Public Hearing Opened

No public comments received

Public Hearing Closed

Ms. Anderson moved to approve the land use amendment.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

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

The motion passed.

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

3. Hearing, review and action on the Blackhurst Property Land Use Map Amendment from the Residential Medium Density to Residential High Density designation, located at 440 South 100 East

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at 440 S. 100 E. from a residential medium density to a residential high-density designation. The property is located adjacent to I-15. If approved, the applicants wish to construct at least one 4-plex on the property; potentially more through a subdivision plat. Surrounding zoning consists of R2-7,500, which allows single-family and duplex uses.

UNAPPROVED MINUTES

Ms. Anderson asked what the final density would be if approved.

Mr. Olsen said that the limiting factor would be the underlying property size, as it is under two acres. At most it could potentially could have 12 units per acre, but it would probably be closer to 8 units.

Ms. Anderson asked if there would be visibility from I-15, and Mr. Olsen replied that there would not be visibility as there is already a barrier.

Mr. Brocious asked what the purpose of the desired density change is, and he wondered if it would be an enhancement of the neighborhood if approved.

Mr. Olsen indicated that there is a high-density parcel to the north in a mobile home park, and the property owner feels that it makes sense as a buffer since it is next to the freeway.

Ms. Anderson asked if it is possible to grant a high-density allowance with a limited number.

Mr. Olsen replied that there are self-limiting factors such as lot size, width and depth requirements for a 4-plex. The shape of the lots limits how many units they can fit and meet the requirements. Greenwood Elementary and the river and the trailer park are existing features in the area.

Public Hearing Opened

No public comments received

Public Hearing Closed

Mr. Dudley moved to approve the land use map amendment.

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

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

The motion passed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving the Blackhurst Property Zone Map Amendment from the R2-7,500 to R4-7,500 Residential zone, located at 440 South 100 East.

SUMMARY RECOMMENDATION The planning commission recommended approval of the zone map amendment with one dissenting vote as stated in the attached minutes of the August 19, 2020 planning commission meeting.

BACKGROUND The applicant proposes a zone map amendment from the R2-7,500 Residential to the R4-7,500 Residential zone in order to develop the Blackhurst property with a multi-family project. For further analysis, please refer to the attached application, 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 the Blackhurst Property Zone Map Amendment from the R2-7,500 to R4-7,500 Residential zone, located at 440 South 100 East.

SUPPORTING DOCUMENTS

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

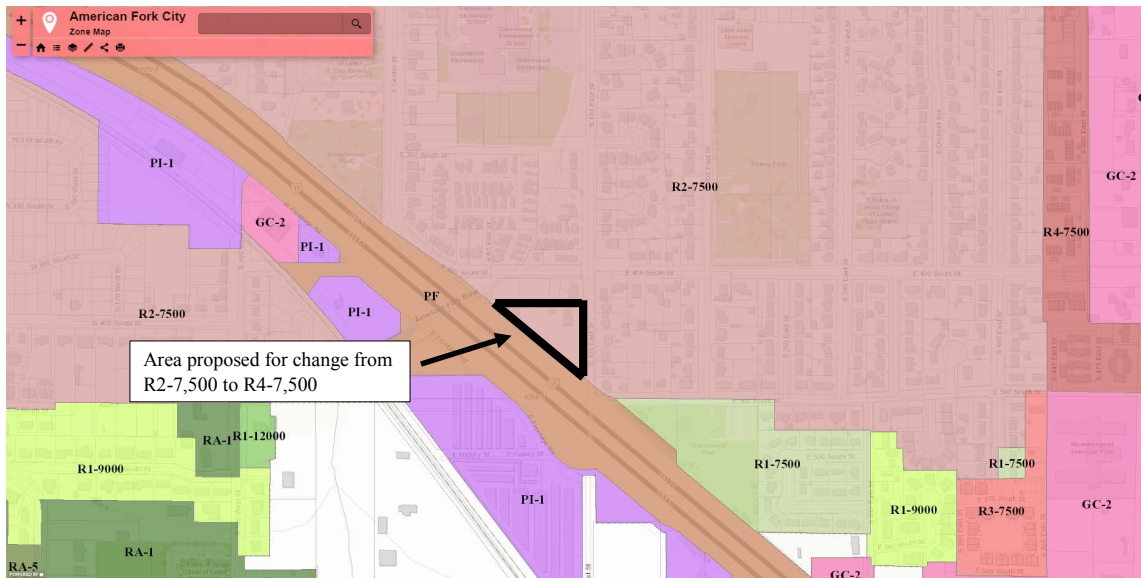
ORDINANCE NO.

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 R2-7,500 Residential to the R4-7,500 Residential zone located in the vicinity of 440 South 100 East as shown on the map below.

Zone Map



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 8th DAY OF SEPTEMBER, 2020.**

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (Blackhurst Zoning)

07/20/20

To who it may concern,

We are asking that the property located at 440 south 100 East be changed from an R2-7500 residential medium density, to an R4-7500 residential high density zone. We feel this will better serve the community and the property, because of the current shape of the ground and the proximity to the free way. With the current shape of the ground the frontage serves better to larger lots because as the property goes back it goes into a triangular piece, and it would be difficult to put a road into the property with a cue-de-sac. It works better to use the current frontage and have more ground per lot. Being in close proximity to the free way it serves better as higher density residential for rental properties and having storage units on the south side of the free way, it works as a buffer zone between the residential and light industrial.

We are also requesting a general plan land use map amendment. With the current classification of residential medium density, which we will be changing to residential high density.

Sincerely,



Jared DeHart

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 19, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on the Blackhurst property land use map amendment, from the Residential Medium Density to the Residential High-Density designation, located at 440 S. 100 E.

Hearing, review and action on the Blackhurst property zone map amendment, from the R2-7,500 to R4-7,500 Residential zone, located at 440 S. 100 E.

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

BACKGROUND INFORMATION				
Location:		440 S. 100 E.		
Applicants:		Mathew Blackhurst, Jared DeHart		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	I-15		
	East	Residential		
	West	I-15		
Existing Zoning:		R2-7,500		
Proposed Zoning:		R4-7,500		
Surrounding Zoning:	North	R2-7,500		
	South	PF (Public Facilities)		
	East	R2-7,500		
	West	PF (Public Facilities)		
Land Use Plan Designation:		Medium Density Residential		
Zoning within Land Use Plan Designation?		x	Yes (current zone)	No

Attachment: 3. Staff Report (Blackhurst Zoning)

Background

The applicant proposes to amend the land use and zone map designations at 440 S. 100 E. from a residential medium density to a residential high-density designation. The property is located adjacent to I-15. If approved, the applicants wish to construct at least one 4-plex on the property; potentially more through a subdivision plat. Surrounding zoning consists of R2-7,500, which allows single-family and duplex uses.

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

4. Hearing, review and action on the Blackhurst Property Zone Map Amendment from R2-7,500 to R4-7,500 Residential zone, located at 440 South 100 East

Public Hearing Opened

No public comments received

Public Hearing Closed

Mr. Dudley moved to approve the zone map amendment.

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

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

The motion passed.

5. Hearing, review and action on the Rawlings Zone Map Amendment from the R1-7,500 to R2-7,500 Residential zone located at 165 East 300 North

Mr. Olsen stated that the applicant proposes to change the zone on his property from R1-7,500 to R2-7,500. The underlying land use map designates the area as “medium-density residential” and a change to the R2-7,500 is supported by the underlying land use designation. Single-family and duplex uses are allowed in the R2-7,500 zone. The applicant would like the ability to convert his single-family use to a duplex use; provided his property meets the parameters for duplex use.

Mr. Dudley asked if the applicant should be encouraged to speak with their neighbor and square it off, so there is not an island left that is zoned R1.

Mr. Olsen indicated that the zone can’t be changed without a property owner’s consent. Changing the zone is not a guarantee that the applicant will put a duplex in, it is currently single-family.

Mr. Christiansen felt like the property owner should bring forward a plan when he has the need, not preemptively.

Ms. Anderson doesn’t like the island being left over, but the owner’s request seems fair.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Review and action on an ordinance amending Section 17.4.608 of the American Fork City Municipal Code, a relating to District Framework Plans

SUMMARY RECOMMENDATION

Staff recommends approval of the amendments to Sec 4 of Section 17.4.608 of the American Fork City Municipal Code relating to District Framework Plans

BACKGROUND

The District Framework Plan establishes minor thoroughfares. The amendment is to this section provides clarification to the Operational Overlay and its intent.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance amending Sec 4 of Section 17.4.608 of the American Fork City Municipal Code relating to District Framework Plans.

SUPPORTING DOCUMENTS

17.4.608 - Sec 4 District Framework Plan (DOCX)
District Framework Plans - changes (PDF)

ORDINANCE NO. 2020-08-_____

AN ORDINANCE AMENDING SECTION 17.4.608, Sec 4, H OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATING TO THE TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE, DISTRICT FRAMEWORK PLANS.

WHEREAS, Chapter 17.4.608, Sec 4, H of the American Fork Municipal Code relating to the Transit Oriented Development (TOD) Zone;

WHEREAS, City Council desires to amend Sec 4 District Framework Plans, H;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to District Framework Plans; and

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

PART I**TEXT OF ORDINANCE**

SECTION 1. Chapter 17.4.608, Sec 4, H of the Municipal Code of American Fork City, relating to the Transit Oriented Development (TOD) Zone District Framework Plans is hereby amended to read as follows:

H. Operational Overlay

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

PART II**CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION**

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

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

EFFECTIVE DATE

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

Passed by the American Fork City Council this 8th day of September, 2020.

ATTEST:

Bradley J. Frost
American Fork City Mayor

Terilyn Lurker
City Recorder

Sec 4 District Framework Plans

Instructions

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

B. Submission Requirements

1. A *district framework plan* submittal must include the following exhibits:
 - a. Exhibit 1: Legal Description, including a legal description of the property.
 - b. Exhibit 2: Boundary Survey.
 - c. Exhibit 3: *Development Area Plan*, including the governing development area plan, where appropriate, and indicating the character district subject to this district framework plan.
 - d. Exhibit 4: Boundary Map, including:
 1. Name and ownership of the property or properties,
 2. Acreage of the property or properties,
 3. Boundary of the property or properties with dimensions,
 4. Existing land use of all properties within 500 feet of the character district boundaries.
 - e. Exhibit 5: Constraints Map, including:

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

- n. Exhibit 14: Phasing Plan, including:
 - 1. Phase boundaries, acreages, and sequence for each phase as required in Section 5.09.
 - o. Exhibit 15: Detailed Architectural Standards providing for architectural regulation in addition to those required by Section 6.
 - p. Exhibit 16: Special Requirements, including:
 - 1. A graphic depiction of special requirements according to subsection G.
 - 2. All exhibits must include:
 - a. North arrow, graphic scale, and date.
 - b. Existing land use of all properties within 500 feet of the *character district* boundaries. Exhibits 12 - 15 may exclude this item.
 - 3. All documents must be submitted digitally in portable document format (PDF) and hard copy format, including both a submission booklet at 11' x 17' and each exhibit at 24' x 36'.
 - 4. Application forms and fees must be submitted according to the Municipality Fee Schedule.
 - 5. A plan identifying the funding and phasing according to unit absorption for all civic open spaces must be submitted as an addendum to the required exhibits.
- C. Block Type Standards**
- 1. Each *block* defined by the thoroughfare network grid must be assigned a single *block type*.
 - 2. *Block type* assignments are limited by *character district* according to Table 4B - Block Type & Sub-District Assignments and Table 4D - Block type Location.
 - a. The percentage of each block type is calculated as the sum of the *gross block type* area for each block type designation divided by the gross acreage of the *character district*.
 - 3. Blocks containing *civic districts* may exceed 15 acres.
- D. Sub-District Standards**
- 1. Each *block* defined by the thoroughfare network grid must be assigned to a sub-district.
 - 2. Sub-district assignments are limited by character district according to Table 4B - Block Type & Sub-District Assignments.
 - 3. Sub-districts identify allowable uses by general category according to Table 4C - Sub- District & Permitted Uses.
 - a. Uses that are not identified by Sub-District are considered prohibited.
- E. Transportation Network Standards**
- 1. *District framework plans* must map existing and planned thoroughfares including the following:
 - a. The major thoroughfare network as mapped in the *development area plan*,
 - b. The minor *thoroughfare network* as represented in the *district framework plan* Table 4A - Operational Overlays.
 - c. Existing thoroughfares not mapped on the major thoroughfare network.
 - 2. *District framework plans* must map a future minor *thoroughfare network*, consisting of the following:
 - a. Modifications to existing thoroughfares,

- b. New thoroughfares,
 - c. Modifications to existing intersections,
 - d. New *intersections*.
 - 3. The thoroughfare network must be configured as a grid creating blocks according to the following:
 - a. *Blocks* must be sized according to Table 4D - Block Characteristics.
 - b. *Blocks* must be shaped according to Table 4D - Block Characteristics.
 - c. The thoroughfare network may deviate from these requirements to accommodate natural conditions, to intersect major thoroughfares at right angles, at character district boundaries and outside of the *pedestrian shed*.
 - 4. Thoroughfares and intersections must be configured according to the following:
 - a. All thoroughfares must connect to other thoroughfares, forming a network,
 - b. New thoroughfares must connect wherever possible to thoroughfares outside of a character district,
 - 5. Thoroughfare assemblies and *intersection* assemblies must be included for each mapped thoroughfare and intersection in accordance with the American Fork City Public Improvement Specifications, Standards, and Drawings.
 - 6. Minor thoroughfare assemblies (external to blocks) may be proposed, but must (at a minimum) meet the following:
 - a. 32 feet of asphalt on a two-way thoroughfare;
 - b. Proposed thoroughfare must accommodate drainage;
 - c. Proposed thoroughfare must accommodate pedestrians.
 - 7. *District framework plans* must map a future bicycle network, consistent with the governing development area plan, indicating the following:
 - a. Existing and future bicycle facilities and network,
 - b. *Bicycle lanes*, routes and trails connecting to the existing bicycle network, regional open space, existing and future trail networks, schools, and *civic districts*.
 - 8. *District framework plans* must map existing and future major utility easements for utilities with a continuous easement traversing more than the subject district.
 - a. Major utility easements should be assigned to thoroughfare rights-of-way.
 - b. Future major utility easements should avoid entering districts when possible.
- F. Civic Districts Standards**
- 1. Land designated *civic district* is reserved for public open space and *civic buildings*.
 - 2. A *district framework plan* must assign *civic districts* in the amount required in Table 4B - Block Type & Sub-District Assignments.
 - 3. A designation of civic open space (CS) may be applied to any *civic district*, restricting its use to those *civic* space types specified in Table 7D - Civic Open Space Types, and associated structures.
 - 4. *Civic* open space must be publicly accessible.
 - 5. *Civic* open space less than 5 contiguous acres will not be managed by the City; a management authority will need to be assigned in coordination with the City.
 - a. Open space maintenance shall comply with Section 12.12 of the American Fork City Code.

6. No more than 20% of the land area of a character district may be assigned to civic open space.
7. A *district framework plan* may designate *civic districts* reserved for school sites and other buildings of *civic* importance, to be used as *civic* open space temporarily.
8. Designation of *civic building* (CB) may be applied to any *civic district*, or portion thereof, less than 2 acres in area, restricting its use to those *civic building types* specified in Table 7D - Civic Open Space Types.

G. Special Requirements

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

H. Operational Overlay

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

Table 4A - OPERATIONAL OVERLAYS

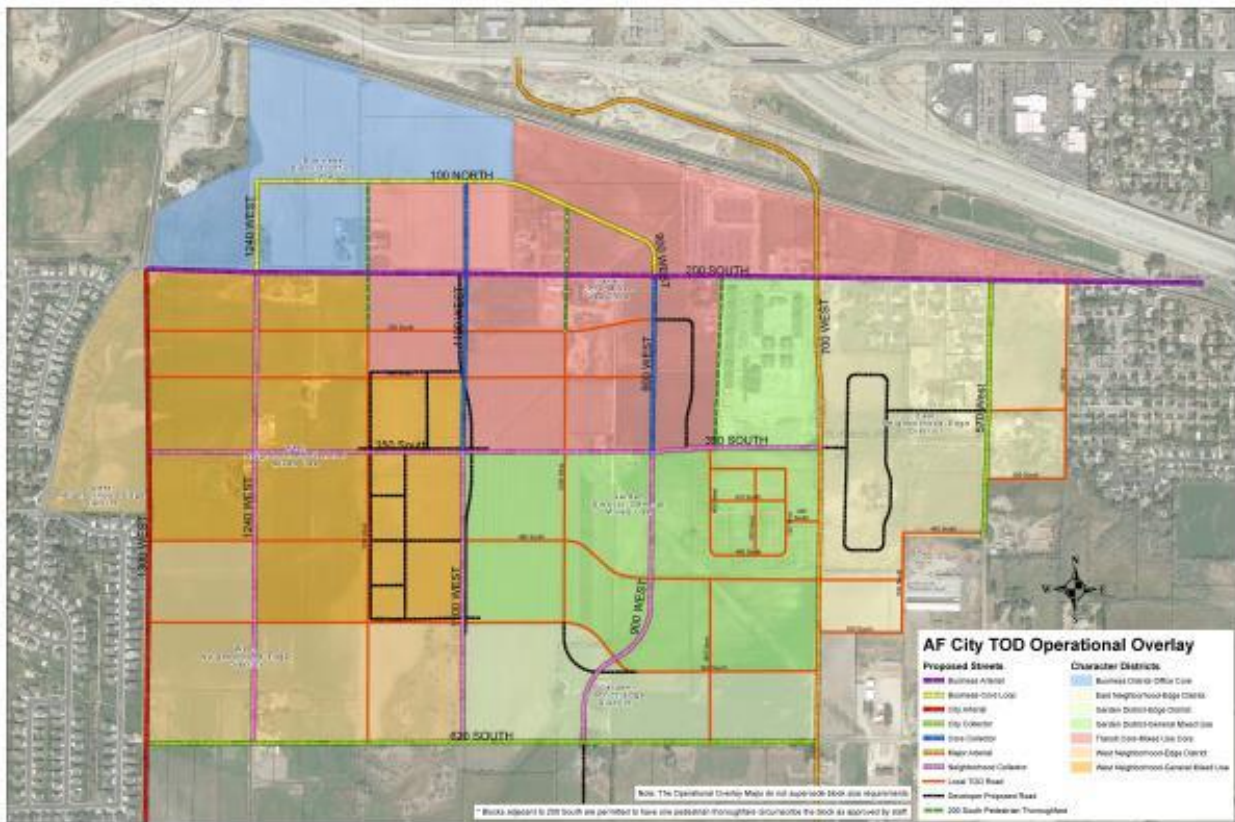


Table 4B - BLOCK TYPE AND SUB-DISTRICT ASSIGNMENTS

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

Neighborhood Edge	ED-R	0-60%	40-100%	N/A	N/A	N/A	N/A	10-20%
General Mixed-Use	MU-G	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 4C - SUB-DISTRICT AND PERMITTED USES

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

Push Cart		X	X	X
E. Automotive				
Gas Station		X		
Automobile Service				
Drive-Through		X		
F. Civil Support				
Assembly	X	X	X	X
Cemetery	X	X		
Funeral Home		X		X
Hospital		X	X	X
Medical Clinic		X	X	X
Library		X		X
Musem		X	X	X
Post Office		X	X	X
Public Safety	X	X	X	X
Laboratory			X	
Transit Stop/Station	X	X	X	X
G. Education				
College			X	X
Trade School		X	X	X
High School	X	X		
Junior High School	X	X		
Elementary School	X	X		X
Child Care Center	X	X	X	X
Charter School	X	X		X
H. Infrastructure				
Parking Lot		X	X	X
Parking Structure		X	X	X
Utility & Infrastructure	X	X	X	X
Open Space	X	X	X	X

Table 4D - BLOCK TYPE LOCATION

BLOCK TYPE	LOCATION	ADJACENCIES
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BT-1	<i>BT-1</i> Should be located towards the edge of character districts, within or outside of the <i>pedestrian shed</i> .	<i>BT-1</i> may be located adjacent to existing single-family residentially zoned properties
BT-2	<i>BT-2</i> should be located towards the edge of character districts, within or outside of the <i>pedestrian shed</i>	<i>BT-2</i> may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-2 and/or LT-3 at adjacent edges
BT-3	<i>BT-3</i> should be located within <i>pedestrian sheds</i> .	<i>BT-3</i> may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-3 at adjacent edges.
BT-4	<i>BT-4</i> should be located within <i>pedestrian sheds</i> , along major thoroughfares.	<i>BT-4</i> should not be located adjacent to existing single family residentially zoned properties
BT-5	<i>BT-5</i> should be located within <i>pedestrian sheds</i> , along major thoroughfares or at the edge of the <i>pedestrian shed</i> , along major thoroughfares.	<i>BT-5</i> must not be located adjacent to existing single family residentially zoned properties.
BT-6	<i>BT-6</i> should be located within <i>pedestrian sheds</i> , along major thoroughfares or at the edge of the <i>pedestrian shed</i> , along major thoroughfares.	<i>BT-6</i> must not be located adjacent to existing single family residentially zoned properties.

