AMERICAN FORK CITY PLANNING COMMISSION
APRIL 7, 2021
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on April 7, 2021, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at *zoompubliccomment@afcity.net* prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org. The agenda shall be as follows:

1. Hearing, review and action on the final plat for King & McCleary Subdivision Plat A, located at 230 West Main Street in the CC-2 Central Commercial zone

2. Hearing, review and action on the preliminary and final plat for Mitchell Farms Plat D, located in the vicinity of 730 North 860 West in the R1-12,000 Residential zone

3. Review and action on a final plat for Rockwell Ranch Block 5 Phase 2 located in the area of 620 South 1100 West in the TOD zone

4. Hearing, review and action on a site plan for KT Dental, located at 332 South 500 East in the GC-2 Planned Commercial zone

5. Hearing, review and action on a land use map amendment located at 717 West Main Street from the Major Transportation Facilities to the Design Commercial designation

6. Hearing, review and action on a zone map amendment located at 717 West Main Street from the PF Public Facilities to the SC-1 Planned Shopping Center zone

7. Hearing, review and action on an amendment to the Lake City Row Planned Community Master Plan, located in the vicinity of 860 East Utah Valley Drive in the PC Planned Community and the PI-1 Planned Industrial zones

8. Hearing, review and action on amendments to Section 17.4.401 entitled CC-1 Central Commercial zone of the American Fork City Municipal Code regarding variability of road cross-sections

9. Hearing, review and action on a zone map amendment located at 1155 East 300 North from the RA-1 Residential Agricultural to the R1-9,000 Residential zone

10. Discussion on the Northampton House Historic Building Conservation Project, located at 190 West 300 North in the R2-7,500 Residential/Historic Building Conservation Project zone

11. Other Business

12. Site Plan Committee Report

13. Review and action on the minutes of the March 17, 2021 Planning Commission Regular Session

14. Adjournment

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

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

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R, Mayor Frost has determined that conducting meetings of the City Council with an anchor location, such as the City Council Chambers or Administration Conference Room, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah declared state of emergency on November 8, 2020 due to an increase in case counts of COVID-19, a virus outbreak that has been recognized by the World Health Organization, federal, state and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are asymptomatic.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with Utah Health Guidance levels. Further, regardless of the number of attendees, social distancing measures for Council, staff, and attendees will be difficult to maintain in the City Council Chambers and Administration Conference Room.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of City Council meetings and to provide a way to participate in public hearings.

For the next 30 days, all City Council meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at https://www.americanfork.gov/AgendaCenter. If the YouTube link is not working, please see the city's website to get instructions on viewing the meeting. To make a public comment, email comments to publiccomment@americanfork.gov prior to 5:00 p.m. the day of the meeting for the comment to be read into record. Please indicate in the subject line which item your comment refers to. You may also make public comment in person at City Hall (31 N. Church Street). No more than ten individuals will be allowed in City Hall at one time to ensure social distancing guidelines are capable of being followed. Masks shall be worn inside City Hall.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a final plat for King and McCleary Subdivision Plat A, consisting of two lots, located at 230 West Main, in the CC-2 (Central Commercial) zone.

BACKGROUND INFORMATION					
Location:		230 West Main			
Applicants:		Excel Engineering			
Existing Land Use:		Commercial			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Vacant/Residential			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		CC-2			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R4-7,500			
	South	CC-2			
	East	CC-2			
	West	CC-2			
Land Use Plan Designation:		General Commercial			
Zoning within Land Use Plan Designation?		x	Yes		No

Background

A site plan for a new structure on Lot 2 of the proposed subdivision was recently approved. The subdivision plat proposes an adjustment of the center line between the two properties (currently owned by King and McCleary). The new center property line will be at the middle of the shared access between the two structures/properties. While the site plan indicated a shared access, such an easement is absent on the plat. Staff recommends an easement for shared access and a plat note be added to formalize the shared access use. Each lot will be approximately .25 acres.