Table 4E - BLOCK CHARACTERISTICS

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM Review and action of a Reimbursement Agreement with Wagscap, LLC for 500 East and Auto Mall Drive.

SUMMARY RECOMMENDATION Wagscap LLC proposes a Reimbursement Agreement for system improvements along 500 East and Auto Mall Drive of the recently approved Truck Ranch development.

BACKGROUND The City Council approved the Truck Ranch development at the November 12, 2019 regular session meeting. Truck Ranch has been working closely with the City's Public Works Department on a plan for the upsizing of the sidewalk improvements along 500 East and Auto Mall Drive 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 sidewalk improvements along 500 East and Auto Mall Drive.

The system improvement impact fees reimbursement adds up to \$19,385.00 for sidewalk improvements. The total cost for the system improvements adds up to \$19,385.00.

BUDGET IMPACT An amount no greater than \$19,385.00 for the upsizing of the public improvements along 500 East and Auto Mall Drive, which will be applied as a roadway impact fee reimbursement.

SUGGESTED MOTION Move to approve the Reimbursement Agreement with Wagscap, LLC for 500 East and Auto Mall Drive.

SUPPORTING DOCUMENTS

REIMBURSEMENT AGREEMENT - Truck Ranch(DOCX)

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("*Agreement*") is entered into as of this ____ day of _____, 2020, by and between Wagscap, LLC with its principal offices located at 4421 N Thanksgiving Way, 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 34:363:0011 which consists of approximately 2.36 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. Road.** The City seeks to have some additional off-site public improvements constructed adjacent to Truck Ranch. Each off-site improvement is a system improvement and is reimbursable to the Developer. The additional off-site improvements and associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
- 2. 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.
- 3. Time of Reimbursement.** The City shall provide to Developer a single reimbursement payment within thirty days of completion of all system improvements for the Project. Completion shall mean completion of construction, inspection and acceptance by the City Council.

- 4. Choice of Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Utah.
- 5. 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.
- 6. Modification.** This Agreement may only be modified or altered by a writing signed by both parties.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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

By: _____
Its: _____

Bradley J. Frost
Mayor, American Fork City

ATTEST:

City Recorder

Approved as to content:

City Engineer

EXHIBIT A
Parcel Legal Description

Legal Description: PART LOT 3, PLAT A, AUTO MALL BUSINESS CENTER SUB DESCRIBED AS FOLLOWS;; COM N 1084.71 FT & E 1846.13 FT FR W 1/4 COR. SEC. 25, T5S, R1E, SLB&M.; N 89 DEG 38' 28" E 20.7 FT; S 87 DEG 3' 12" E 26.04 FT; N 89 DEG 44' 21" E 53 FT; S 0 DEG 19' 29" E 91.92 FT; N 89 DEG 42' 37" E 76.4 FT; N 89 DEG 42' 54" E 3.8 FT; S 73 DEG 2' 17" E 241.49 FT; S 40 DEG 9' 56" W 156.17 FT; S 0 DEG 44' 21" E 94.68 FT; S 89 DEG 15' 39" W 274.99 FT; N 43 DEG 3' 12" W 57.9 FT; N 0 DEG 36' 7" E 150.44 FT; N 0 DEG 51' 3" E 95.9 FT; N 0 DEG 15' 28" W 91.87 FT TO BEG. AREA 2.357 AC.

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

DESCRIPTION		COST
CONCRETE CURB, GUTTER, AND ADA RAMPS (SUB-CONTRACTOR)		\$ 11,166.00
CHANGE ORDER FOR SITE PREP (SUB-CONTRACTOR)		\$ 5,719.00
-	SILT FENCE REMOVAL, SIDEWALK DEMOLITION FOR ADA RAMP	
-	SUB-GRADE PREPARATION, SURVEYING AND GRADING	
-	BASECOURSE TRUCKING, CONDITIONING AND PLACING	
-	FINAL GRADING, STAKING AND SURVEYING	
-	COMPACTION AND QC TESTING COORDINATION	
-	SIGN RELOCATE (2)	
ENGINEERING PLAN SET AND COST ESTIMATING (JOHNSON ENGINEERING)		\$ 2,500.00
TOTAL REIMBURSEMENT		\$ 19,385.00



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving a commercial site plan for the Bach Apartments, located in the area of 740 East 620 South in the PC Planned Community zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the site plan for the Bach Apartments as stated in the attached minutes of the August 19, 2020 planning commission meeting.

BACKGROUND The applicant proposes a multi-family residential development project consisting of a mixture of 338 apartment and townhome units on the former Vest property. 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 Bach Apartments, located in the area of 740 East 620 South in the PC Planned Community 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 August 19, 2020 planning commission meeting.

SUPPORTING DOCUMENTS

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

ORDINANCE NO.**AN ORDINANCE APPROVING THE SITE PLAN FOR THE BACH APARTMENTS
LOCATED AT 740 EAST 620 SOUTH****BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,****PART I****DEVELOPMENT APPROVED - ZONE MAP AMENDED**

- A. The site plan for the Bach Apartments, 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.

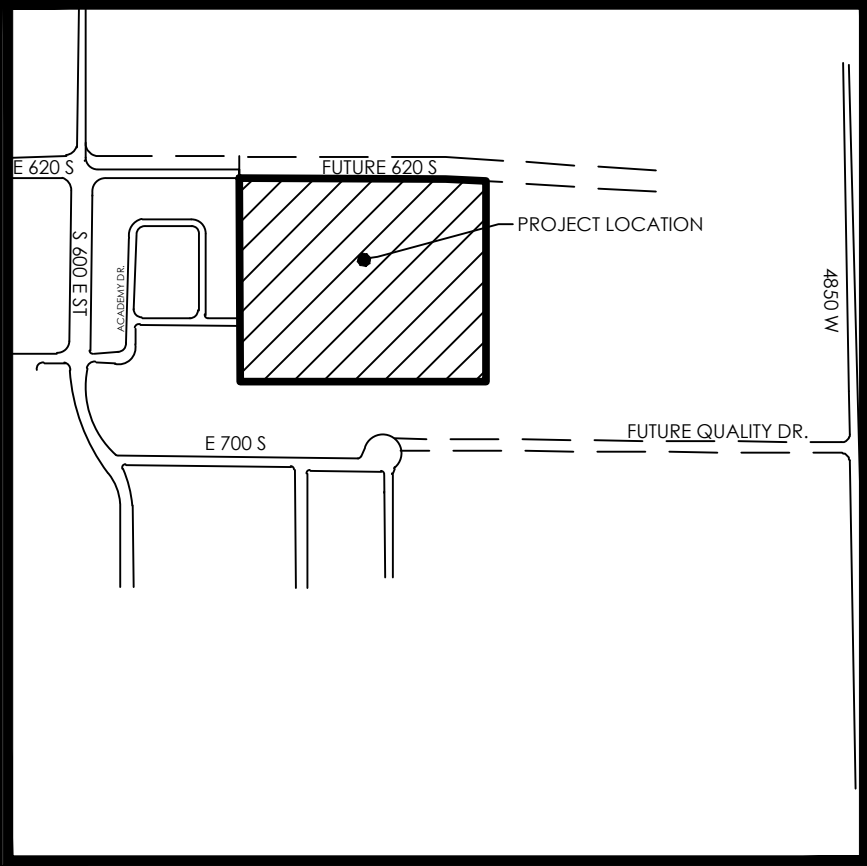
**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN
FORK, UTAH, THIS 8th DAY OF SEPTEMBER, 2020.**

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (Bach 740 E Site Plan)



Company
American Fork City Public Works
Culinary Water/Pressurized Irrigation
Sewer/Storm Water
City Inspector
SWPPP Inspector
American Fork City Fire Marshal
AF Fiber
American Fork Irrigation Company
Century Link
Comcast
Dominion Energy
Rocky Mountain Power
Timpanogos Special Service District

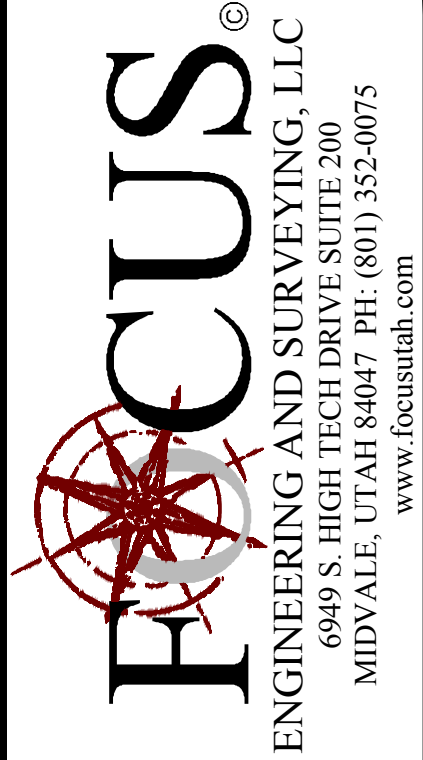
Contact	Number
Jay Brems	(801)763-3060
Ashton Hardy	(801)763-3060
Dee Howard	(801)763-3060
Harlan Nielson	(801)763-3060
Mat Sacco	(801)763-3045
Will Davis	(801)897-9826
Ernie John	(801)471-6576
Bill Westfall	(432)623-4252
Elysia Valdez	(801)401-3017
Trent Johnson	(801)853-6548
Teria Walker	(801)756-1310
David Barlow	(801)756-5231

BACH APARTMENTS

PREPARED FOR:
BACH HOMES
LOCATED IN:
AMERICAN FORK, UT

FLOOD ZONE
SUBJECT PROPERTY LIES WITHIN
ZONE X ACCORDING TO FEMA
(FEDERAL EMERGENCY MANAGEMENT AGENCY)
FIRM (FLOOD INSURANCE RATE MAP) #4955170120
B MAP REVISION DATE: JULY 17, 2002

BENCHMARK
PROJECT BENCHMARK TAKEN FROM WATER
VALVE CAP AT APPROX. 195 MANET DR
AF CITY 84003
40.361 N, -111.77 EAST
ELEV: 4545.7'



FOR
REVIEW
ONLY

VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	E 620 S ACCESS
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	RETAINING WALL PLAN
C5.0	DRAINAGE PLAN
C5.1	OVERALL DRAINAGE PLAN
C5.2	PIPE SIZING PLAN
C5.3	STORM WATER STORAGE
C6.0	SEWER PLAN
C7.0	WATER PLAN
C8	EROSION CONTROL PLAN
D1.0	DETAILS
D1.1	DETAILS
D1.2	STORMTECH DETAILS
D1.3	HYDRODYNAMIC SEPARATOR DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE SCHEDULE & DETAILS

ADDITIONAL NOTES:

- IF RUTTING AND PUMPING OCCUR DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE CITY ENGINEER. GEOTECHNICAL ENGINEER'S RECOMMENDATION SHALL BE FOLLOWED TO MITIGATE AREAS OF RUTTING AND PUMPING.
- ALL GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENTS THAT WILL BE HANDLING CONSTRUCTION EQUIPMENT SHALL BE FOLLOWED. IDENTIFY PATHS FOR CONSTRUCTION EQUIPMENT. UNLESS THIS WILL BE ALL PAVEMENT AREAS, IN WHICH CASE ALL PAVEMENT SHALL FOLLOW THE RECOMMENDATIONS.
- THE GEOTECHNICAL ENGINEER'S REPORT AND RECOMMENDATIONS HAVE BEEN COMPILED BY EARTHTEC ENGINEERING, PROJECT #198210, DATED MAY 8 2019.

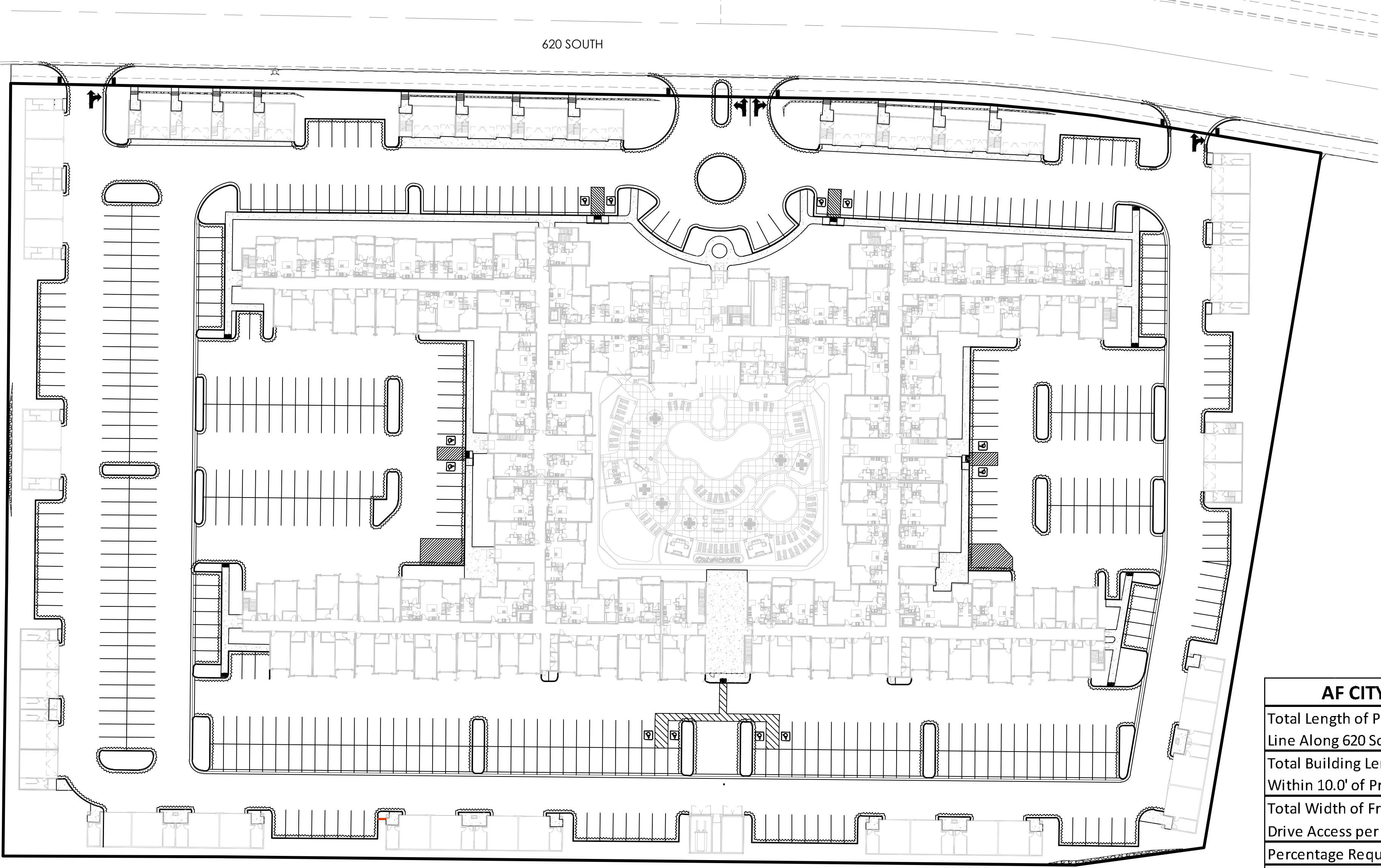
GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO AMERICAN FORK STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

SITE MAP



AF CITY FRONTAGE REQUIREMENTS			
Total Length of Property	LF		
Line Along 620 South	905		
Total Building Length	LF	% TOTAL	
Within 10.0' of Property Line	477	53	
Total Width of Frontage	LF	%TOTAL	
Drive Access per Fire Code	158	17.5	
Percentage Required	60%		
Percentage Proposed	64%		
Excluding Drive Access			

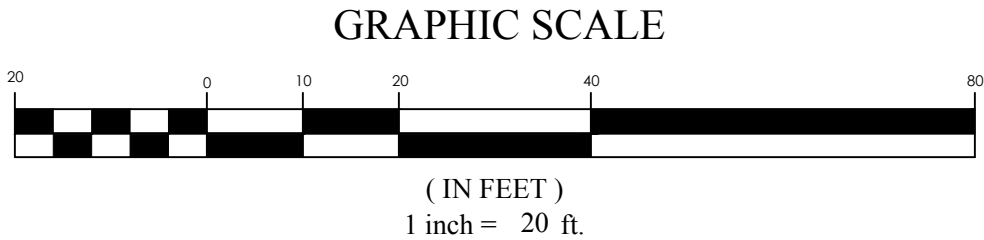
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MIKE WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
BACH HOMES
11650 S. STATE STREET
DRAPER, UTAH 84020
(801) 727-9500
CONTACT: JAMES MCLAUGHLIN



BACH APARTMENTS

AMERICAN FORK, UT

COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=20'
Date: 07/30/20
Sheet: C1

Drawn: MW
Job #: 19-0440

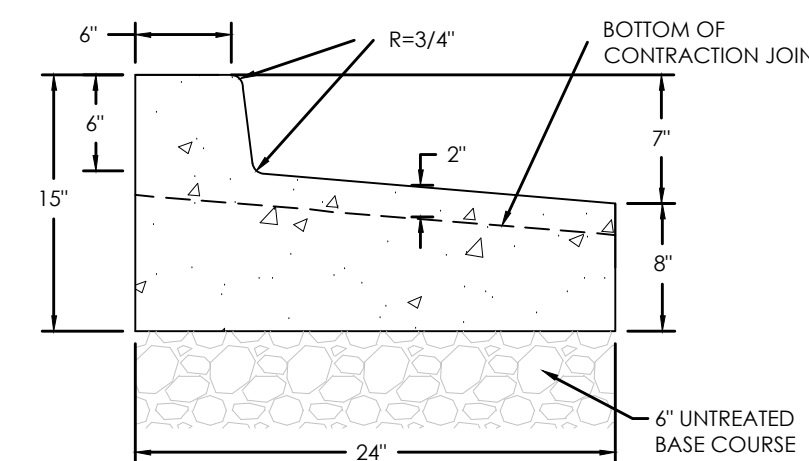


NOTE:

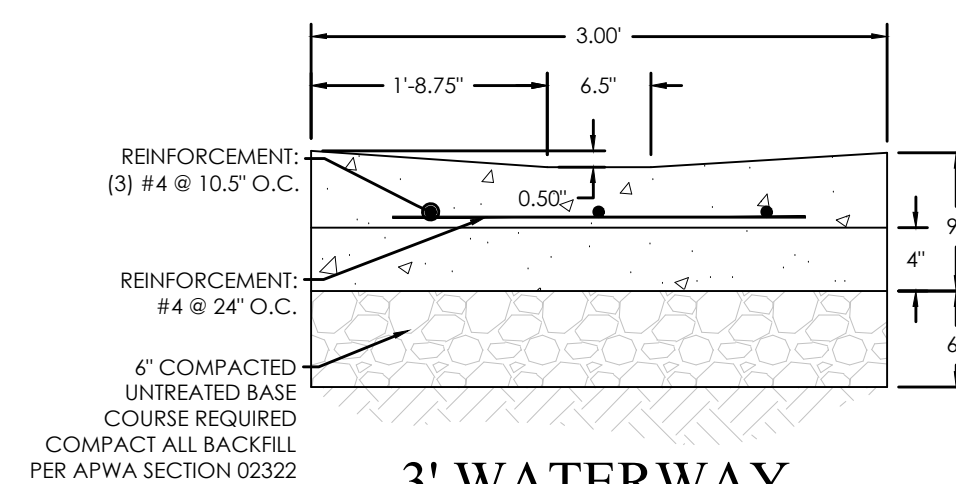
- ALL RADII CALLED OUT ARE FOR TBC
- SEE SHEET C3.1 FOR CURB & GUTTER AND WATERWAY CALLOUTS
- SEE SHEET C3.2 FOR SIGHT TRIANGLES

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	FALLOUT CURB & GUTTER
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

ENTRY INTO POOL TO BE A MINIMUM OF 26.0' (DRIVABLE), AND KEPT CLEAR TO ENSURE FIRE TRUCK ACCESS. THE CROSS SECTION OF THIS DRIVE ISLE TO BE THAT OF THE LOAD AREA PAVEMENT SECTION, SEE DETAIL THIS SHEET. OVERHEAD CLEARANCE TO BE MINIMUM 19.0' WROUGHT IRON GATE AT ENTRANCE TO BE LOCKED ELECTRONICALLY OR WITH KNOX BOX TO ALLOW FOR FIRE ACCESS AT ALL TIMES.



24" FALLOUT CURB & GUTTER



3' WATERWAY



GRAPHIC SCALE

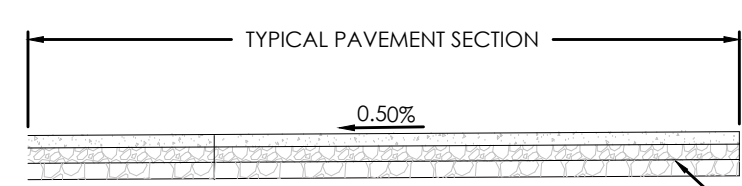


(IN FEET)

1 inch = 40 ft

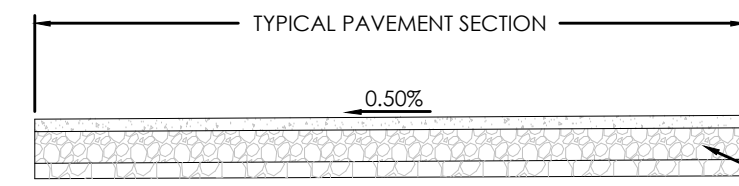


Know what's below.
Call 811 before you dig.



PARKING PAYMENT SECTION

PARKING PAVEMENT SECTION	
N.T.S.	(LIGHT PAVEMENT)
NOTE: CONTRACTOR MAY ALSO USE 3" ASPHALT OVER 15" COMPACTED ROADBASE, PER EARTHTEC ENGINEERING PROJECT NO. 198210	6" COMPACTED ROADBASE 8" COMPACTED SUBBASE PREPARED PER EARTHTEC ENGINEERING PROJECT NO. 198210 DATED: MAY 8, 2019



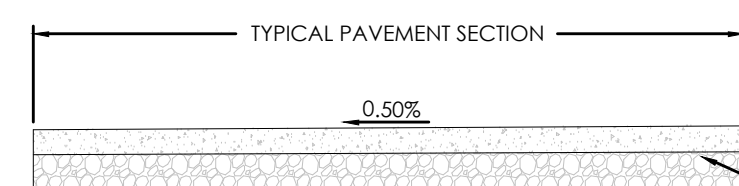
DRIVE AISLE PAVEMENT SECTION

DRIVE AISLE PAVEMENT SECTION
N.T.S. (HEAVY PAVEMENT)

NOTE: CONTRACTOR MAY ALSO USE:

(1) 3" ASPHALT OVER 20" COMP. ROADBASE
(2) 4" ASPHALT OVER 10" COMP. ROAD BASE OVER 6" COMP. SUBBASE
(3) 4" ASPHALT OVER 15" COMP. ROADBASE

PER EARTHTECH ENGINEERING PROJECT NO. 198210



LOAD AREA PAVEMENT SECTION

LOAD AREA PAVEMENT SECTION
 N.T.S. PER EARTHTEC ENGINEERING
 PROJECT NO. 198210
 DATED: MAY 8, 2019

WACH APARTMENTS

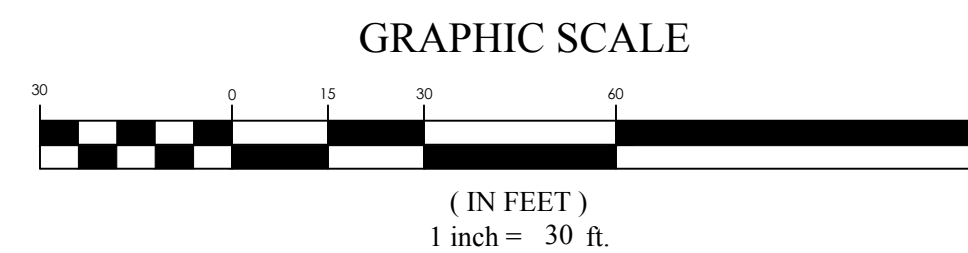
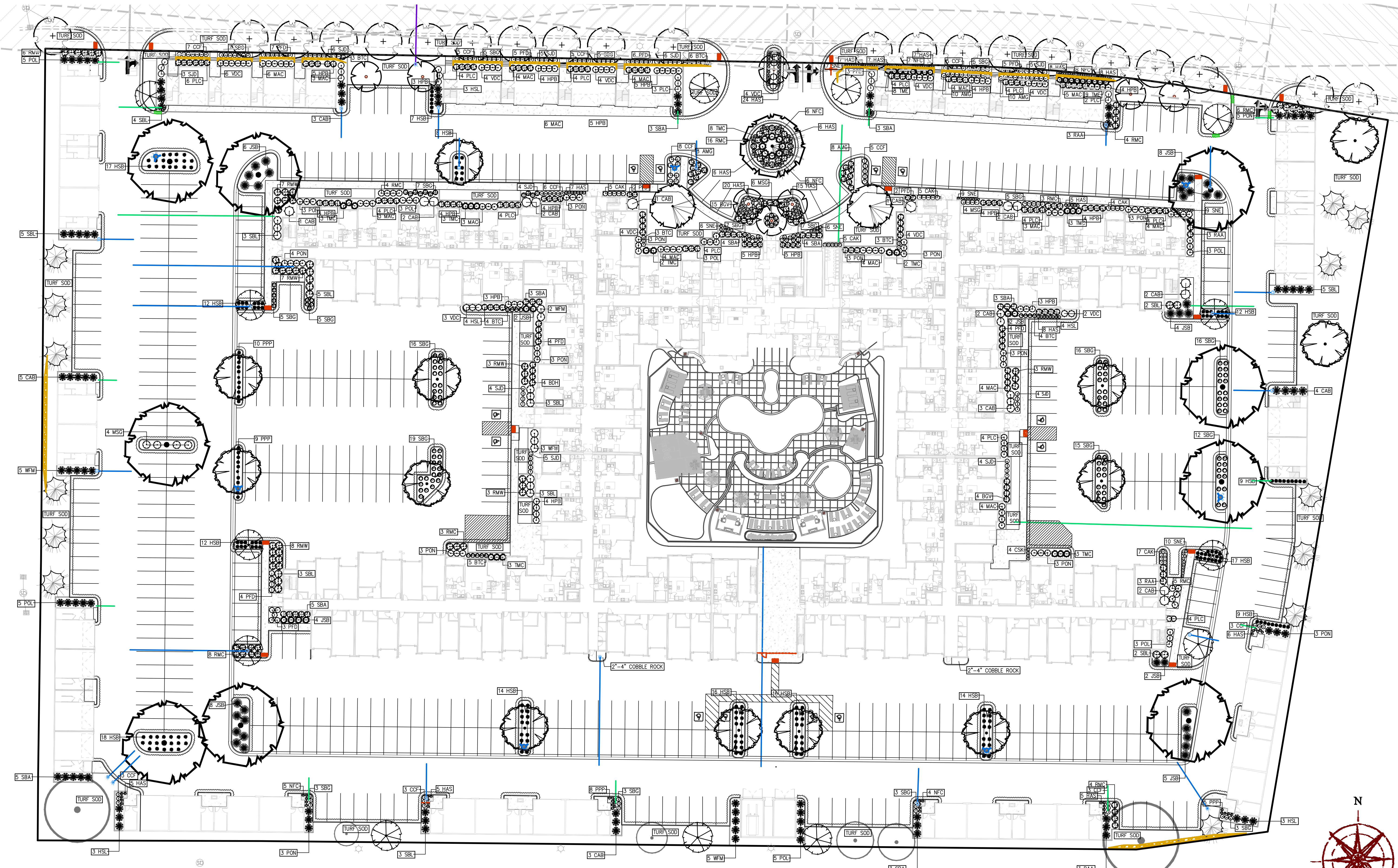
AMERICAN FORK, UT

SITE PLAN

SITE PLAN

Scale: 1"=40'	Drawn: MW
Date: 07/30/20	Job #: 19-0440
Sheet:	

C3



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



BACH APARTMENTS
AMERICAN FORK, UT
LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

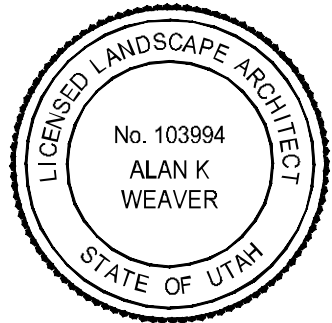
LANDSCAPE PLAN

Scale: 1"=30'	Drawn: AW
Date: 07/30/20	Job #: 19-0440
Sheet:	

L1

Attachment: 2. Site Plan (Bach 740 E Site Plan)

20_2019\19-0440 Bach AFC-Arch design 19-0440.dwg, sheets\L1 - LANDSCAPE PLAN.dwg



BACH APARTMENTS
AMERICAN FORK, UT
LANDSCAPE SCHEDULE & DETAILS

Attachment: 2. Site Plan (Bach 740 E Site Plan)

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	56	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	4	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal	15	No
BTC	Berberis thunbergii 'atraz 'Concorde'	Dark Red-Purple Barberry	2 Gal	26	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	53	Yes
CAB	Cornus alba 'Bailhala'	Variegated Dogwood	5 Gal	31	No
CSK	Cornus sericea 'Kelsey'	Redtwig Dogwood	2 Gal	6	No
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	2 Gal	17	Yes
HPB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2 Gal	70	No
JSB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2 Gal	37	Yes
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	61	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	34	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	45	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	44	Yes
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Laurel	5 Gal	55	No
RAA	Ribes alpinum	Alpine Currant	5 Gal	12	No
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	51	No
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	19	No
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	28	No
SBG	Spiraea bumalda 'Goldmound'	Goldmound Spiraea	2 Gal	175	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	47	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	36	No
TMC	Taxus x media 'Chadwickii'	Chadwick Yew	5 Gal	29	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	17	Yes
VDC	Viburnum dentatum 'Christom' Blue Muffin	Arrowwood	5 Gal	40	No
WMF	Weigela florida 'Minuet'	Dwarf Weigela	5 Gal	15	No
PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	22	Yes
FBSB	Helictotrichon sempervirens	Blue Oat (Avena) Grass	1 Gal	181	Yes
HAS	Hemerocallis 'Apricot Sparkles'	Light Apricot Daylily	1 Gal	134	Yes
MSC	Miscanthus sinensis 'Graziella'	Maiden Grass	1 Gal	15	Yes
NFC	Nepeta x faassenii 'Cat's Pajamas'	Catmint	1 Gal	36	Yes
PPP	Penstemon pinifolius	Pineleaf Beardtongue	1 Gal	32	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	49	Yes

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4" INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL 4"x6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.

TREE LEGEND

Acer truncatum □ A. latanoides 'Urban Sunset'
Sunset Maple 2" cal. (13 total)

Carpinus betulus 'Fastigiata'
Pyramidal European Hornbeam 2" cal. (21 total)

Cercis canadensis 'Forest Pansy'
Forest Pansy Eastern Redbud 2" cal. (3 total)

Gleditsia triacanthos var. inermis 'Harve'
Northern Acclaim Honeylocust 2" cal. (13 total)

Malus 'Snowdrift'
Flowering Crabapple 2" cal. (8 total)

Picea pungens glauca 'Bison Blue'
Bison Blue Spruce 6" ht. (13 total)

Ulmus americana 'Lancelotti and Clarif'
Prairie Edition American Elm 2" cal. (9 total)

Existing Tree

A SHRUB PLANTING
NOT TO SCALE

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

REMOVE STRING & BURLAP FROM TOP 2/3 OF BALL WHEN BARE.

BACKFILL PLANTING MIX TO PARTIAL TOP SOIL. IF PARTIAL TOP SOIL, WATER AND TAMP TO REMOVE AIR POCKETS. BRING LEVEL TO FINISH GRADE.

EXISTING SOIL

MULCH FORM SAUCER

COMPACTED BACKFILL BELOW ROOTBALL TO BE 1/2 DEPTH OF ROOTBALL (6" MIN).

2 X BALL DIA.

B TREE PLANTING & STAKING
NOT TO SCALE

PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE GRADE.

PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.

RUBBER CINCH SECURED TO STAKE

(2) HARDWOOD STAKES 2"x 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE.

REMOVE BURLAP FROM TOP 2/3 OF TREE BALL WHEN BARE. REMOVE WIRE BASKET. REMOVE STRING FROM TRUNK & BALL.

3" MULCH. KEEP MULCH 8" BACK FROM TRUNK.

FORM SAUCER

BACKFILL PLANTING MIX TO PARTIAL TOP SOIL. IF PARTIAL TOP SOIL, WATER AND TAMP TO REMOVE AIR POCKETS. BRING LEVEL TO FINISH GRADE.

EXISTING SOIL

3 X BALL DIA.

LANDSCAPE SCHEDULE & DETAILS

Scale: NTS Drawn: AW
Date: 07/30/20 Job #: 19-0440
Sheet:





Attachment: 2. Site Plan (Bach 740 E Site Plan)





② REAR ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

3 BED 2 CAR REAR LOAD TOWNHOMES
AMERICAN FORK

TYPICAL ELEVATION



② FRONT ELEVATION
3/16" = 1'-0"



① REAR ELEVATION
3/16" = 1'-0"

3 BED 3 CAR GARAGE TOWNHOME
AMERICAN FORK

TYPICAL ELEVATION



6/25/2020 4:59:36 PM

Conceptual Design - Not for Construction

Attachment: 2. Site Plan (Bach 740 E Site Plan)



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 19, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a site plan for Bach Apartments, located in the area of 740 East 620 South, in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the site plan.

BACKGROUND INFORMATION				
Location:		Approximately 740 East 620 South		
Applicants:		Bach Homes		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Commercial		
	East	Agriculture		
	West	Residential		
Existing Zoning:		PC (Planned Community)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PC (Planned Community)		
	South	PI-1 (Planned Industrial)		
	East	PC (Planned Community)		
	West	PC (Planned Community)		
Land Use Plan Designation:		Planned Community		
Zoning within density range?		x	Yes	No

Attachment: 3. Staff Report (Bach 740 E Site Plan)

Background

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential. A subsequent development agreement was approved, allowing the overall development a parking ratio of 1.8 stalls per unit.

The site plan proposes 338 apartment and townhome units, a combination of studio and 1-3 bedroom units. 626 parking stalls are provided, which is slightly above the 1.8 ratio required in the memorandum of understanding approved by the Council and master developer. Access to the project will be off 620 South. Townhome units will be located at the perimeter of the development and apartments will be located at the interior.

Renderings of the townhome and apartment units are included in the submittal materials; as are landscape plans.

Consistency with the Land Use Plan:

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

FINDING OF FACT

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

1. The site plan meets the criteria as found in Section 17.7.507 (Planned Community Development Projects) of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for the Bach Apartments, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

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

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/19/2020

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: Bach Apartments

Project Address: 742 East 620 South

Developer / Applicant's Name: Bach Homes

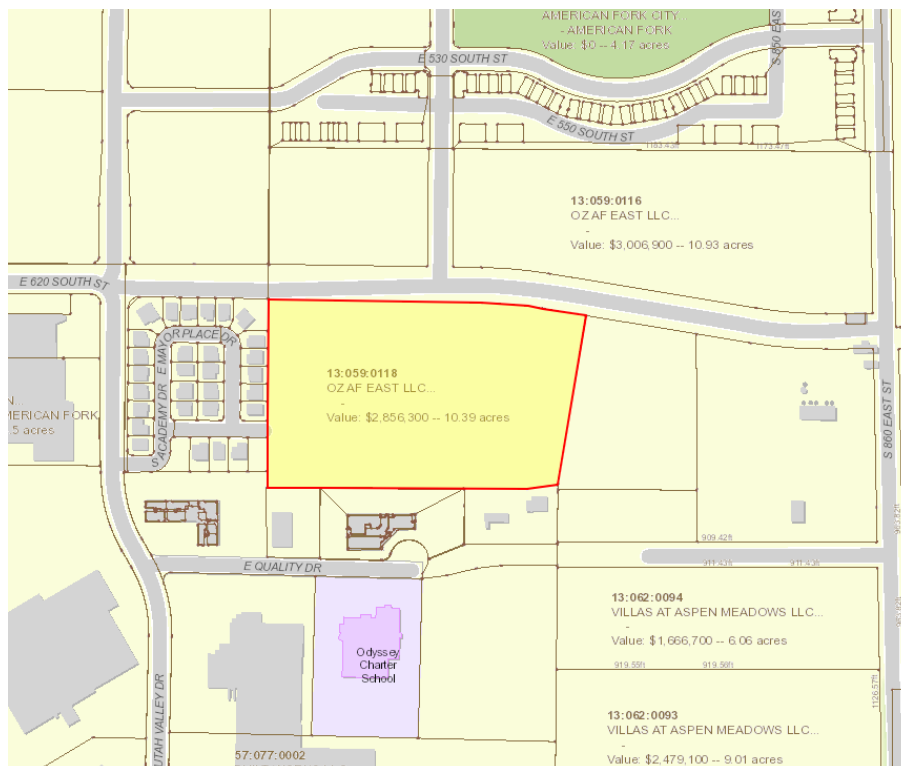
Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> 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 8/19/2020 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. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **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.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **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.
7. **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.
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.