Consistency with the Land Use Plan

The Land Use Plan designates this area as General Commercial. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

   This plat adjusts the lot lines between two lots. The final plat conforms to 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.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. A plat note and easement shall be added to the plat formalizing the shared access between the two properties as noted on the site plan.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of King and McCleary Subdivision Plat A, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

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

TABLE

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 4/7/2021

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: King & McCleary Subdivision Plat A

Project Address: 230 West Main Street

Developer / Applicant's Name: Stephen King

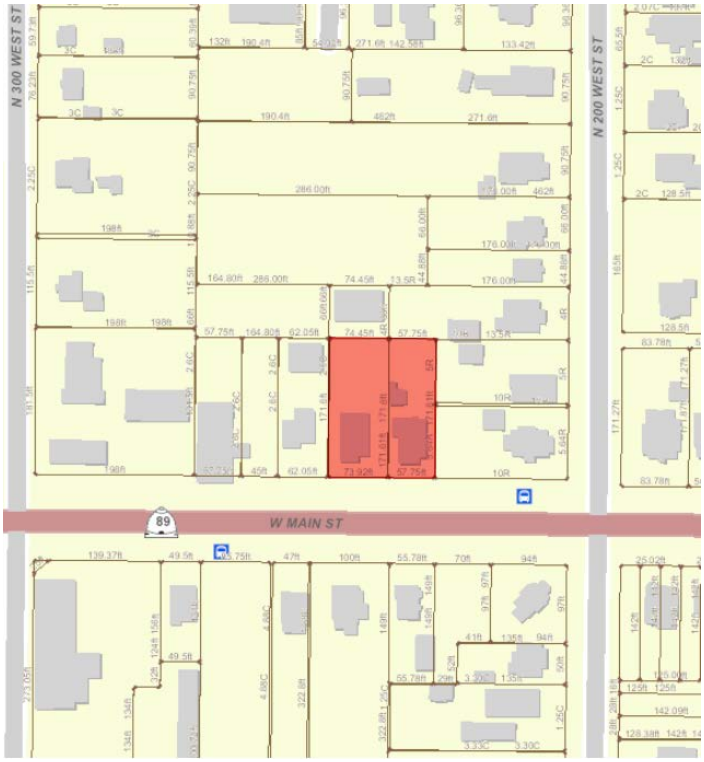
Type of Application:

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

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

1. All Standard Conditions of Approval in the 4/7/2021 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.

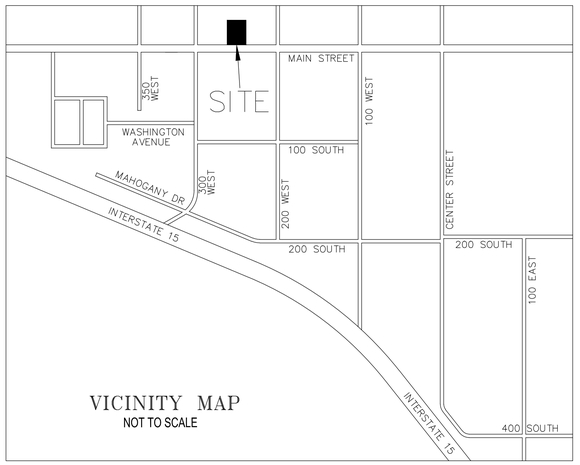
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
3. **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.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **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.
6. **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.
7. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
11. **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).

KING & McCLEARY PLAT A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23 AND
THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY
COUNTY OF UTAH
STATE OF UTAH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH



VICINITY MAP
NOT TO SCALE

LAND LOCK COMPANY LLC
PARCEL 02-034-0040

DAVIDO BEISINGER
LYNN BEISINGER
PARCEL 02-034-0041

JUSTIN COMBS
PARCEL 02-034-0039

EAST (S 89°20'11" E) 132.20'

10' P.U.E. & POWER EASEMENT 62.67' | 69.53' 10' P.U.E. & POWER EASEMENT

31.31' | 29.78'

20' SEWER EASEMENT | 20' SEWER EASEMENT

171.60'

LOT 1
10,754 SQ. FT.
0.2469 ACRES

LOT 2
11,931 SQ. FT.
0.2739 ACRES

5' P.U.E. | 5' P.U.E. | 5' P.U.E.