Plan Modifications Required:

- 1.

UNAPPROVED MINUTES

6. Hearing, review and action on a site plan for the Bach Apartments, located in the area of 740 East 620 South in the PC Planned Community zone

Mr. Olsen said that this property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential. A subsequent development agreement was approved, allowing the overall development a parking ratio of 1.8 stalls per unit.

The site plan proposes 338 apartment and townhome units, a combination of studio and 1-3 bedroom units. 626 parking stalls are provided, which is slightly above the 1.8 ratio required in the memorandum of understanding approved by the Council and master developer. Access to the project will be off 620 South. Townhome units will be located at the perimeter of the development and apartments will be located at the interior. Renderings of the townhome and apartment units are included in the submittal materials, as are landscape plans.

Mr. Ben Hunter said that the primary access is 620 South, which is under construction at present. All requirements and upsizing have been met, Engineering Division recommends approval. 620 South will connect to 860 East.

Mr. Brocious asked for clarification regarding one of the notes to the contractor regarding Quality Drive and storm water discharge.

Mr. Ben Hunter replied that this note pertains to the Ritchie Apartments, not the Bach Apartments. Storm drain discharge from the Bach Apartments will tie into Quality Drive, and that is part of the project that Ritchie will be constructing. If this isn't finished before the Bach Apartments are ready, they may discharge into a ditch depending on timing. There is a contingency plan for additional flows which may require additional work on the ditch.

Mr. Brocious asked if this item should be part of the approval process in case Ritchie doesn't come through with the project.

Mr. Ben Hunter said that the developer will need to show that the ditch has the necessary capacity, they are aware and we have noted it on their plans.

Mr. Brocious asked if they need to get any approval from ditch owner.

Mr. Ben Hunter replied that the ditch property owner is who Bach Homes bought the property from, and it is in all parties' best interests to make sure that each of the storm drain pieces are in place.

Public Hearing Opened

No public comments received

Public Hearing Closed

UNAPPROVED MINUTES

1 **Mr. Ryan Hunter moved to approve the site plan for the Bach Apartments, with the finding**
 2 **listed in the staff report and subject to any findings, conditions and modifications listed in**
 3 **the engineering report.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Ryan Hunter	Aye
9	Harold Dudley	Aye
10	Rod Brocious	Aye

11 **The motion passed.**

12

13 7. Hearing, review and action on the Ritchie American Fork 860 Apartments, located in the
 14 area of 860 East Quality Drive in the PC Planned Community zone

15 Mr. Olsen informed commissioners that the property was annexed in 2019 as part of the Vest
 16 Annexation. A concept plan approval followed, designating this area as high density
 17 residential/potential mixed use. A subsequent development agreement was approved, allowing the
 18 overall development a parking ratio of 1.8 stalls per unit.

19 The site plan proposes 513 apartment units, a combination of studio and 1-3 bedroom units. 949
 20 parking stalls are provided, which is slightly above the 1.8 ratio required in the memorandum of
 21 understanding approved by the Council and master developer. Access to the project will be off
 22 Quality Drive and 860 East. This development will frame the southwest corner of Quality Drive
 23 and 860 East.

24 Mr. Ryan Hunter asked what leeway and input commissioners have regarding design and
 25 appearance. He is concerned that this area surrounding the Deseret Industries will not look
 26 appealing in 20 years.

27 Mr. Olsen replied that all comments will be forwarded to the city council. The developers are
 28 meeting requirements in materials, etc, but commissioners' concerns can be added into a motion.

29 Chairman Woffinden said that design standards can become a problem very quickly, we have to
 30 be aware of and careful with that.

31 Mr. Olsen said that most renderings of new developments are rectangular with clean lines, this is
 32 the time to air concerns about appearance if commissioners have such concerns.

33 Mr. Ryan Hunter did not feel that this plan is visually appealing, especially if it's repeated for
 34 many acres.

35 Chairman Woffinden called this the "Ikea look."



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat for American Fork Apartments as stated in the attached minutes of the August 5, 2020 planning commission meeting.

BACKGROUND The applicant proposes a plat for a multi-family project in the Castlewood District Framework Plan which is located in the TOD Mixed Use Core immediately west of the Brad Reynolds Apartments. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

This had been tabled from the August 25, 2020, city council meeting. A new map has been provided.

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

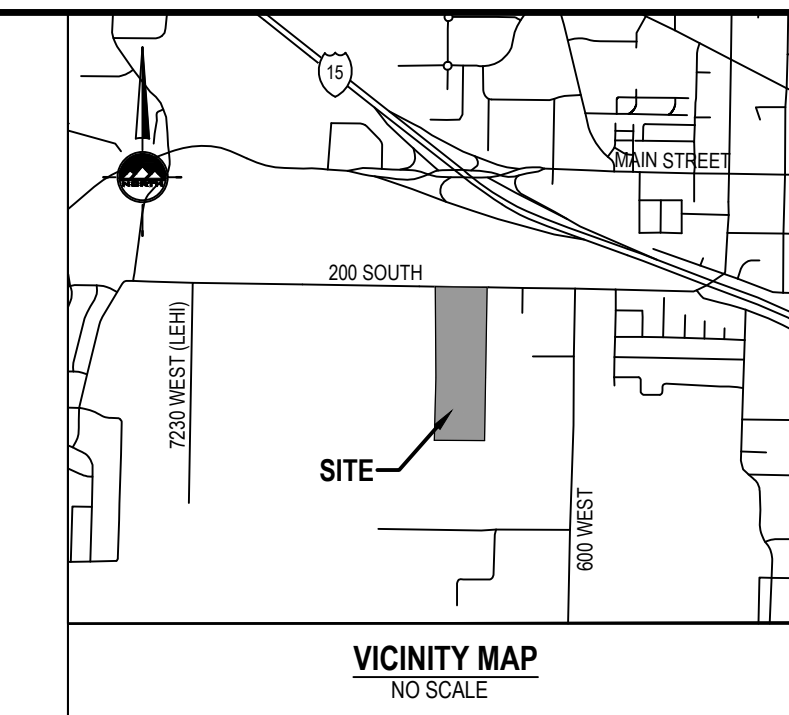
SUGGESTED MOTION I move to approve the final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

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

SUPPORTING DOCUMENTS

- American Fork Apartments - revised map (PDF)
- 2. Staff Report (PDF)
- 3. Minutes (PDF)

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



BOUNDARY DESCRIPTION

Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.02 feet and North 02°27.33 feet from the East Quarter Corner of Section 22 Township 5 South, Range 1 East and running

thence South 02°24'36" West 1,069.47 feet to the North line of 350 South Street;

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

thence Westerly 65.65 feet along the arc of a 503.00 foot radius curve to the left (center bears South 00°31'08" West and the short bears South 87°03'53" West 60.61 feet with a central angle of 66°54'29");

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

thence Westerly 54.58 feet along the arc of a 447.00 foot radius curve to the right (center bears North 66°23'22" West and the short bears North 30°07'53" East 58.45 feet with a central angle of 59°59'56" West);

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

thence Northwesterly 31.47 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'29" East and the long bears North 44°18'43" West 28.32 feet with a central angle of 09°03'36" along the North line of said 350 South Street and the East line of 500 West Street);

thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;

thence Northwesterly 47.17 foot along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the short bears North 45°48'43" East 42.46 feet with a central angle of 09°05'15" along the East line of said 900 West Street to the South line of 200 South Street);

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

Contains 424.552 Square Feet or 9.746 Acres and 10 Lots

NAME	NAME
COMPANY	

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20____ OF _____ PERSONALLY APPEARED BEFORE ME, _____
 THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN,
 AND HAVING BEEN DULY QUALIFIED, KNOWS THE CONTENTS OF THE FOREGOING INSTRUMENT, AND THAT HE SIGNED THE SAME FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID
 CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME: _____
 NO. _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

<h2 style="margin: 0;">INDIVIDUAL ACKNOWLEDGMENT</h2>		
STATE OF UTAH COUNTY OF _____) S.S.	
ON THE _____ DAY OF _____, A.D. 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND THAT HE EXECUTED THE SAME.		
MY COMMISSION EXPIRES: _____		
NAME: _____ NO. _____	NOTARY PUBLIC 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	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

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

 <p data-bbox="2609 1698 2710 1708">SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM</p>	<p data-bbox="2710 1698 2816 1704">LAYTON Phone: 801.541.1100</p> <p data-bbox="2710 1704 2816 1708">TOOELE Phone: 435.843.3550</p> <p data-bbox="2710 1708 2816 1714">CEDAR CITY Phone: 435.893.1433</p>	<p data-bbox="2816 1698 2948 1704">SHEET 1 OF 1</p> <p data-bbox="2816 1704 2948 1708">PROJECT NUMBER: 66186</p> <p data-bbox="2816 1708 2948 1714">MANAGER : JKF</p>
		<p data-bbox="2816 1714 2948 1721">DRAWN BY : JJV</p> <p data-bbox="2816 1721 2948 1727">CHECKED BY : KFW</p>

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
		

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

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 4903SC0265G EFFECTIVE SEPTEMBER 25, 2009.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,

BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

AMERICAN FORK CITY
PLANNING COMMISSION

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

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

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

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

Background

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

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

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

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

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

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

This criterion has been met.

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

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

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

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

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

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

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

POTENTIAL MOTIONS

APPROVAL

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

DENIAL

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

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/5/2020

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

Project Name: American Fork Apartments

Project Address: 850 West 250 South

Developer / Applicant's Name: Castlewood Development

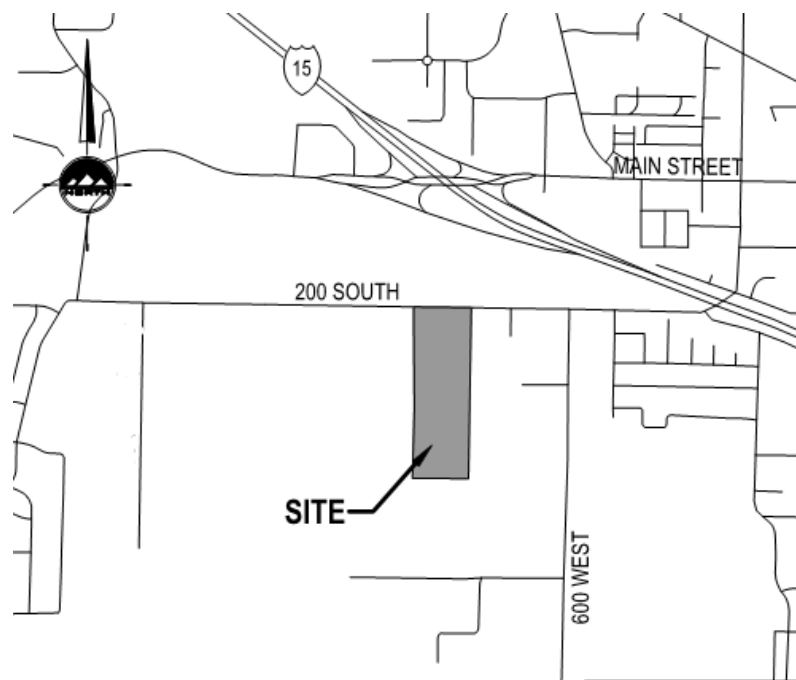
Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input checked="" type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan | |

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

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

Project Map:



VICINITY MAP

NO SCALE

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Plan Modifications Required:

- 1.

UNAPPROVED MINUTES

Public Hearing Opened

Public Hearing Closed

Mr. Chris Christiansen moved to approve the preliminary plan and recommend approval of the final plat of Searle Meadows Lot 25 Amendment, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

5. Hearing, review and action on the preliminary and final plat for American Fork Apartments, located at approximately 850 West 250 South in the TOD zone

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

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

Ms. Anderson asked if this is mixed-use with commercial on the bottom level.

Mr. Olsen said that it would be desirable for some units to be commercial use, especially along 200 South.

Chairman Woffinden agreed that commercial uses on the bottom level are desirable.

Ms. Anderson would like street lights to be tailored to pedestrians in this area, not just to vehicles.

UNAPPROVED MINUTES

Mr. Olsen replied that this was taken into account when the TOD code was written, and the lights will be positioned downward to illuminate sidewalks.

Mr. Ben Hunter stated that 900 West and 350 South are already constructed on the perimeter. Staff has had discussions with developer regarding the timetable for additional road improvements for 200 South, which it fronts. There is an understanding that the developer will make the necessary improvements to 200 South when the city is ready for that. This proposal meets requirements, engineering staff recommend approval.

Ms. Christine Anderson asked what the sidewalk dimensions are in this area along 200 South.

Mr. Ben Hunter said that along 200 South there is an island for bikes in the middle, an 8-foot sidewalk, and a bike trail next to the sidewalk.

Ms. Anderson asked if there will be parallel parking on the street. She said that successful areas like this have larger sidewalks that end up being used for dining, seating, etc. Extra sidewalk space would be a great thing to have here.

Mr. Ben Hunter replied that there is latitude in the code for developers to do that, and he believes that there will be limited parallel parking along the street on 200 South and more on 900 West.

Public Hearing Opened

Public Hearing Closed

Mr. Geoff Dupaix moved to approve the preliminary plan and recommend approval of the final plat of American Fork Apartments, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat of Easton Park Subdivision Phase 5, located in the area of 547 South 860 East in the PC Planned Community zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat of Easton Park Subdivision Phase 5 as stated in the attached minutes of the August 19, 2020 planning commission meeting.

BACKGROUND The applicant proposes to condominiumize the existing building by creating four lots, there are no physical changes to the existing improvements. 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 Easton Park Subdivision Phase 5, located in the area of 547 South 860 East in the PC Planned Community 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 19, 2020 planning commission meeting.

SUPPORTING DOCUMENTS

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 19, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on the final plat of Easton Park Phase 5, consisting of 4 lots, located at approximately 547 S. 860 E. in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		Approximately 547 S. 860 E.		
Applicant:		James Doolin		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Agriculture		
	East	Vacant		
	West	Residential/Commercial		
Existing Zoning:		PC (Planned Community)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PC (Planned Community)		
	South	PC (Planned Community)		
	East	PF (Public Facilities)		
	West	PC (Planned Community)		
Land Use Plan Designation:		Planned Community		
Zoning within Land Use Plan designation?		X	Yes	No

Attachment: 2. Staff Report (Easton Park Ph 5)

Background

Easton Park was approved in 2016. The four lots which constitute Phase 5 were approved as one lot in 2016 (Lot 95, Phase 3). The applicant wishes to separate the one lot into four. All other provisions of the original approval remain intact. No additional living units are being created with this plat. It is simply a condominium conversion of an existing building.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The subdivision is consistent with this designation.

Section 17.8.211 of the Development Code

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

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

The final plat conforms with the terms of the original 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.

Water rights conveyance shall be satisfied prior to plat recordation (if not already satisfied).

FINDINGS OF FACT

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

1. The final plat meets the criteria within Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Easton Park Phase 5, with the findings 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 for Easton Park Phase 5.

TABLE

Mr. Chairman, I move that we table action on the final plat for Easton Park Phase 5.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/19/2020

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: [Click here to enter text.](#)

Project Address: [Click here to enter text.](#)

Developer / Applicant's Name: [Click here to enter text.](#)

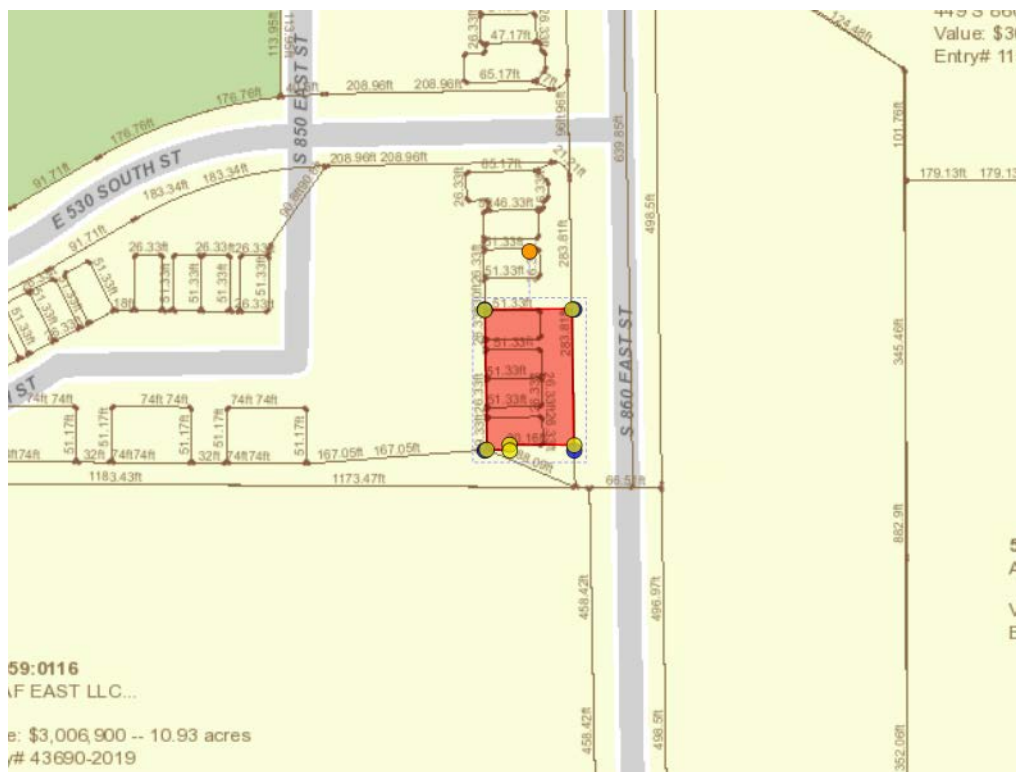
Type of Application:

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> 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. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
3. **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 8. Review and action on the final plat of Easton Park Subdivision Phase 5, located in the area
 2 of 547 South 860 East in the PC Planned Community zone

3
 4 Mr. Olsen indicated that Easton Park was approved in 2016. The four lots which constitute Phase
 5 5 were approved as one lot in 2016 (Lot 95, Phase 3). The applicant wishes to separate the one lot
 6 into four. All other provisions of the original approval remain intact. No additional living units
 7 are being created with this plat. It is simply a condominium conversion of an existing building, a
 8 housekeeping item for the developer.