WILLIAM CHRISTENSEN
GEORGE CHRISTENSEN
PARCEL 02-034-0002

WILSON PROPERTIES 250 LLC
PARCEL 02-034-0004

NORTH (N 00°39'49" E) 171.60'

NORTH (N 00°39'49" E) 171.60'

SOUTH (S 00°39'49" W) 171.60'

DAO VANNARATH
PARCEL 02-034-0001

240 WEST

230 WEST

10' P.U.E. 62.67' | 10' P.U.E. 69.53'

SOUTHEAST CORNER BLOCK 21, PLAT A
AMERICAN FORK CITY SURVEY OF BUILDING LOTS
(NOTHING FOUND)

POINT OF BEGINNING

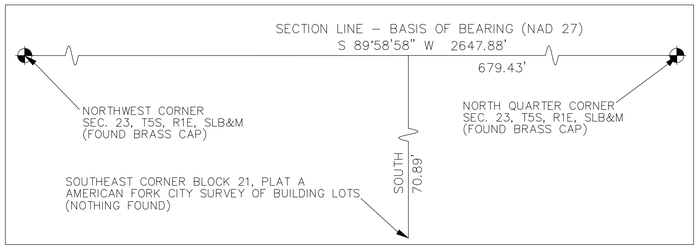
WEST (N89°20'11"W) 165.00'

WEST (N 89°20'11" W) 132.20'

200 WEST STREET
(PUBLIC)

MAIN STREET
(PUBLIC)

SECTION TIE GRAPHIC



CITY STANDARD NOTES:

1. THE CURRENT ZONE IS CC-2.
2. "LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON"
3. "OFF-SET PINS TO BE PLACED IN THE BACK OF CURB ALONG ROAD FRONTAGES AND A 5/8" X 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL OTHER LOT CORNERS"
4. "BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER"
5. LOT 1 HAS AN EXISTING BUILDING ON IT.
6. BOTH LOTS HAVE EXISTING CITY SERVICES, INCLUDING SEWER, WATER, POWER, COMMUNICATIONS, GAS, ETC.
7. BY RECORDING THIS PLAT, THE PREVIOUS RECORDED P.U.E.'S WILL BE VACATED AND NEW P.U.E.'S LOCATED AS SHOWN HEREON.
8. A EXISTING PARKING & DRIVEWAY SHARED ACCESS AGREEMENT (ENTRY #3624:2020) IS RECORDED IN FAVOR OF LOTS 1 AND 2.
9. THE PERPETUAL OWNER OF PARCEL 02-034-0041 IS GRANTED ACCESS THROUGH THE PARKING LOT DRIVE AISLES ON LOTS 1 AND 2 FOR ACCESS BETWEEN PARCEL 02-034-0041 AND MAIN STREET.

LEGEND

⊕	EXISTING SECTION MONUMENT
⋇	FIRE HYDRANT LOCATION
△	SET PLUGS IN THE CURB ON LOT LINE EXTENSIONS
●	SET REBAR AND CAP OR FOUND REBAR AND CAP

FLOOD PLAIN INFORMATION
ZONE: C
PANEL: ONLY PANEL PRINTED
COMMUNITY PANEL NUMBER:
490152 0005 B
EFFECTIVE: NOVEMBER 25, 1980

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF GROUND SITUATE IN THE NORTHWEST QUARTER OF SECTION 23 AND SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO LOCATED WITHIN BLOCK 21, PLAT A, AMERICAN FORK CITY SURVEY OF BUILDING LOTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 165.00 FEET WEST OF SOUTHEAST CORNER OF BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID SOUTHEAST BLOCK CORNER BEING LOCATED SOUTH 89°58'58" WEST ALONG THE SECTION LINE 679.43 FEET AND SOUTH 70.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 132.20 FEET; THENCE NORTH 171.60 FEET; THENCE EAST 132.20 FEET; THENCE SOUTH 171.60 FEET TO THE POINT OF BEGINNING.

AREA = 22,686 SQ. FT. OR 0.5208 ACRES, MORE OR LESS

BLOCK ROTATION = CLOCKWISE 00°39'49" (SHOWN IN PARENTHESIS)

LOTS = 2

DATE

SURVEYOR
(See Seal Below)

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF _____ A.D. 20 .