9 Mr. Ben Hunter stated that all infrastructure is in place, and the Engineering Division recommends
 10 approval.

11 **Ms. Anderson moved to approve the final plat for Easton Park Phase 5, with the findings**
 12 **listed in the staff report and subject to any findings, conditions and modifications listed in**
 13 **the Engineering report.**

14 **Mr. Ryan Hunter seconded the motion. Voting was as follows:**

15	Chairman Woffinden	Aye
16	Chris Christiansen	Aye
17	Christine Anderson	Aye
18	Ryan Hunter	Aye
19	Harold Dudley	Aye
20	Rod Brocious	Aye

21 **The motion passed.**

- 22
 23 9. Hearing, review and action on an amended site plan for Swig, located at 135 East Main
 24 Street in the CC-1 Central Commercial zone

25
 26 Mr. Olsen told commissioners that Swig proposes a small drive-through structure near the southern
 27 entrance to the Fresh Market complex. 17 parking stalls will be removed for placement of the
 28 structure and accompanying drive-through lanes. Sufficient parking remains with the removal of
 29 these 17 stalls. Additional landscape will be installed north of the proposed structure, as well as
 30 within an area currently used as a snow-cone stand in the summer. The property owner has agreed
 31 to a lease of this area with Swig.

32 Ms. Anderson expressed concerns about backups in drive-thrus. She asked if they were required
 33 to be able to fit 10 cars.

34 Mr. Olsen affirmed, saying that in normal times that is more than enough. Sometimes drive-thrus
 35 need more or less space, and commissioners are free to propose a different number.

36 Ms. Anderson indicated that she is not ready to propose a code change requiring more cars, but it
 37 will be interesting to see in the future if more space is required.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving a commercial site plan for the Ritchie American Fork 860 Apartments, located in the area of 860 East Quality Drive in the PC Planned Community zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the site plan for the Ritchie American Fork 860 Apartments as stated in the attached minutes of the August 19, 2020 planning commission meeting.

BACKGROUND The applicant proposes a multi-family housing project consisting of 513 apartments units on the eastern extent of the former Vest Property. 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 Ritchie American Fork 860 Apartments, located in the area of 860 East Quality Drive in the PC Planned Community 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 August 19, 2020 planning commission meeting.

SUPPORTING DOCUMENTS

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

ORDINANCE NO.**AN ORDINANCE APPROVING THE SITE PLAN FOR THE RITCHIE AMERICAN FORK 860 APARTMENTS LOCATED AT 860 EAST QUALITY 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 RITCHIE AMERICAN FORK 860 APARTMENTS 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.

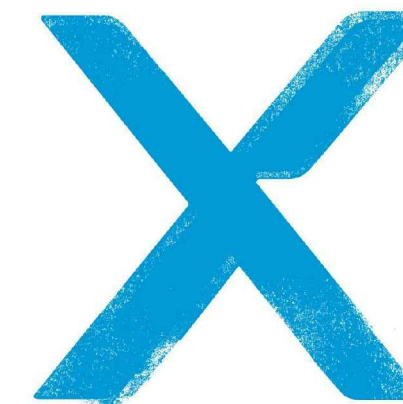
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 8th DAY OF SEPTEMBER, 2020.

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (Ritchie AF 860 Apartments)



Architectural NEUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archne.us.com

Ritchie Group
AMERICAN FORK 860 APARTMENTS
860 EAST QUALITY DRIVE
AMERICAN FORK, UTAH 84003

Attachment 2: Site Plan (Ritchie AF 860 Apartments)

**SITE PERMIT
REVIEW**

NEUS PROJECT 19033.01
CHECKED BY
DRAWN BY
DATE 01.16.20
**ARCHITECTURAL
SITE PLAN**

AS101
Packet Pg. 93

CONSTRUCTION NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE SITE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE SITE PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE SITE PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
- DO NOT SCALE DRAWINGS.
- COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS INCLUDING, BUT NOT LIMITED TO, STORM DRAIN LINES, WATER LINES AND POWER/ELECTRICAL LINES. COORDINATE DEMOLITION OF EXISTING AND INSTALLATION OF NEW UTILITY LINES WITH CIVIL AND MECHANICAL. CALL BLUE STAKES OF UTAH (811) 48 HOURS PRIOR TO COMMENCING WORK.
- QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
- ANY ALTERNATES AND/OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND/OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE MULCH- ORGANIC AND MINERAL MULCH SHALL BE 3" DEPTH MINIMUM. REFERENCE LP SERIES FOR MORE INFORMATION.
- WETLAND AREA- REFERENCE WETLAND MITIGATION REPORT FOR MORE INFORMATION.
- FIRE LANE & HYDRANT- REFERENCE CIVIL FOR FIRE LANE AND HYDRANT LOCATIONS.
- FOR ADDITIONAL INFORMATION, SEE LANDSCAPE, ARCHITECTURAL, CIVIL, ELECTRICAL, MECHANICAL, DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND

- ASPHALT PAVING
- CONCRETE PAVING- STANDARD
- CONCRETE PAVING- ACID ETCHED
- DECOMPOSED GRANITE
- BARK MULCH
- MINERAL MULCH- TYP. 1
- MINERAL MULCH- TYP. 2
- TURF
- SYNTHETIC LAWN
- EXISTING WETLAND
- LANDSCAPE EDGING
- PATIO RAILING
- LANDSCAPE BERM

MATERIALS LEGEND

- 1.00 PAVEMENTS, RAMPS, CURBS**
 - 1.01 ASPHALT PAVING
 - 1.02 CONCRETE PAVING- STANDARD
 - 1.03 CONCRETE PAVING- ACID ETCHED
 - 1.04a CONCRETE CURB AND GUTTER
 - 1.04b CONCRETE CURB
 - 1.05 FLUSH CURB
 - 1.06 DECOMPOSED GRANITE PAVING
 - 1.07 TACTILE WARNING PAVER
 - 1.08 ADA PARKING SIGNAGE
 - 1.09 CURB RAMP
 - 1.10 PARKING STRIPING
 - 1.11 BRICK PAVERS
- 2.00 JOINTS**
 - 2.01 SAW CUT JOINT
 - 2.02 EXPANSION JOINT
 - 2.03 STEEL JOINT- 3" STEEL EXPANSION JOINT
- 3.00 STAIRS**
 - 3.01 CONCRETE STAIR
- 4.00 SITE WALLS**
 - 4.01 CONCRETE PLANTER WALL- 8" THICK
 - 4.02 CONCRETE RETAINING WALL- 8" THICK
 - 4.03 CONCRETE SEAT WALL- 18" THICK
 - 4.04 CONCRETE FREESTANDING WALL- 8" THICK
- 5.00 RAILINGS, BARRIERS, FENCING**
 - 5.01 HANDRAIL- 3/8" FLAT BAR, PAINTED STEEL
 - 5.02 PATIO RAILING- PAINTED STEEL 42" HEIGHT
 - 5.03 POOL FENCE- PAINTED STEEL 72" HEIGHT
 - 5.04 POOL GATE- PAINTED STEEL 72" HEIGHT
 - 5.05 DOG PARK FENCE- PAINTED STEEL 48" HEIGHT
 - 5.06 DOG PARK GATE- PAINTED STEEL 72" HEIGHT
 - 5.07 BOLLARD- ILLUMINATED
- 6.00 FURNISHINGS**
 - 6.01a TABLE- TYPE 1
 - 6.01b TABLE- TYPE 2
 - 6.01c TABLE- TYPE 3
 - 6.02a CHAIR- TYPE 1
 - 6.02b CHAIR- TYPE 2
 - 6.03a SOFA- TYPE 1
 - 6.03b SOFA- TYPE 2
- 7.0 STRUCTURES**
 - 7.01a TRELLIS- TYPE 1
 - 7.01b TRELLIS- TYPE 2
 - 7.01c TRELLIS- TYPE 3
 - 7.01d TRELLIS- TYPE 4
 - 7.02 CARPORT
 - 7.03 MOVIE SCREEN- CEDAR WOOD SLAT, HSS STEEL POSTS
 - 7.04 POOL CABANA
- 8.0 LANDSCAPE ACCESSORIES**
 - 8.01 LANDSCAPE EDGING- ALUMINUM
 - 8.02a MULCH- ORGANIC BARK 1"- 3"
 - 8.02b MULCH- MINERAL MULCH, TYP. 1
 - 8.02c MULCH- MINERAL MULCH, TYP. 2
 - 8.03 TREE GRATE
 - 8.04 SYNTHETIC LAWN
 - 8.05 LANDSCAPE BERM
- 9.0 MISC.**
 - 9.01 MONUMENT SIGNAGE- PROVIDED BY OWNER
 - 9.02 VALVE BOX FOR COURTESY OUTLET- 6" X 6" ROUND NDS BOX- GREEN W/ GRAVEL BOTTOM

PARKING DATA:

PARKING STALLS REQUIRED :

- Total number of units	513
- Required standard stalls	927
- Required ada stalls	20

TOTAL REQUIRED STALLS 947

PARKING STALLS PROVIDED:

- Standard	739
- ADA (standard/garage)	20
- Garage	190
- On-street	58

TOTAL ON-SITE STALLS 949

TOTAL PROJECT STALLS 1,007

OVERALL PARKING RATIO 1.846

BUILDING DATA:

BUILDING	NO. OF UNITS
A	78
B	78
C	69
D	70
E	18
F	11
G (parts 1 & 2)	189
TOTAL NUMBER OF UNITS	513

STREET FRONTAGE DATA:

860 EAST STREET FRONTAGE

- Street Frontage w/ Building	528.0 lf (69%)
- Enhanced Landscape	216.5 lf (28%)
- Frontage w/ Building & Enhanced Landscape	744.5 lf (97%)

TOTAL STREET FRONTAGE 770.5 LF (100%)

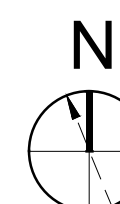
QUALITY DRIVE

- Street Frontage w/ Building	210.0 lf (25%)
- Enhanced Landscape and Wetland	323.0 lf (40%)
- Frontage w/ Building & Enhanced Landscape	533.0 lf (65%)

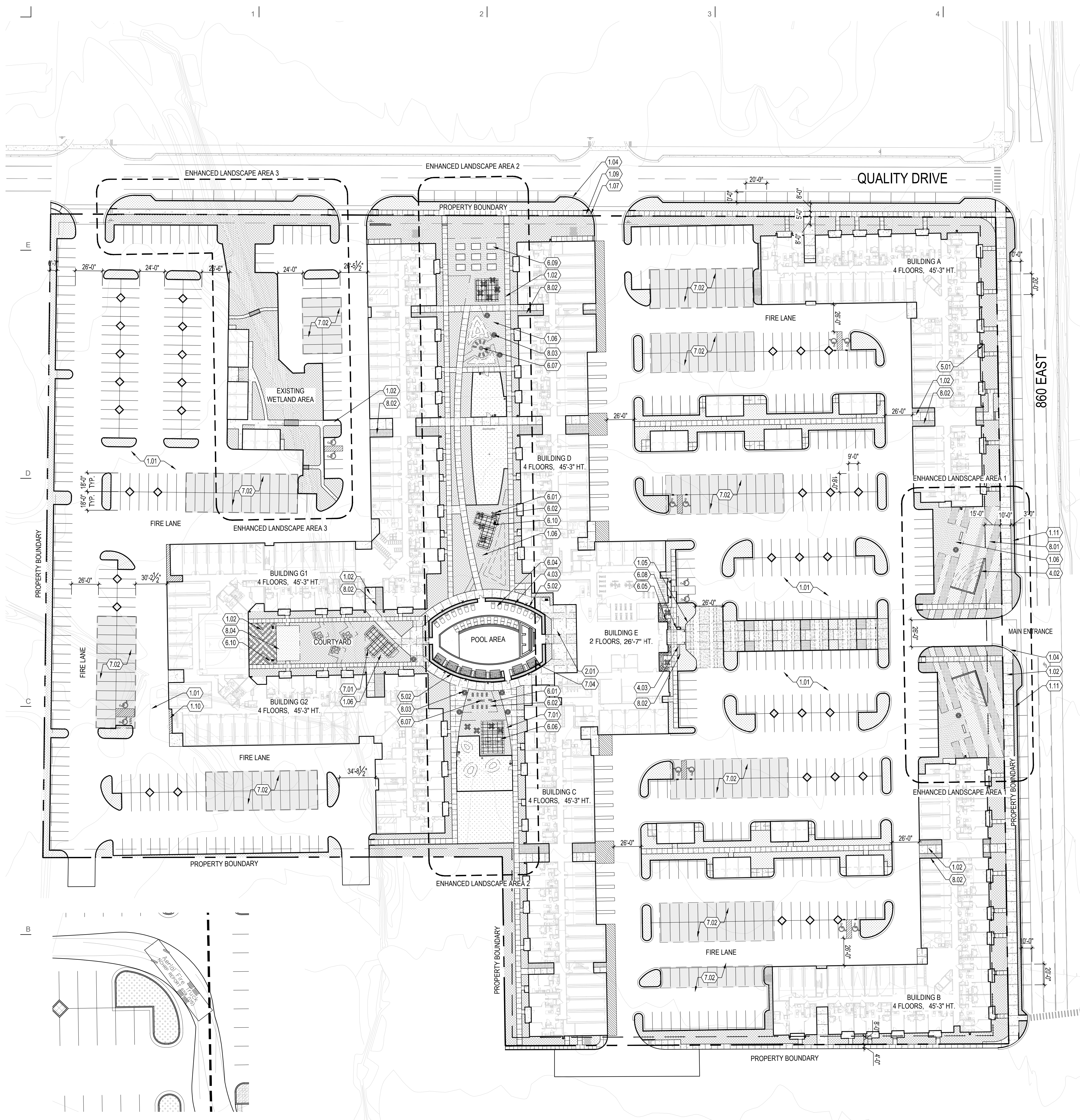
TOTAL STREET FRONTAGE 817.0 LF (100%)



Know what's below.
Call before you dig.










































0' 40' 80'




A1 FIRE TRUCK TURNING RADIUS, TYP.

AS101 SCALE: 1" = 10'-0"

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME
	JUN SP2	Juniperus chinensis 'Spartan'
	JUN SCO	Juniperus scopulorum 'Moonglow'
DECIDUOUS TREES	CODE	BOTANICAL NAME
	ACE PTG	Acer palmatum atropurpurea 'Bloodgood'
	AH	Acer tataricum 'Hot Wings'
	ACE NOR	Acer truncatum 'Norwegian Sunset'
	CLA PER	Cladrastis kentukea 'Perkins Pink'
	COR WST	Cornus alternifolia 'Wstackman' TM
	GIN FAI	Ginkgo biloba 'Fairmont'
	GLE IN2	Gleditsia triacanthos inermis 'Impcole' Imperial
	TIL STE	Tilia tomentosa 'Sterling'
ORNAMENTAL TREES	CODE	BOTANICAL NAME
	CER FOR	Cercis canadensis 'Forest Pansy' TM
	PRU CA2	Prunus virginiana 'Canada Red'
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME
	AME ALN	Amelanchier alnifolia 'Regent'
	ARO MEL	Aronia melanocarpa elata
	BER SGP	Berberis thunbergii 'Maria' TM
	CAR CLA	Caryopteris x clandonensis 'Blue Mist'
	COR LAA	Cornus alba 'ByBoughen' TM
	FOR MDY	Forsythia x 'Minfor6' TM
	LIG VUL	Ligustrum vulgare 'Cheyenne'
	PHY DON	Physocarpus opulifolius 'Donna May' TM
	RHU ARO	Rhus aromatica
	ROS WOO	Rosa woodsii ultramontana
	ROS HOM	Rosa x 'Home Run'
EVERGREEN SHRUBS	CODE	BOTANICAL NAME
	AUC VAR	Aucuba japonica 'Variegata'
	CHA FE3	Chamaebatia millefolium 'Fernbush'
	CHA LLR	Chamaecyparis lawsoniana 'SMNCLBF' TM
	CHR RUB	Chrysanthemum nauseosus
	CYT SC2	Cytisus scoparius
	EUO AUR	Euonymus japonicus 'Aureo-marginatus'
	JUN HOR	Juniperus horizontalis
	MAH COM	Mahonia aquifolium 'Compacta'
	NAN DOM	Nandina domestica
	PIN PU6	Pinus mugo 'Pumilio'
	PIN WH2	Pinus mugo 'Whitebud'
	PRU PAW	Prunus besseyi 'Pawnee Buttes'
	PRU OTT	Prunus laurocerasus 'Otto Luyken'
	PYR M03	Pyracantha angustifolia 'Monon'
	TAX CHA	Taxus x media 'Chadwickii'
	TAX DAR	Taxus x media 'Dark Green Spreading'

GRASSES

GRASSES	CODE	BOTANICAL NAME		GAU RSF	Gaura lindheimeri 'Sparkle White'
◦	BOU BLO	Bouteloua gracilis 'Blonde Ambition'	•	HOS B46	Hosta x 'Blue Mouse Ears'
◦	CAR IC2	Carex muskingumensis 'Ice Fountains'	⊙	HOS FR5	Hosta x 'Frances Williams'
◦	DES TUF	Deschampsia cespitosa	✱	LUP GA5	Lupinus x 'Gallery Blue'
✱	HAK ALL	Hakonechloa macra 'All Gold'	⊙	NEP WA2	Nepeta mussinii 'Walker's Low'
⊙	LIR GIG	Liriope gigantea	⊙	PEN PAL	Penstemon palmeri
⊙	MIS MOR	Miscanthus sinensis 'Morning Light'	⊙	SAL SUP	Salvia x superba 'Caradonna'
⊙	MIS STR	Miscanthus sinensis 'Strictus'	SUCCULENTS	CODE	BOTANICAL NAME
◦	MUH UN3	Muhlenbergia reverchonii 'PUND01S' TM	☼	YUC BRI	Yucca filamentosa 'Bright Edge'
◦	SPO HET	Sporobolus heterolepis	⊙	YUC COL	Yucca filamentosa 'Color Guard'
PERENNIALS	CODE	BOTANICAL NAME	GROUND COVERS	CODE	BOTANICAL NAME
☼	ART CAN	Artemisia cana		CER TOM	Cerastium tomentosum
⊙	ART POW	Artemisia x 'Powis Castle'		EUO CO2	Euonymus fortunei 'Colorata'
✱	DRY BRI	Dryopteris erythrosora 'Brilliance'			