MAYOR | CITY COUNCIL MEMBER

CITY COUNCIL MEMBER | CITY COUNCIL MEMBER

CITY COUNCIL MEMBER | CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER

ATTEST _____ CITY RECORDER (See Seal Below)

SEWER & WATER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

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

PLANNING DEPT. DIRECTOR | CHAIRMAN, PLANNING COMMISSION

PLAT "A"

KING & McCLEARY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

A COMMERCIAL SUBDIVISION

AMERICAN FORK CITY _____ UTAH COUNTY
SCALE: 1" = 20 FEET STATE OF UTAH

LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP,AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

MS INVESTMENTS 5 LLC
BY

MSG INVESTMENTS LLC
BY

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH
COUNTY OF UTAH S.S.

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

OWNER (S)

NOTARY'S COMMISSION EXPIRATION DATE | NOTARY PUBLIC FULL NAME & COMMISSION NUMBER

"A NOTARY PUBLIC COMMISSIONED IN UTAH" | PRINT NAME

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE ___DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____ AND_____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE _____ AND HE THE SAID_____IS THE _____ OF _____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____AND_____EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY'S COMMISSION EXPIRATION DATE | NOTARY PUBLIC FULL NAME & COMMISSION NUMBER

"A NOTARY PUBLIC COMMISSIONED IN UTAH" | PRINT NAME

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CLERK-RECORDER SEAL

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Mitchell Farms Plat D, located at approximately 730 North 860 West, in the R1-12,000 Residential zone.

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

BACKGROUND INFORMATION					
Location:		Approximately 730 North 860 West			
Applicant:		Patterson Homes/Berg Engineering			
Existing Land Use:		Commercial			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-12,000			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R1-12,000			
	South	RA-1			
	East	R1-12,000			
	West	RA-1			
Land Use Plan Designation:		Residential Low Density (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

Mitchell Farms preliminary was approved in 2017. Plat D conforms with the original preliminary plan; however, the original preliminary plan has expired. Plat D is being processed as a new preliminary and final.

Plat D is located at the southwest corner of the overall subdivision and consists of 6 lots ranging from 12,002 sq. ft. to 17,424 sq. ft. creating a density of 2.7 du/ac. Access to Plat D is provided from the north, through 860 West. Former barns and commercial structures will be removed as part of this phase.

All lots meet or exceed the requirements of the R1-12,000 zone.

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 preliminary plan and final plat are being processed concurrently. Plat D conforms to the original preliminary plan, approved in 2017.

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 any concerns at the time of the Planning Commission Meeting.

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

   Required improvements for this plat have been constructed.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the preliminary and final plat for Mitchell Farms Plat D, the following findings of fact are offered for consideration:

1. The preliminary plan and final plat are consistent with the Land Use Plan.

2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan.

FINAL PLAT

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

PRELIMINARY PLAN

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

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 4/7/2021

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: Mitchell Farms Subdivision Plat D

Project Address: 860 West 730 North

Developer / Applicant's Name: Scott Dunn, Patterson Construction

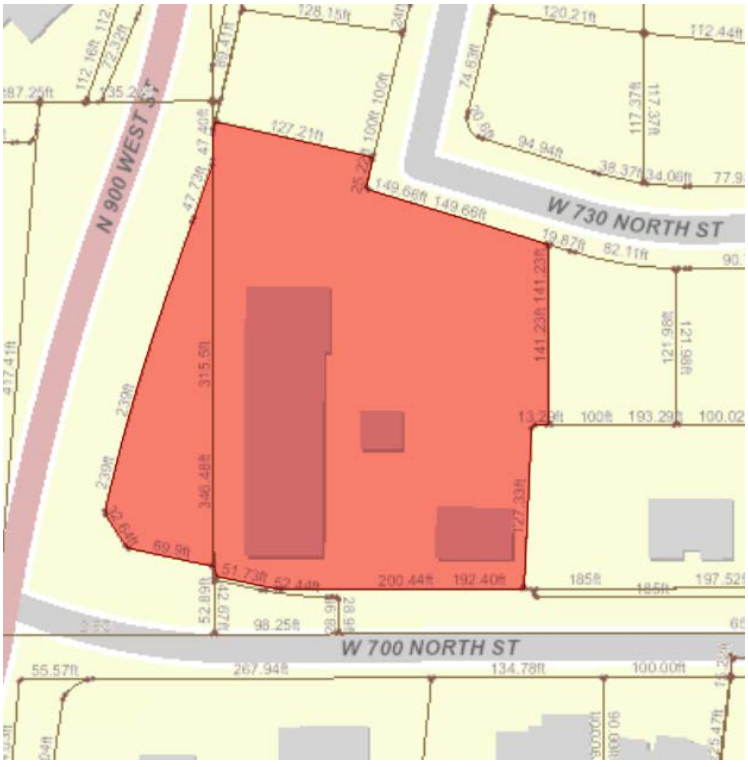
Type of Application:

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

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

1. All Standard Conditions of Approval in the 4/7/2021 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **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. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
11. **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).