SUCCULENTS

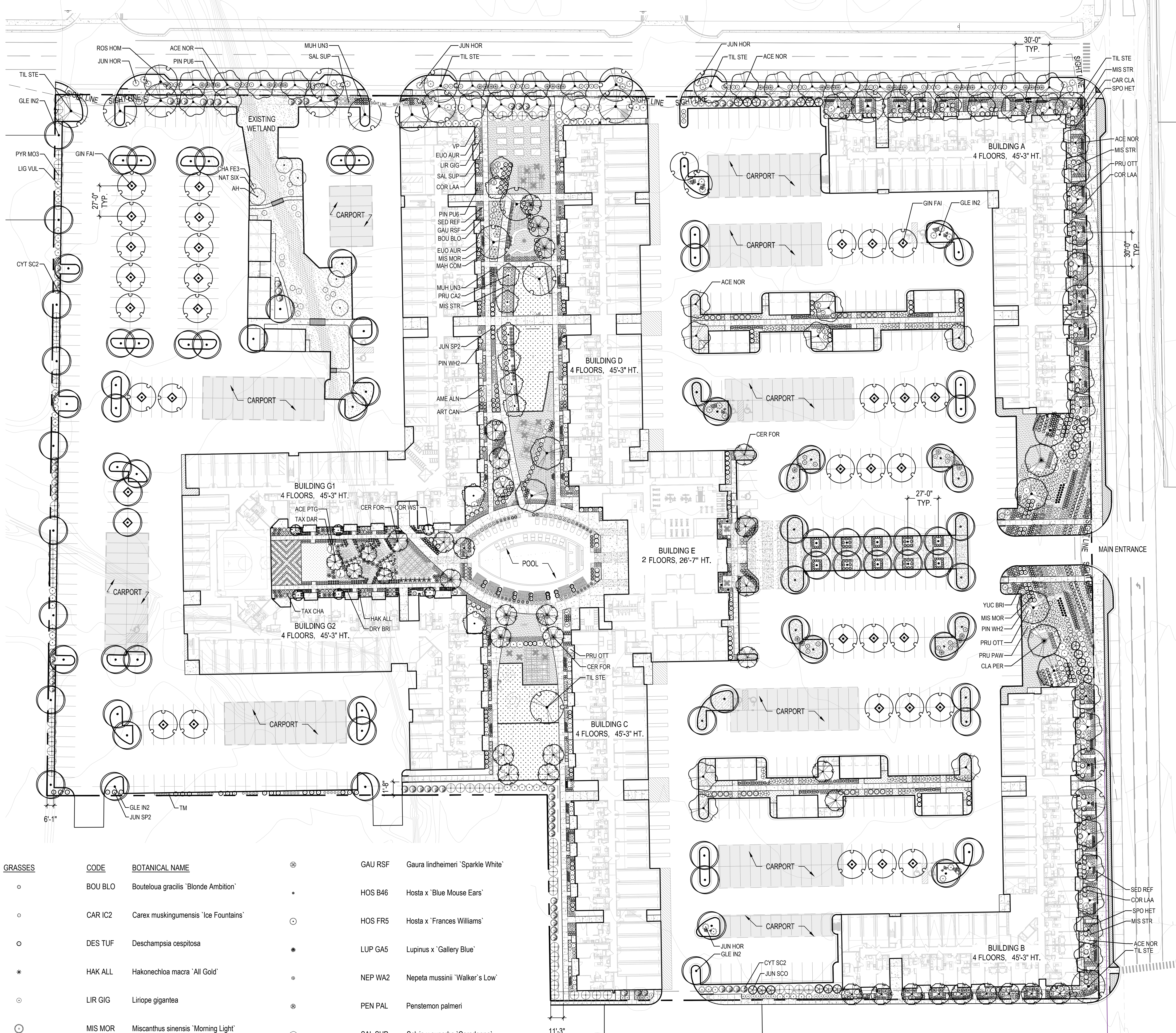
CODE	BOTANICAL NAME	CODE	BOTANICAL NAME
YUC BRI	Yucca filamentosa 'Bright Edge'	YUC COL	Yucca filamentosa 'Color Guard'
YUC COL	Yucca filamentosa 'Color Guard'		

GROUND COVERS

CODE	BOTANICAL NAME	CODE	BOTANICAL NAME
YUC BRI	Yucca filamentosa 'Bright Edge'	YUC COL	Yucca filamentosa 'Color Guard'
YUC COL	Yucca filamentosa 'Color Guard'		

SOD

CODE	BOTANICAL NAME	CODE	BOTANICAL NAME
EUO COL	Euonymus fortunei 'Colorata'	BIO BLU	BIOBLUE- Kentucky blue grass mix
LYS NUM	Lysimachia nummularia	BIO MEA	BIOMEADOW- no mow fine fescue
NAT SIX	Native Seed Mix		
SED REF	Sedum reflexum 'Blue Spruce'		
VIN COM	Vinca minor 'Bowles'		



PLANTING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING SITE CONDITIONS WITH THE PLANTING PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLANS. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE PLANTING PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE PLANTING PLAN INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED BY CONSTRUCTION OPERATIONS ON OR OFF OF THE SITE WITH NO ADDITIONAL COSTS TO THE OWNER.
- CONTRACTOR SHALL COORDINATE PLANT PLACEMENT WITH IRRIGATION SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING THE TOTAL PLANT & LANDSCAPE MATERIAL SQUARE FOOTAGES REPRESENTED ON PLAN.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PLANT SUBSTITUTIONS OR CHANGES TO PLANT SIZES SPECIFIED. THE LANDSCAPE ARCHITECT SHALL APPROVE SUBSTITUTIONS AND/OR SIZE CHANGES PRIOR TO PLAN INSTALLATION.
- ALL IRRIGATED LANDSCAPE AREAS TO RECEIVE 4" DEPTH ORGANIC MULCH UNLESS OTHERWISE NOTED. REFERENCE AS101 FOR AREAS TO RECEIVE GRAVEL MULCH.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED PER GUIDELINES ON THIS SHEET.
- REFER TO LP SERIES, LI SERIES AND SPECIFICATIONS FOR MORE INFORMATION.

NURSERY STOCK SIZE REQUIREMENTS:
 CONTRACTOR SHALL MEET THE FOLLOWING SIZE REQUIREMENTS FOR ALL PLANT MATERIAL.

- DECIDUOUS/ORNAMENTAL- 2-INCH CALIPER
- EVERGREEN- 8-FOOT MINIMUM.
- SHRUBS- 5-GALLON.
- PERENNIAL/GROUNDCOVER- 1-GALLON

LEGEND

- IRRIGATED TURF AREA
- EXISTING WETLAND AREA
- LANDSCAPE EDGING
- LANDSCAPE BOULDERS- 2'-6"

AMERICAN FORK LANDSCAPE REQUIREMENTS:

TOTAL SF OF IMPROVED AREA:

- Building: 177,726.42 sf
- Hardscape: 358,736.66 sf
- Landscape: 105,019.66 sf
- Existing Wetland: 3,149.61 sf

Total square footage of improved area: 644,632.35 sf

TREES:

- Site: 1 tree / 2,500 sf of improved area w/ no more than twenty percent of total ornamental or evergreens
- Required: 644,632.35 sf / 2,500 sf = 258 qty.
- Provided:
- Deciduous- 216 qty. (84% of total)
- Evergreen- 21 qty. (8% of total)
- Ornamental- 21 qty. (8% of total)
- Total Provided: 258 qty.

- Street Frontage- 1 tree / 40 lf

- 860 East
- Required: 771.0 lf / 40 = 19 qty.
- Provided: 20 qty.

- Quality Drive
- Required: 817.0 lf / 40 = 20 qty.
- Provided: 46 qty.

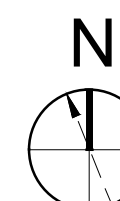
SHRUBS:

- Site: 1 (5-gal) shrub / 300 sf of improved area
- Required: 2,149 qty.
- Provided: 2,149 qty.
- Shrubs: 1,912 qty. (76% of total)
- Deciduous- 667 qty.
- Evergreen- 965 qty.
- Turf- 172 qty. or 8,611.61 sf (1 (5-gal) shrub/ 50 sf of turf, 8% of total)
- Perennial- 65 qty. (16% of total)

SITE PERMIT REVIEW



Know what's below.
 Call before you dig.



0' 40' 80'

NEUS PROJECT 19033.01
 CHECKED BY: 01.16.20
 DATE: 01.16.20
PLANTING PLAN

NOT FOR CONSTRUCTION

LP101

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























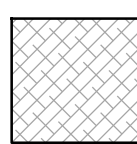
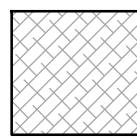
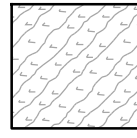
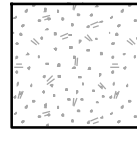
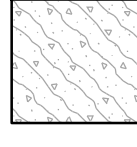
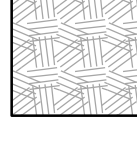
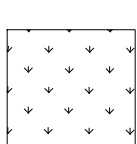
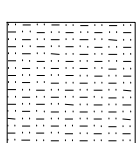
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D

C

B

A

1	2	3					
	TM	Taxus x media 'Maureen'	Maureen Yew	5 gal.	10'x2'	Pot	25
	VP	Viburnum x pragense	Prague Viburnum	5 gal.	8'x6'	Pot	13
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY
	BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal.	30"x18"	Pot	608
	CAR IC2	Carex muskingumensis 'Ice Fountains'	Sedge	1 gal.	24"x18"	Pot	130
	DES TUF	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	2'x2'	Pot	21
	HAK ALL	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.	1'x2'	Pot	195
	LIR GIG	Liriope gigantea	Giant Liriope	1 gal.	2'x2'	Pot	475
	MIS MOR	Miscanthus sinensis 'Morning Light'	Eulalia Grass	1 gal.	5'x4'	Pot	181
	MIS STR	Miscanthus sinensis 'Strictus'	Porcupine Grass	5 gal.	4'x3'	Pot	250
	MUH UN3	Muhlenbergia reverchonii 'PUND01S' TM	Undaunted Ruby Muhly	3 gal.	18"x24"	Pot	367
	SPO HET	Sporobolus heterolepis	Prairie Dropseed	1 gal.	18"x24"	Pot	550
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY
	ART CAN	Artemisia cana	Silver sage	5 gal.	3'x3'	Pot	80
	ART POW	Artemisia x 'Powis Castle'	Powis Castle Artemisia	1 gal.	3'x2'	Pot	62
	DRY BRI	Dryopteris erythrosora 'Brilliance'	Autumn Fern	3 gal.	1.5'x1.5'	Pot	70
	GAU RSF	Gaura lindheimeri 'Sparkle White'	Whirling Butterflies	1 gal.	3'x3'	Pot	182
	HOS B46	Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta	1 gal.	8"x12"	Pot	61
	HOS FR5	Hosta x 'Frances Williams'	Plantain Lily	5 gal.	2'x3'	Pot	26
	LUP GA5	Lupinus x 'Gallery Blue'	Dwarf Blue Lupine	1 gal.	2'x2'	Pot	42
	NEP WA2	Nepeta mussinii 'Walker's Low'	Walker's Low Catmint	1 gal.	1.5'x1.5'	Pot	500
	PEN PAL	Penstemon palmeri	Palmer's Penstemon	1 gal.	4'x2'	Pot	12
	SAL SUP	Salvia x superba 'Caradonna'	Sage	1 gal.	3'x3'	Pot	71
SUCCULENTS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY
	YUC BRI	Yucca filamentosa 'Bright Edge'	Adam's Needle	3 gal.	4'x3'	Pot	143
	YUC COL	Yucca filamentosa 'Color Guard'	Adam's Needle	3 gal.	2'x2'	Pot	41
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY
	CER TOM	Cerastium tomentosum	Snow In Summer	1 gal.	6"x12"	Pot	4,006
	EUO CO2	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	1 gal.	6"x12"	Pot	423
	EUO COL	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	1 gal.	6"x12"	Pot	1,225
	LYS NUM	Lysimachia nummularia	Creeping Jenny	1 gal.	3"x12"	Pot	84
	NAT SIX	Native Seed Mix		seed		Seed Mix	6,894 sf
	SED REF	Sedum reflexum 'Blue Spruce'	Blue Spruce-leaved Stonecrop	1 gal.	6"x12"	Pot	2,574
	VIN COM	Vinca minor 'Bowles'	Bowles Common Periwinkle	1 gal.	6"x6"	Pot	1,135
SOD	CODE	BOTANICAL NAME	MANUFACTURER	QTY			
	BIO BLU	BIOBLUE- Kentucky blue grass mix	BIOGRASS SOD FARMS	5,426 SF			
	BIO MEA	BIOMEADOW- no mow fine fescue	BIOGRASS SOD FARMS	1,075 SF			

NATIVE HYDROSEED MIX			
BOTANICAL NAME	COMMON NAME	% OF MIX	TOTAL POUNDS
GRASS MIX:			
Bromus marginatus	Mountain brome	10%	1.00
Elymus trachycaulus ssp. trachycaulus	Slender wheatgrass	40%	4.00
Pascopyrum smithii	Western wheatgrass	30%	3.00
Poa secunda ssp. sandbergii	Sandberg bluegrass	20%	2.00
TOTAL		100%	10.00

APPLY SEED MIX AT A RATE OF 30 LBS. PER ACRE

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	TRUNK	QTY
	JUN SP2	Juniperus chinensis 'Spartan'	Spartan Juniper	10' Ht.	15'x4'	B&B		61
	JUN SCO	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	8' Ht.	20'x8'	B&B	Single	22
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	TRUNK	QTY
	ACE PTG	Acer palmatum atropurpurea 'Bloodgood'	Bloodgood Red Japanese Maple	2" Cal.	20'x15'	B&B		4
	AH	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	2" Cal.	20'x15'	B&B	Multi	5
	ACE NOR	Acer truncatum 'Norwegian Sunset'	Sunset Maple	2" Cal.	35'x25'	B&B	Single	51
	CLA PER	Cladrastis kentukea 'Perkins Pink'	Perkins Pink Yellowwood	2" Cal.	40'x30'	B&B	Multi	8
	COR WST	Cornus alternifolia 'Wstackman' TM	Golden Shadows Dogwood	8' Ht.	12'x12'	B&B		6
	GIN FAI	Ginkgo biloba 'Fairmont'	Maidenhair Tree	2" Cal.	50'x25'	B&B		34
	GLE IN2	Gleditsia triacanthos inermis 'Impcole' Imperial	Imperial Honeylocust	2" Cal.	30'x25'	B&B	Single	82
	TIL STE	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	60'x30'	B&B	Single	26
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	TRUNK	QTY
	CER FOR	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	2" Cal.	20'x25'	B&B	Single	33
	PRU CA2	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	20'x20'	B&B	Single	10
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY	
	AME ALN	Amelanchier alnifolia 'Regent'	Saskatoon Serviceberry	5 gal.	5'x5'	Pot		27
	ARO MEL	Aronia melanocarpa elata	Glossy Black Chokeberry	5 gal.	5'x5'	Pot		42
	BER SGP	Berberis thunbergii 'Maria' TM	Sunjoy Gold Pillar Barberry	5 gal.	3'x2'	Pot		90
	CAR CLA	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	5' Ht.	2'x2'	Pot		177
	COR LAA	Cornus alba 'ByBoughen' TM	Neon Burst Dogwood	5 gal.	4'x4'	Pot		101
	FOR MDY	Forsythia x 'Minfor6' TM	Show Off Starlet Dwarf Forsythia	5 gal.	3'x3'	Pot		48
	LIG VUL	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	5 gal.	8'x6'	Pot		26
	PHY DON	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	3'x3'	Pot		9
	RHU ARO	Rhus aromatica	Fragrant Sumac	5 gal.	6'x3'	Pot		33
	ROS WOO	Rosa woodsii ultramontana	Woods' Rose	5 gal.	4'x3'	Pot		32
	ROS HOM	Rosa x 'Home Run'	Rose	5 gal.	3'-4'	Pot		84
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	CONTAINER	QTY	
	AUC VAR	Aucuba japonica 'Variegata'	Spotted Laurel	7 gal.	5'x5'	Pot		28
	CHA FE3	Chamaebatiaria millefolium 'Fernbush'	Fernbush	5 gal.	5'x5'	Pot		48
	CHA LLR	Chamaecyparis lawsoniana 'SMNCLBF' TM	Pinpoint Blue False Cypress	6' Ht	15'x5'	Pot		36
	CHR RUB	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal.	5'x5'	Pot		10
	CYT SC2	Cytisus scoparius	Scotch Broom	5 gal.	5'x6'	Pot		66
	EUO AUR	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	5 gal.	4'x4'	Pot		155
	JUN HOR	Juniperus horizontalis	Creeping Juniper	5 gal.	1'x6'			50
	MAH COM	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	2'x3'	Pot		223
	NAN DOM	Nandina domestica	Heavenly Bamboo	5 gal.	6'x4'	Pot		27
	PIN PU6	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	1 gal.	3'x5'			76
	PIN WH2	Pinus mugo 'Whitebud'	Mugo Pine	5 gal.	3'-4'	Pot		37
	PRU PAW	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal.	6'x4'	Pot		72
	PRU OTT	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal.	3'x6'	Pot		59
	PYR MO3	Pyracantha angustifolia 'Monon'	Yukon Belle Pyracantha	5 gal.	8'x8'	Pot		58
	TAX CHA	Taxus x media 'Chadwickii'	Chadwick's Yew	7 gal.	3'-4'	Pot		22
	TAX DAR	Taxus x media 'Dark Green Spreading'	Yew	10 gal.	4'x8'	Pot		3

Ritchie Group
AMERICAN FORK 860 APARTMENTS
860 EAST QUALITY DRIVE
AMERICAN FORK, UTAH 84003

□	Date	Revision
△	06/16/20	REV 01

SITE PERMIT
REVIEW

NE US PROJECT	19033.01
CHECKED BY	
DRAWN BY	
DATE	01.16.20

PLANTING LEGEND



Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
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The Ritchie Group
American Fork 860 Apartments
860 EAST QUALITY DRIVE
AMERICAN FORK, UTAH 84003

Attachment: 2, Site Plan (Ritchie AF 860 Apartments)

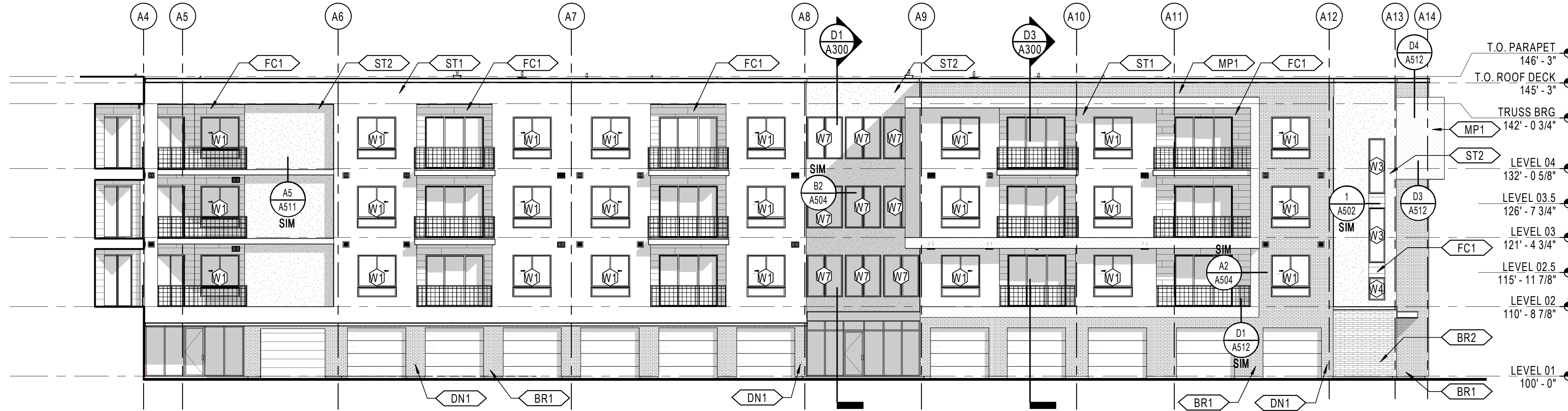
GENERAL NOTE - BUILDING ELEVATION

- A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
- B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
- C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES
- D. FOR WINDOW ELEVATIONS, SEE WINDOW TYPES
- E. WINDOW OPERATION DIRECTION TO BE INSTALLED AS INDICATED ON ELEVATIONS