NOTES

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

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

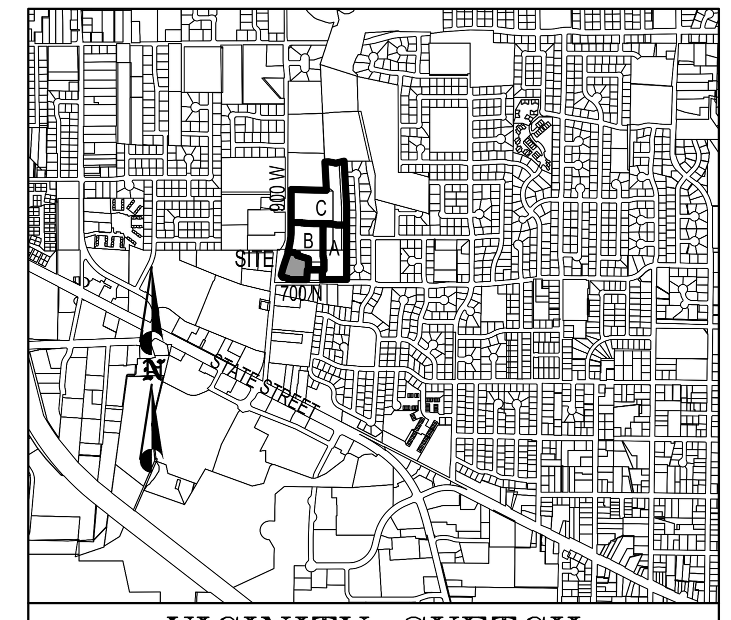
MITCHELL FARMS
PLAT "D"

LOCATED IN NORTHEAST & NORTHWEST QUARTER SECTION 15
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2188.50	239.12	06°15'37"	239.00	N17°10'00"E
C2	1044.27	8.32	00°27'24"	8.32	N16°13'17"E
C3	2188.50	78.72	02°03'39"	78.72	N15°04'01"E
C4	2188.50	147.20	03°51'13"	147.17	N18°01'27"E
C5	2188.50	13.20	00°20'44"	13.20	N20°07'26"E
C6	15.00	14.56	55°36'01"	13.99	S41°35'52"W
C7	63.00	86.42	78°35'42"	79.80	S30°06'01"W
C8	63.00	54.75	49°47'24"	53.04	S34°05'32"E
C9	63.00	71.93	65°25'08"	68.09	N88°18'12"E
C10	63.00	44.84	40°46'46"	43.90	N35°12'16"E
C11	63.00	56.31	51°12'47"	54.46	N10°47'31"W
C12	15.00	13.14	50°11'45"	12.73	N11°18'01"W
C13	63.00	314.25	285°47'46"	76.01	S73°30'01"E
C14	15.00	24.42	93°17'20"	21.81	N60°26'31"E





VICINITY SKETCH

SCALE 1"=1/4 MILE

SURVEYOR'S CERTIFICATE

I, AARON THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE ____________ ____________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 198.99 FEET AND EAST 2.35 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