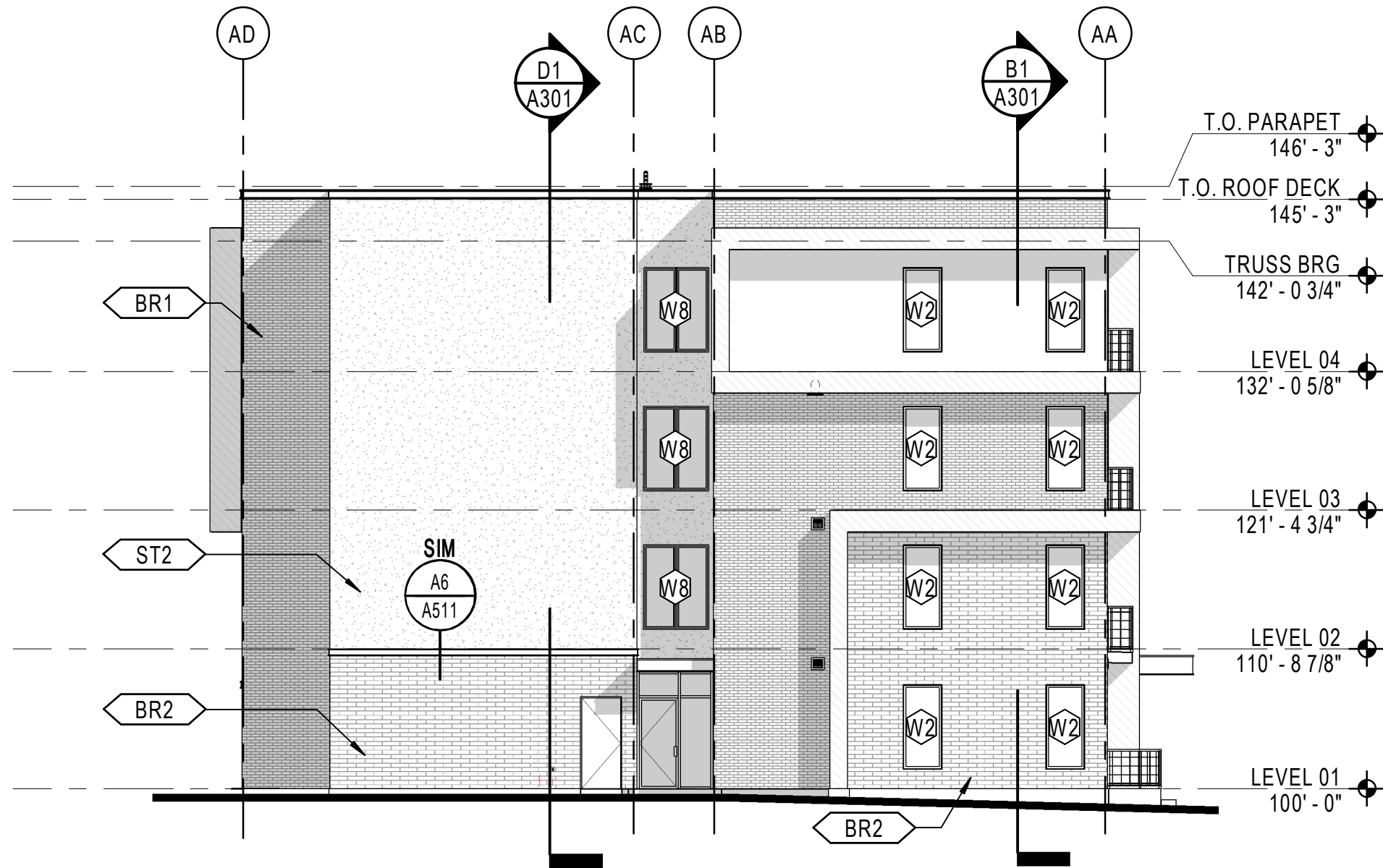
KEYNOTE LEGEND	
Key Value	Keynote Text
BR1	MODULAR THIN SET BRICK VENEER
BR2	EMPEROR THIN SET BRICK VENEER
DN1	DOWNSPOUT NOZZLE; COORDINATE WITH PLUMBING
FC1	FIBER CEMENT BOARD SIDING
MP1	METAL PANEL SYSTEM
ST1	WHITE STUCCO
ST2	GRAY STUCCO

MATERIALS LEGEND

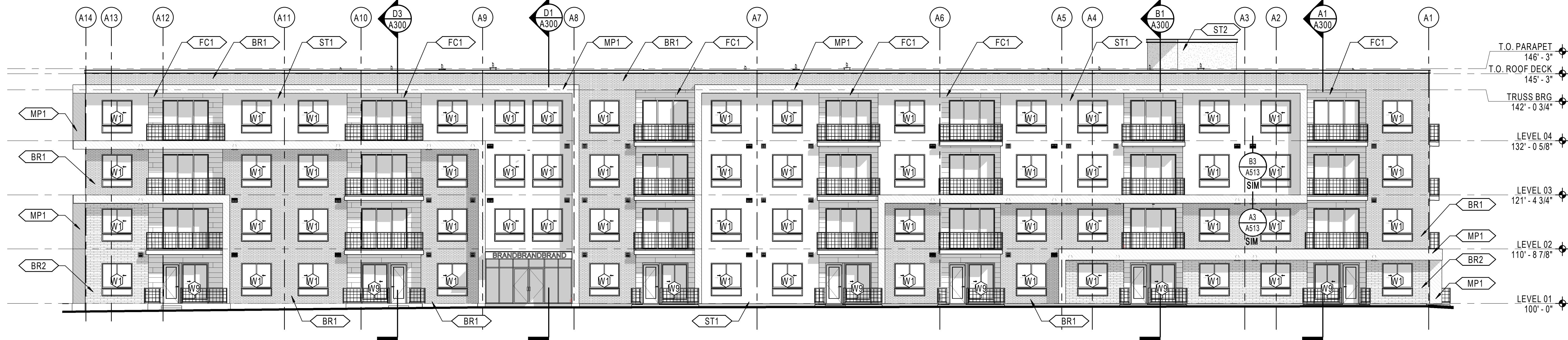
- BR1**
MATERIAL: MODULAR THIN BRICK VENEER
MANUFACTURER: INTERSTATE BRICK
COLOR: COAL
- BR2**
MATERIAL: EMPEROR THIN BRICK VENEER
MANUFACTURER: INTERSTATE BRICK
COLOR: PEWTER
- ST1**
MATERIAL: STUCCO
MANUFACTURER: MASTER WALL
COLOR: SW7006 EXTRA WHITE
FINISH: SAVANNAH
- ST2**
MATERIAL: STUCCO
MANUFACTURER: MASTER WALL
COLOR: SW7017 DORIAN GRAY
FINISH: SAVANNAH
- MP1**
MATERIAL: METAL PANEL
MANUFACTURER: BERRIDGE
COLOR: ACRYLIC-COATED GALVALUME
- FC1**
MATERIAL: FIBER CEMENT PANEL
MANUFACTURER: ALLURA
COLOR: MAPLE - COLORMAX



D3 BUILDING ELEVATION- BUILDING A- WEST 1
A201 3/32" = 1'-0"



C5 BUILDING ELEVATION- BUILDING A- SOUTH 2
A201 3/32" = 1'-0"



A1 BUILDING ELEVATION- BUILDING A- EAST 1
A201 3/32" = 1'-0"

Date Revision

CD PROGRESS SET

NEXUS PROJ. #: 19033.01
CHECKED BY: RA
DRAWN BY: SS
DATE: 02.14.2020

BUILDING ELEVATIONS - BUILDING A

A201

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 19, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Ritchie American Fork 860 Apartments, located in the area of 860 East Quality Drive, in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the site plan.

BACKGROUND INFORMATION				
Location:		860 East Quality Drive		
Applicants:		The Ritchie Group		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Vacant		
Existing Zoning:		PC (Planned Community)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PC (Planned Community)		
	South	PC (Planned Community)		
	East	PC (Planned Community)		
	West	PI-1 (Planned Industrial)		
Land Use Plan Designation:		Planned Community		
Zoning within density range?		x	Yes	No

Background

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential/potential mixed use. A subsequent development agreement was approved, allowing the overall development a parking ratio of 1.8 stalls per unit.

The site plan proposes 513 apartment units, a combination of studio and 1-3 bedroom units. 949 parking stalls are provided, which is slightly above the 1.8 ratio required in the memorandum of understanding approved by the Council and master developer. Access to the project will be off Quality Drive and 860 East. This development will frame the southwest corner of Quality Drive and 860 East.

Renderings and landscape plans are included as part of the submittal materials.
Consistency with the Land Use Plan:

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

FINDING OF FACT

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

1. The site plan meets the criteria as found in Section 17.7.507 (Planned Community Development Projects) of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for the Ritchie American Fork 860 Apartments, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

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

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/19/2020

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 860 Apartments

Project Address: 820 East Quality Drive

Developer / Applicant's Name: The Ritchie Group

Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> 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 8/19/2020 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. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **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.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **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.
7. **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.
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 **Mr. Ryan Hunter moved to approve the site plan for the Bach Apartments, with the finding**
 2 **listed in the staff report and subject to any findings, conditions and modifications listed in**
 3 **the engineering report.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Ryan Hunter	Aye
9	Harold Dudley	Aye
10	Rod Brocious	Aye

11 **The motion passed.**

12
 13 7. Hearing, review and action on the Ritchie American Fork 860 Apartments, located in the
 14 area of 860 East Quality Drive in the PC Planned Community zone

15 Mr. Olsen informed commissioners that the property was annexed in 2019 as part of the Vest
 16 Annexation. A concept plan approval followed, designating this area as high density
 17 residential/potential mixed use. A subsequent development agreement was approved, allowing the
 18 overall development a parking ratio of 1.8 stalls per unit.

19 The site plan proposes 513 apartment units, a combination of studio and 1-3 bedroom units. 949
 20 parking stalls are provided, which is slightly above the 1.8 ratio required in the memorandum of
 21 understanding approved by the Council and master developer. Access to the project will be off
 22 Quality Drive and 860 East. This development will frame the southwest corner of Quality Drive
 23 and 860 East.

24 Mr. Ryan Hunter asked what leeway and input commissioners have regarding design and
 25 appearance. He is concerned that this area surrounding the Deseret Industries will not look
 26 appealing in 20 years.

27 Mr. Olsen replied that all comments will be forwarded to the city council. The developers are
 28 meeting requirements in materials, etc, but commissioners' concerns can be added into a motion.

29 Chairman Woffinden said that design standards can become a problem very quickly, we have to
 30 be aware of and careful with that.

31 Mr. Olsen said that most renderings of new developments are rectangular with clean lines, this is
 32 the time to air concerns about appearance if commissioners have such concerns.

33 Mr. Ryan Hunter did not feel that this plan is visually appealing, especially if it's repeated for
 34 many acres.

35 Chairman Woffinden called this the "Ikea look."

UNAPPROVED MINUTES

- 1 Mr. Dudley would like to encourage use of varying materials and colors.
- 2 Ms. Anderson asked the about minimum number of discrete products that will be required.
- 3 Mr. Olsen stated that this proposal goes above the minimum code requirements, he thinks that code
- 4 may require two or three different products.
- 5 Ms. Anderson suggests making this standard the minimum requirement.
- 6 Commissioners all agree that the proposal is bland and minimalist, and without much imagination.
- 7 Mr. Ryan Hunter said that it is appropriate for a high-density area, he just wants to make sure it is
- 8 architecturally appealing.
- 9 Mr. Ben Hunter points out the ditch on the plan, where storm drainage would have to go into if the
- 10 drainage project isn't finished by Ritchie. The roadway plans are ready to go, they just need to
- 11 have bonding in place. Quality Drive currently ends in a dead-end cul-de-sac, but it will become
- 12 a thru street along with improvements to 860 East. The Engineering Division recommends
- 13 approval.
- 14 Ms. Anderson asks if this zone can accommodate commercial development on the ground level.
- 15 Mr. Olsen said that this zone does have some ground-floor commercial. The concept plan
- 16 identifies this as one of the high-density residential nodes, commercial development will be in
- 17 adjoining plans.

Public Hearing Opened

No public comments received

Public Hearing Closed

Mr. Ryan Hunter moved to approve the site plan for the Ritchie American Fork 860 Apartments, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

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

The motion passed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Review and action on a Performance-in-Lieu Agreement with OZ AF EAST, LLC regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with Bach Apartments located at 620 South 700 East.

SUMMARY RECOMMENDATION Staff recommends approval of the Agreement.

BACKGROUND City ordinance provides for an option wherein a developer can petition the City Council to allow construction of improvements in lieu of providing a performance guarantee. In this instance the recording of the plat is deferred until the project improvements are deemed complete. The Council has the option to require a petitioner to prove sufficient resources to complete the project.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the Performance-in-Lieu Agreement with OZ AF EAST, LLC for Bach Apartments located 620 South 700 East.

SUPPORTING DOCUMENTS

Performance in Lieu Agreement - Bach Apartments (DOCX)

Agreement for Performance in Lieu

THIS AGREEMENT is made and entered as of the 8 day of September, 2020, by and between the City of American Fork (“City”), a political subdivision of the State of Utah, and OZ AF East, LLC (“Owner”), a Utah corporation.

WHEREAS, Owner owns property in the City located at approximately 742 East 620 South (the “Property”);

WHEREAS, the Owner has recently proposed to the City and obtained conditional approval to commence with the Project;

WHEREAS, the Owner desires to adhere to City Ordinance Section 17.9.600 by constructing the project’s public landscaping and public improvements (hereinafter collectively referred to as “Improvements”) in lieu of posting an Improvement Completion Assurance;

WHEREAS, the American Fork City Council finds that the developer has sufficient financial resources to accomplish the construction of the required Improvements within the time frame outlined herein;

WHEREAS, the parties desire to enter into this Agreement to specify the rights and responsibilities of Owner to construct Improvements in lieu of posting an Improvement Completion Assurance as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such construction pursuant to the requirements of this Agreement; and

WHEREAS, Owner and the City have cooperated in the preparation of this Agreement.

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 Owner hereby agree to the following:

1. **Incorporation of Recital.** The foregoing Recitals are hereby incorporated in this Agreement.
2. **Improvement Completion Assurance.** Owner shall be permitted to construct Improvements in lieu of posting an Improvement Completion Assurance. Such construction shall be completed in accordance with the terms set forth herein.
3. **Time for Construction of Improvements.**

3.1_ Final construction documents and permits in accordance with City Ordinances shall be provided to the City Engineer for review immediately following the execution of

this Agreement. Upon approval of the City Engineer, construction of Improvements shall commence within thirty days.

3.2_ Improvements shall be constructed in accordance with the Construction Schedule attached hereto as Exhibit A and incorporated herein.

3.3_ Improvements shall be completed no later than two hundred seventy five (275) days from the date of execution of this Agreement. Any extension of this time period shall be in accordance with City Ordinance Section 17.9.601.

3.4_ Owner agrees and acknowledges that if construction of Improvements is not complete within the specified time set forth in this Agreement, or Owner fails to obtain an authorized extension, the Project may be declared a Dormant Project by the City.

4. **Permits and Fees**

4.1_ Prior to construction, Owner shall pay to the City the following:

1. The portion of the Improvement Completion Assurance amount attributable to costs of inspection, clean-up, reimbursement of prior constructed public improvements, and other city costs; and
2. An Improvement Warranty pursuant to City Ordinance Section 17.9.400

4.2_ Prior to construction, Owner shall obtain all necessary permits, including a land disturbance permit.

5. **Payment to City for Street Tree Specific Improvement Completion Assurance.** This assurance shall be managed independent of the other required Improvements. The Improvement Warranty period shall also be enacted independent of this requirement. Planting of trees shall be deferred until the structure constructed on a given lot is ready for first occupancy inspection.

6. **Blanket Easement.** The Owner shall submit a recorded blanket easement over the entire project area, which shall expire upon the recording of the final plat, authorizing the installation of required Improvements in the locations shown on the approved final plat and engineering drawings.

7. **Recording of Final Plat.** Owner agrees and acknowledges that the final plat shall not be recorded with the Utah County Recorder until all Improvements for the Project are constructed and accepted by the City Council, who shall issue a Notice of Completion and Acceptance of Improvements and Release of Improvement Completion Assurance.

8. **Early Recording of Final Plat.** If at any point during the construction process the Owner wishes to record the plat an Improvement Completion Assurance shall be provided per the terms of City Ordinance Section 17.9 for any and all remaining required Improvements. Upon verification of this posting and any other approval condition, the City Recorder shall be authorized to record the plat.

9. **Improvement Warranty.** The Improvement Warranty period shall commence at the recording of the final plat.

10. **Compliance.** All construction shall comply with all applicable Federal, State and local laws, ordinances, regulations, standards, and specifications.

11. **Attorney Fees.** In the event that legal remedies are sought by either party hereto to enforce the terms of this Agreement, the prevailing party shall be entitled to costs of suit and a reasonable attorney's fee.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the two parties on the subject matter of the Improvement Completion Assurance for the Project. Any provision that may be deemed unlawful shall be removed and the balance of the agreement shall remain in full effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[Signature Page Follows]

AMERICAN FORK CITY

Bradley J. Frost, Mayor

Attest:

Terilyn Lurker, City Recorder

Approved as to Form:

Approved as to Content:

American Fork City Attorney

Public Works Director

OZ AF EAST, LLC

BY: Greg Rindlisbacher

ITS: Managing member

OWNER ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

On _____, 2020, Greg Rindlisbacher personally appeared before me, who being by me duly sworn, did say that he is the Managing member of OZ AF EAST, LLC, and that the foregoing instrument was duly authorized by the company.

NOTARY PUBLIC

Attachment: Performance in Lieu Agreement - Bach Apartments (Performance-in-Lieu Agreement for Bach Homes)

Exhibit 'A'

Construction Schedule

Water/Sewer

- Start – 9/21/2020
- Finish – 12/7/2020

Public Landscaping

- Start – 4/26/2021
- Finish – 5/31/2021



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Public Works **Director Approval** Scott Sensanbaugh

AGENDA ITEM Review and action on a Construction Contract for the 100 East Street Water Line Replacement (WA201807) Construction Contract

SUMMARY RECOMMENDATION Staff recommends approval of the 100 East Water Line Improvements project (WA201902) construction contract to R Cherrington Enterprises, LLC.

BACKGROUND The Engineering Division followed a standard procurement process by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P). Four different companies provided bids on the project. R Cherrington Enterprises, LLC was the lowest acceptable bid based on the criteria in the issued IFB. The project will consist of water line replacement on the East side of 100 East from 300 North to 500 North, adding fire hydrants as a safety improvement, and new service lines and meters to both sides of the road. This project has been coordinated with UDOT to be completed prior to their pavement construction project that is scheduled to begin in the Spring of 2021.

BUDGET IMPACT This contract will be issued as part of the existing, approved, water capital projects budget.

SUGGESTED MOTION Mr. Mayor, I move that we accept the bid submitted by R Cherrington Enterprises, LLC for construction of the 100 East Water Line Improvements project in the amount of \$450,900.00, and approve the construction contract as presented.

SUPPORTING DOCUMENTS

American Fork - 100 East Water Line Replacement - Bid Tabulation - Sep2020 (PDF)
Form_405_Agreement (PDF)
Form_408_Notice_of_Award (PDF)
Form_409_Notice_to_Proceed (PDF)



BID TABULATION

PROJECT: AMERICAN FORK - 100 EAST WATER LINE REPLACEMENT
BID DATE: SEPTEMBER 3, 2020

				ENGINEER'S ESTIMATE		RC Enterprise Paving & Construction		Knife River Corporation		Beck Construction & Excavation		VanCon Inc.	
BID ITEMS		ESTIMATE QUANTITY	UNITS	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 26,050.00	\$ 26,050.00	\$ 65,000.00	\$ 65,000.00	\$ 12,950.00	\$ 12,950.00	\$ 108,000.00	\$ 108,000.00
2	Traffic Control	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 15,700.00	\$ 15,700.00	\$ 121,500.00	\$ 121,500.00	\$ 15,450.00	\$ 15,450.00	\$ 237,100.00	\$ 237,100.00
3	Pre-Construction Video	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,725.00	\$ 1,725.00	\$ 1,300.00	\$ 1,300.00	\$ 210.00	\$ 210.00	\$ 5,850.00	\$ 5,850.00
4	4-inch PVC C900 DR 18 Pipe and Fittings	20	Ln Ft	\$ 28.00	\$ 560.00	\$ 45.00	\$ 900.00	\$ 65.00	\$ 1,300.00	\$ 430.00	\$ 8,600.00	\$ 1,450.00	\$ 29,000.00
5	8-inch PVC C900 DR 18 Pipe and Fittings	1,680	Ln Ft	\$ 38.00	\$ 63,840.00	\$ 45.00	\$ 75,600.00	\$ 72.00	\$ 120,960.00	\$ 92.00	\$ 154,560.00	\$ 280.50	\$ 471,240.00
6	8-inch Gate Valve Assembly	10	Each	\$ 2,500.00	\$ 25,000.00	\$ 2,250.00	\$ 22,500.00	\$ 2,350.00	\$ 23,500.00	\$ 4,075.00	\$ 40,750.00	\$ 5,515.00	\$ 55,150.00
7	10-inch Gate Valve Assembly	2	Each	\$ 3,000.00	\$ 6,000.00	\$ 3,050.00	\$ 6,100.00	\$ 3,250.00	\$ 6,500.00	\$ 6,850.00	\$ 13,700.00	\$ 8,203.95	\$ 16,407.90
8	Fire Hydrant Assembly	5	Each	\$ 6,000.00	\$ 30,000.00	\$ 7,100.00	\$ 35,500.00	\$ 9,000.00	\$ 45,000.00	\$ 11,215.00	\$ 56,075.00	\$ 20,550.00	\$ 102,750.00
9	4-inch Line-Stop	3	Each	\$ 4,000.00	\$ 12,000.00	\$ 4,600.00	\$ 13,800.00	\$ 5,000.00	\$ 15,000.00	\$ 7,965.00	\$ 23,895.00	\$ 1,225.00	\$ 3,675.00
10	8-inch Line-Stop	3	Each	\$ 8,000.00	\$ 24,000.00	\$ 9,200.00	\$ 27,600.00	\$ 7,500.00	\$ 22,500.00	\$ 11,050.00	\$ 33,150.00	\$ 1,920.00	\$ 5,760.00
11	10-inch Line-Stop	2	Each	\$ 11,000.00	\$ 22,000.00	\$ 11,500.00	\$ 23,000.00	\$ 9,000.00	\$ 18,000.00	\$ 12,635.00	\$ 25,270.00	\$ 2,245.00	\$ 4,490.00
12	Install 1-inch Short Lateral	13	LS	\$ 1,600.00	\$ 20,800.00	\$ 2,425.00	\$ 31,525.00	\$ 2,600.00	\$ 33,800.00	\$ 2,715.00	\$ 35,295.00	\$ 7,619.00	\$ 99,047.00
13	Install 1-inch Long Lateral	13	LS	\$ 3,000.00	\$ 39,000.00	\$ 3,200.00	\$ 41,600.00	\$ 3,300.00	\$ 42,900.00	\$ 4,960.00	\$ 64,480.00	\$ 7,650.00	\$ 99,450.00
14	Install 2-inch Short Lateral	1	LS	\$ 3,900.00	\$ 3,900.00	\$ 3,550.00	\$ 3,550.00	\$ 7,500.00	\$ 7,500.00	\$ 4,330.00	\$ 4,330.00	\$ 15,175.00	\$ 15,175.00
15	Imported Pipe Bedding	1,700	Ln Ft	\$ 3.50	\$ 5,950.00	\$ 3.00	\$ 5,100.00	\$ 10.50	\$ 17,850.00	\$ 12.75	\$ 21,675.00	\$ 35.95	\$ 61,115.00
16	Imported Structural Backfill	1,700	Ln Ft	\$ 26.00	\$ 44,200.00	\$ 5.50	\$ 9,350.00	\$ 9.00	\$ 15,300.00	\$ 24.75	\$ 42,075.00	\$ 36.50	\$ 62,050.00
17	Bituminous Pavement Sawing	3,400	Ln Ft	\$ 0.75	\$ 2,550.00	\$ 1.25	\$ 4,250.00	\$ 1.60	\$ 5,440.00	\$ 2.00	\$ 6,800.00	\$ 3.60	\$ 12,240.00
18	Untreated Base Course (UBC)	240	Cu Yd	\$ 22.00	\$ 5,280.00	\$ 89.00	\$ 21,360.00	\$ 95.00	\$ 22,800.00	\$ 115.00	\$ 27,600.00	\$ 129.30	\$ 31,032.00
19	Bituminous Surfacing (7-inch depth)	1,390	Sq Yd	\$ 85.00	\$ 118,150.00	\$ 51.00	\$ 70,890.00	\$ 42.00	\$ 58,380.00	\$ 75.00	\$ 104,250.00	\$ 191.45	\$ 266,115.50
20	Restore Landscaping	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 14,800.00	\$ 14,800.00	\$ 7,500.00	\$ 7,500.00	\$ 10,050.00	\$ 10,050.00	\$ 61,000.00	\$ 61,000.00
		BASE BID TOTAL			\$ 499,230.00		\$ 450,900.00		\$ 652,030.00		\$ 701,165.00		\$ 1,746,647.40

BID ALTERNATE #1 - BID ITEMS		ESTIMATE QUANTITY	UNITS	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
21	Additive for Flowable Backfill (main line)	100	Ln Ft	\$ 65.00	\$ 6,500.00	\$ 56.50	\$ 5,650.00	\$ 51.00	\$ 5,100.00	\$ 90.00	\$ 9,000.00	\$ 103.50	\$ 10,350.00
22	Additive for Flowable Backfill (short lateral)	14	LS	\$ 500.00	\$ 7,000.00	\$ 900.00	\$ 12,600.00	\$ 336.00	\$ 4,704.00	\$ 880.00	\$ 12,320.00	\$ 1,540.00	\$ 21,560.00
23	Additive for Flowable Backfill (long lateral)	13	LS	\$ 1,000.00	\$ 13,000.00	\$ 1,600.00	\$ 20,800.00	\$ 1,680.00	\$ 21,840.00	\$ 4,900.00	\$ 63,700.00	\$ 5,725.00	\$ 74,425.00
		ALT. #1 TOTAL			\$ 26,500.00		\$ 39,050.00		\$ 31,644.00		\$ 85,020.00		\$ 106,335.00

BID TOTAL			\$ 525,730.00		\$ 489,950.00		\$ 683,674.00		\$ 786,185.00		\$ 1,852,982.40
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Engineer: _____
Office: Springville, Utah

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20____, by and between American Fork City, hereinafter called "OWNER" and R Cherrington Enterprises, LLC, doing
(CONTRACTOR's Name)

business as a _____ hereinafter called "CONTRACTOR".
(Insert Corporation, Partnership, or Individual as appropriate)

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

1. The CONTRACTOR will commence and complete the construction of:

Project includes the replacement of approximately 1,700 Lineal Feet of existing pipe with 8" C900 PVC pipe with necessary fittings, valves, hydrants and service connections. The area is encumbered with many other existing utilities. The work will be located within the road right of way with some of that being American Fork right of way and the majority being in SR-74.

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 same by October 15, 2020, 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 \$ 489,950.00, or as shown otherwise in the BID schedule.
5. The term "CONTRACT DOCUMENTS" means and includes the following:
 - (A) INVITATION TO BID
 - (B) INSTRUCTION TO BIDDERS
 - (C) BID AND BID SCHEDULE
 - (D) BID BOND
 - (E) AGREEMENT
 - (F) PERFORMANCE BOND
 - (G) PAYMENT BOND
 - (H) SPECIAL PROVISIONS
 No. 02005SP No. 02020SP No. 15230SP
 No. 15234SP No. _____ No. _____
 - (I) DRAWINGS prepared by Sunrise Engineering, Inc., numbered 1 through 10 and dated August 17, 2020.
 - (J) STANDARD SPECIFICATIONS FOR CONSTRUCTION prepared or issued by Sunrise Engineering, Inc.
 - (K) ADDENDA:
 No. 1, dated August 26, 20 20.
 No. 2, dated August 31, 20 20.
 No. _____, dated _____, 20 ____.
6. The OWNER will pay to the CONTRACTOR in the manner and 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 _____ copies, each of which shall be deemed an original on the date first above written.

OWNER: _____

BY: _____

NAME: _____

TITLE: _____

(SEAL)
ATTEST _____

BY _____

TITLE _____

CONTRACTOR: _____

BY: _____

NAME: _____

ADDRESS: _____

(SEAL)
ATTEST _____

BY _____

TITLE _____

NOTICE OF AWARD

TO: R Cherrington Enterprises, LLC
(Insert Bidder's Name and Address)
148 W. Carnesecca St.
Mapelton, UT 84664

CONTRACT FOR: AMERICAN FORK 100 EAST WATER LINE REPLACEMENT

The OWNER has considered the BID dated September 3, 20 20, submitted by you for the above described WORK in response to its Advertisement for Bids and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of: \$ 489,950.00.

You are required by the Instruction to Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND, and Certificates of Insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of you BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 8th day of September, 20 20.

OWNER: _____
(Name of Owner)

BY: _____
(Signature)

TITLE: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by _____
(Contractor)
 this day of , 20 .
 By: _____
(Signature)
 Title: _____

NOTICE TO PROCEED

TO: R Cherrington Enterprises, LLC
(Insert Name of CONTRACTOR)
148 W. Carnesecca St.
Mapleton, UT 84664

CONTRACT: AMERICAN FORK 100 EAST WATER LINE REPLACEMENT

Project includes the replacement of approximately 1,700 Lineal Feet of existing pipe with 8" C900 PVC pipe with necessary fittings, valves, hydrants and service connections. The area is encumbered with many other existing utilities. The work will be located within the road right of way with some of that being American Fork right of way and the majority being in SR-74.

In accordance with the AGREEMENT dated _____, 20____, you are hereby notified to commence WORK on or before _____, 20____, and you are to complete the WORK within _____ consecutive calendar days thereafter. The date of completion of all WORK is, therefore October 15, 2020.

OWNER: _____
(Name of Owner)

BY: _____
(Signature)

TITLE: _____

DATE ISSUED _____, 20____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by _____
(Contractor)
 this ____ day of _____, 20____.
 By: _____
(Signature)
 Title: _____



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 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 one such small parcel of land as surplus and to be disposed of. This property is located on the northeast corner of 1120 North and 150 West. 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

09-08-2020 - Surplus Real 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 25 day of August, 2020; and

WHEREAS, a public hearing was held on the 8 day of September, 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:	1120 North 150 West
Legal Description:	Beginning at a point that is South 2453.74 feet and West 87.32 feet from the North ¼ corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base & Meridian: Thence N18°28'49"E 27.72 feet; S88°29'02"W 109.59 feet; thence northwesterly along a 17.15 foot curve to the right, said curve being 25.51 feet in length and the chord of which is N48°24'48"W 23.23 feet; thence S00°20'13"E 10.38 feet; thence southeasterly along a 37.10 foot curve to the left, said curve being 34.49 feet in length and the chord of which is S32°15'42"E 33.26 feet; thence S89°49'26"E 100.27 feet to the point of beginning (area = 2,886 sqft) (See Exhibit A)

This Resolution shall become effective upon its passage.

PASSED by the American Fork City Council this 8th day of September, 2020.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 09-08-2020 - Surplus Real Property resolution (Surplus Real Property - 1120 N 150 W)

N 150 WEST ST

W 1120 NORTH ST



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
SEPTEMBER 8, 2020**

Department Finance **Director Approval** Anna Montoya

AGENDA ITEM Review and action on a resolution approving amendments to the Fiscal Year 2020-2021 city budget.

SUMMARY RECOMMENDATION

Staff recommends approval of adjustments to the fiscal year ending June 30, 2021 budget.

BACKGROUND

Utah state law allows for periodic amendments to the adopted budget to ensure budgets are not over expended and anticipated revenues cover allowable expenditures. It is in the City's best interest to maintain budgetary compliance.

BUDGET IMPACT

- General Fund -
 - Increase part-time wages for parks, recreation, and library to reflect current service levels (95% of prior year)
 - Include full-time wages, benefits, and vehicle for public works inspector
 - Include vehicle for public safety nuisance officer
- Fitness Center Fund - Increase part-time wages to reflect current service levels (80% of prior year)

SUGGESTED MOTION

I move to approve the resolution adopting budget adjustments for the fiscal year ending June 30, 2021 budget.

SUPPORTING DOCUMENTS

Sept 8 Budget Amendments (PDF)

CITY OF AMERICAN FORK
APPROVED BUDGET AMENDMENTS
SEPTEMBER 2020

			2021					
GL ACCOUNT	DEPARTMENT	GL ACCOUNT DESCRIPTION	2020 BUDGET	SERVICE LEVEL ESTIMATED	APPROVED BUDGET	PROPOSED AMENDMENT	2021 ADJUSTED BUDGET	EXPLANATION
GENERAL FUND								
Revenues								
10-3100-300	Taxes	Sales Tax	\$ 9,000,000		\$ 7,700,000	\$ 190,700	\$ 7,890,700	Adjust sales tax revenues upward to fund part-time wages for additional service levels and vehicles for new positions
10-3400-450	Charges for Services	Capital Project Inspection			\$ 180,000	\$ 91,800	\$ 271,800	Increase due to new public works inspector position
TOTAL APPROVED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND						\$ 282,500		
Expenditures								
10-4520-120	Parks	Part-time wages	207,925	197,529	117,452	80,078	197,530	95% of prior year budget to match current service levels.
10-4560-120	Recreation	Part-time wages	136,800	129,960	90,258	39,702	129,960	95% of prior year budget to match current service levels.
10-4155-100	Public Works	Full-time wages			175,872	54,400	230,272	New public works inspector for development and capital projects
10-4155-130	Public Works	Benefits			91,329	37,400	128,729	New public works inspector for development and capital projects
10-4210-901	Police	Internal Charges-Fleet Fund			386,978	30,000	416,978	Vehicle for Nuisance Officer
10-4430-901	Building Inspection	Internal Charges-Fleet Fund			6,700	35,000	41,700	Vehicle for Building Inspector
10-4580-120	Library	Part-time wages	167,631	159,249	153,330	5,920	159,250	95% of prior year budget to match current service levels.
TOTAL APPROVED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND						\$ 282,500		
FITNESS CENTER FUND								
Revenues								
24-3700-100	Fitness Center	General Admissions	185,000	148,000	138,750	9,250	148,000	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-200	Fitness Center	Passes	615,000	489,357	461,250	30,979	492,229	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-250	Fitness Center	Business Passes	61,000	48,800	45,750	3,050	48,800	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-300	Fitness Center	Lessons	192,000	153,600	144,000	9,600	153,600	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-320	Fitness Center	Swim Team Revenue	339,000	271,200	265,000	6,200	271,200	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-340	Fitness Center	Specialty Classes	319,000	255,200	239,250	15,950	255,200	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-345	Fitness Center	Gymnastics Revenue	25,000	20,000	18,750	1,250	20,000	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-350	Fitness Center	Personal Training	12,500	10,000	9,375	625	10,000	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-400	Fitness Center	Equipment Rental	1,400	1,120	1,050	70	1,120	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-500	Fitness Center	Jogging Track	3,500	2,800	2,625	175	2,800	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-560	Fitness Center	Child Care	31,000	24,800	23,250	1,550	24,800	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-570	Fitness Center	Resale Merchandise	25,000	20,000	18,750	1,250	20,000	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-580	Fitness Center	Pool Room Rental	28,000	22,400	21,000	1,400	22,400	Adjust Fitness Center Revenues upward to adjust for current service levels
24-3700-590	Fitness Center	Concessions	34,000	27,200	25,500	1,700	27,200	Adjust Fitness Center Revenues upward to adjust for current service levels
TOTAL APPROVED REVENUE BUDGET ADJUSTMENTS-FITNESS CENTER						\$ 83,049		
Expenditures								
24-5510-120	Fitness Center	Part-time wages	904,044	723,235	640,186	83,049	723,235	80% of prior year budget to match current service levels.
TOTAL APPROVED EXPENDITURE BUDGET ADJUSTMENTS - FITNESS CENTER						\$ 83,049		
FLEET CAPITAL EQUIPMENT FUND								
Revenues								
76-3400-310	Fleet Capital	Charges from General Fund			750,863	65,000	815,863	
TOTAL APPROVED REVENUE BUDGET ADJUSTMENTS-FLEET CAPITAL						\$ 65,000		
Expenses								
76-4210-200	Fleet Capital	Police Vehicle			226,690	30,000	256,690	Vehicle for Nuisance Officer (subsidized by Alcohol Tax)
76-4430-200	Fleet Capital	Building Inspection Vehicle			-	35,000	35,000	Vehicle for Building Inspector
TOTAL APPROVED EXPENSE BUDGET ADJUSTMENTS-FLEET CAPITAL						\$ 65,000		