SAID POINT BEING ALONG THE SOUTH BOUNDARY OF MITCHELL FARMS PLAT B SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 77°00'51" EAST 127.16 FEET, 2) SOUTH 13°47'51" WEST 25.22 FEET, 3) SOUTH 72°54'49" EAST 149.66 FEET, AND 4) SOUTH 141.23 FEET; THENCE WEST 13.29 FEET; THENCE SOUTH 03°08'28" WEST 127.33 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 700 NORTH; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°58'08" WEST 192.43 FEET, 2) NORTH 77°55'46" WEST 51.72 FEET, 3) NORTH 7.16 FEET, 4) NORTH 77°55'46" WEST 69.88 FEET AND 5) NORTH 32°55'46" WEST 32.64 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF WAY LINE OF 900 WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A 2188.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 239.12 FEET (CURVE HAVING A CENTRAL ANGLE 06°15'37" AND LONG CHORD BEARS N17°10'00"E 239.00 FEET), 2) NORTH 18°59'46" EAST 47.71 FEET, 3) NORTH 23.86 FEET, AND 4) ALONG THE ARC OF A 1044.27 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 8.32 FEET (CURVE HAVING A CENTRAL ANGLE 00°27'24" AND LONG CHORD BEARS N16°13'17"E 8.32 FEET) TO THE POINT OF BEGINNING.

AREA = 96,593 SF OR 2.22 ACRES

BASIS OF BEARING IS NORTH 89°58'38" EAST (2676.06') ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 15. (NAD 27)

NUMBER OF LOTS 6

TABULATIONS

DEVELOPMENT AREA	2.22 AC
EXISTING ZONING	R-1-12000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

LEGEND

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

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________

DAY OF ____________, A.D. ______

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES ______ ____________ NOTARY PUBLIC

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES ______ ____________ NOTARY PUBLIC

SURVEYOR

AZTEC ENGINEERING
732 North 780 West,
American Fork, Ut 84003
(801) 224-7308

ENGINEER

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

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

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

PLANNING COMMISSION APPROVAL

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

PLANNER | CHAIRMAN, PLANNING COMMISSION

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

11/17/2020 I:\My Drive\Berg Civil\2017\PAT - Mitchell\Plat D\MF-D_Final_PLAT D.dwg

MITCHELL FARMS
PLAT "D"

LOCATED IN NORTHEAST & NORTHWEST QUARTER SECTION 15
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CLERK-RECORDER SEAL

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on the final plat for Rockwell Ranch Block 5, Phase 2, located at approximately 620 South 1100 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		620 South 1100 West			
Applicants:		Ensign Engineering			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Agriculture			
	East	Residential/Agriculture			
	West	Residential/Agriculture			
Existing Zoning:		TOD (Transit Oriented Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	TOD			
	South	Residential Agriculture 5 (Utah County)			
	East	TOD & Residential Agriculture 5 (Utah County)			
	West	RA-5, Residential Agriculture 5 (Utah County)			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning compliant with Land Use Plan Designation?		x	Yes		No

Background

The final plat for Rockwell Ranch, Block 5, Phase 2, adds the common area to the overall development. While previous plats were approved, this area was inadvertently left out, but was always intended to be common area/open space. This plat formally incorporates the area into the overall development. The Common Area parcel is approximately 1.85 acres. It may be considered a “house-keeping” item as it was omitted in previous plats. No changes to the number of units are proposed.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

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

   The final 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 plat is consistent with the Land Use Plan designation of “Transit Oriented Development”.

2. The final plat meets 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 recommend approval of the final plat of Rockwell Ranch Block 5 Phase 2, 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.

TABLE

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 4/7/2021

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

Project Name: Rockwell Ranch Block 5 Phase 2

Project Address: 620 South 1100 West

Developer / Applicant's Name: White Horse Developers

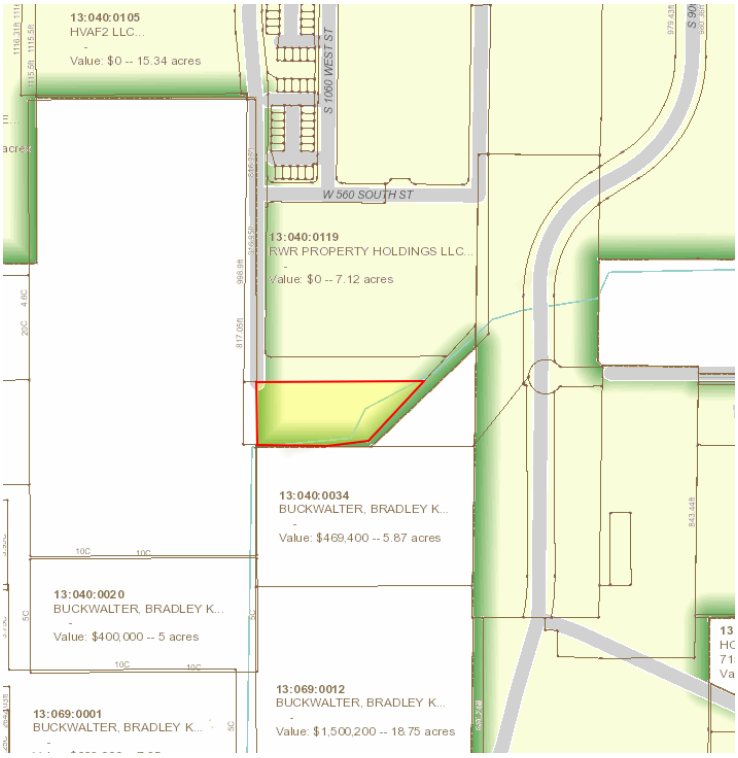
Type of Application:

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

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

1. All Standard Conditions of Approval in the 4/7/2021 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

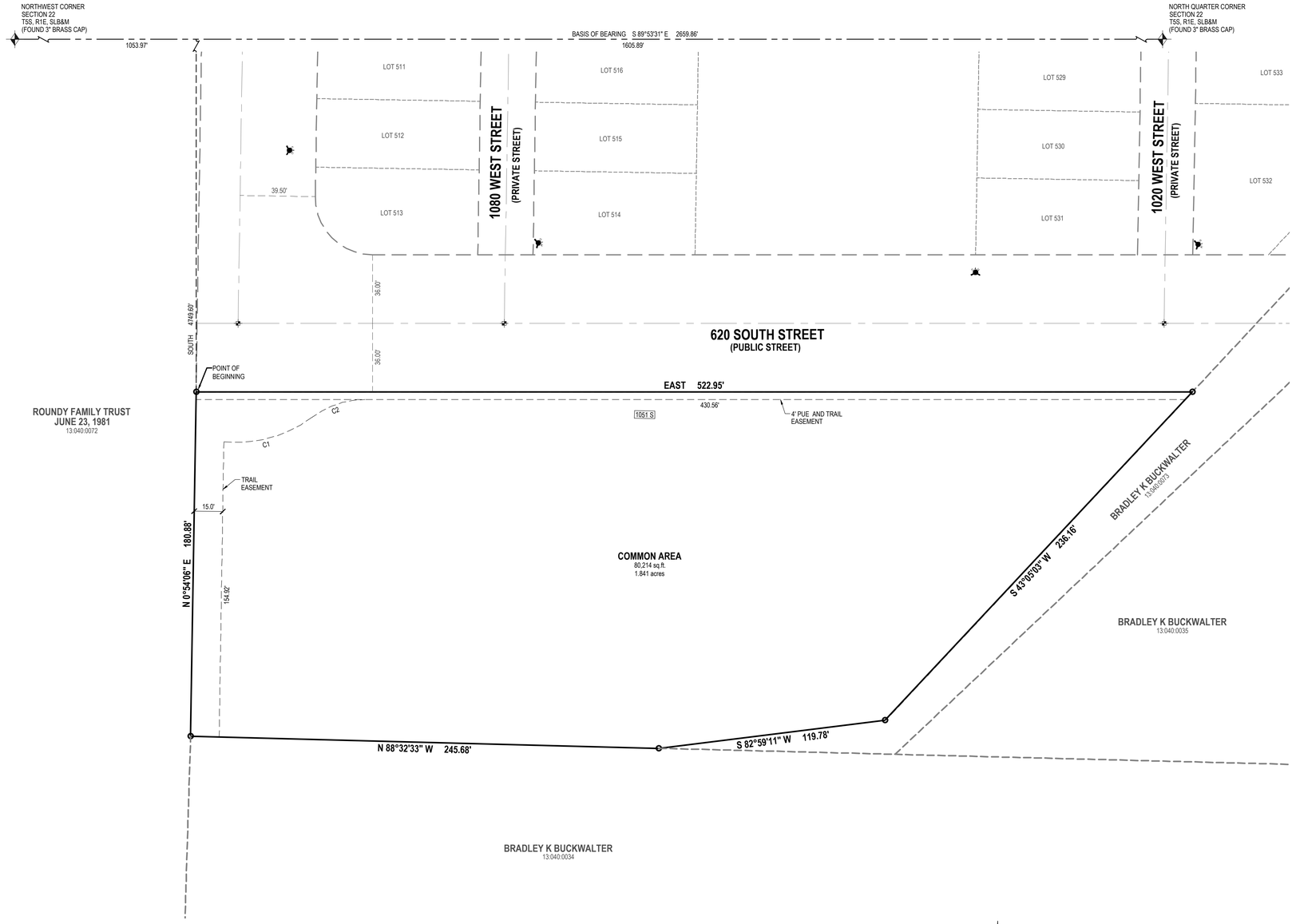
Standard Conditions of Approval:

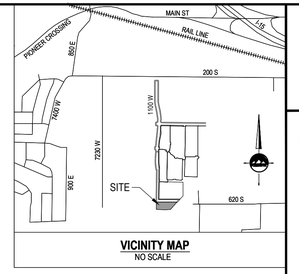
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **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. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
10. **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).

ROCKWELL RANCH BLOCK 5 PHASE 2 PLAT

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





VICINITY MAP
NO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- FIRE HYDRANT

NOTES
1. OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE ROCKWELL RANCH MASTER OWNERS ASSOCIATION, INC.
5. TRAIL EASEMENT IS A PEDESTRIAN ACCESS FOR PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882 I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,053.97 feet along section line and South 4,749.60 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence East 522.95 feet;
thence South 43°05'03" West 236.16 feet;
thence South 82°59'11" West 119.78 feet;
thence North 88°32'33" West 245.68 feet;
thence North 00°54'06" East 180.88 feet to the point of beginning.

Contains 80,214 Square Feet or 1.841 Acres and 1 Parcel

UTILITY DEDICATION

By execution of this plat, the owner(s) shown below does hereby grant and convey to the city and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map as "COMMON AREA" (including private streets) for construction and maintenance of approved public utilities and appurtenances together with right of access thereto. Only culinary water lines will be maintained by the city, all other utilities onsite will be privately owned and maintained.

RESERVATION OF COMMON AREAS

By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat as "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to the Rockwell Ranch Master Owners Association, Inc., 520 South 850 East, Suite A300, Lehi, Utah 84043.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____.

NAME
COMPANY

NAME
COMPANY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

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

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER

ATTEST: _____
CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNER

PLANNING COMMISSION CHAIRMAN

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

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

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

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 8799F.7
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3'29'21

WATER AND SEWER AUTHORITY APPROVAL

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

PUBLIC WORKS DEPARTMENT DIRECTOR

BASIS OF BEARING

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

FLOOD ZONE DESIGNATION

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

ROCKWELL RANCH BLOCK 5 PHASE 2 PLAT

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

SURVEYORS SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a site plan for KT Dental, located at 332 South 500 East, in the GC-2 (Planned Commercial) zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION					
Location:		332 South 500 East			
Applicants:		Berg Engineering			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Commercial			
	West	Vacant			
Existing Zoning:		GC-2 (Planned Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-2 (Planned Commercial)			
	South	GC-2 (Planned Commercial)			
	East	GC-1 (General Commercial)			
	West	GC-2 (Planned Commercial)			
Land Use Plan Designation:		Design Commercial			
Zoning within density range?		x	Yes		No

Background

KT Dental proposes to locate on Lot 3 of the Wyler Subdivision. The subdivision was approved in 2017 in anticipation of commercial uses. The site plan proposes a 2,330 sq ft dental office on approximately .25 acres. Parking is provided, exceeding the City's parking requirements by one stall. Landscaping is also provided. Renderings of the proposed structure are included in the submittal materials. Access is shared via an access easement as noted on the subdivision plat; ultimately approved by UDOT as 500 East is a UDOT facility.

Consistency with the Land Use Plan:

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

FINDING OF FACT

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

1. The proposed site plan meets the applicable criteria as found in Section 17.7.601 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for KT Dental, with the finding listed in the staff report and subject to any findings, conditions, and modifications found 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: Kaleb Thompson Dentist Office

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: Kaleb Thompson Dentist Office

Project Address: 332 South 500 East

Developer / Applicant's Name: Jacob Larsen/Berg Civil Engineering

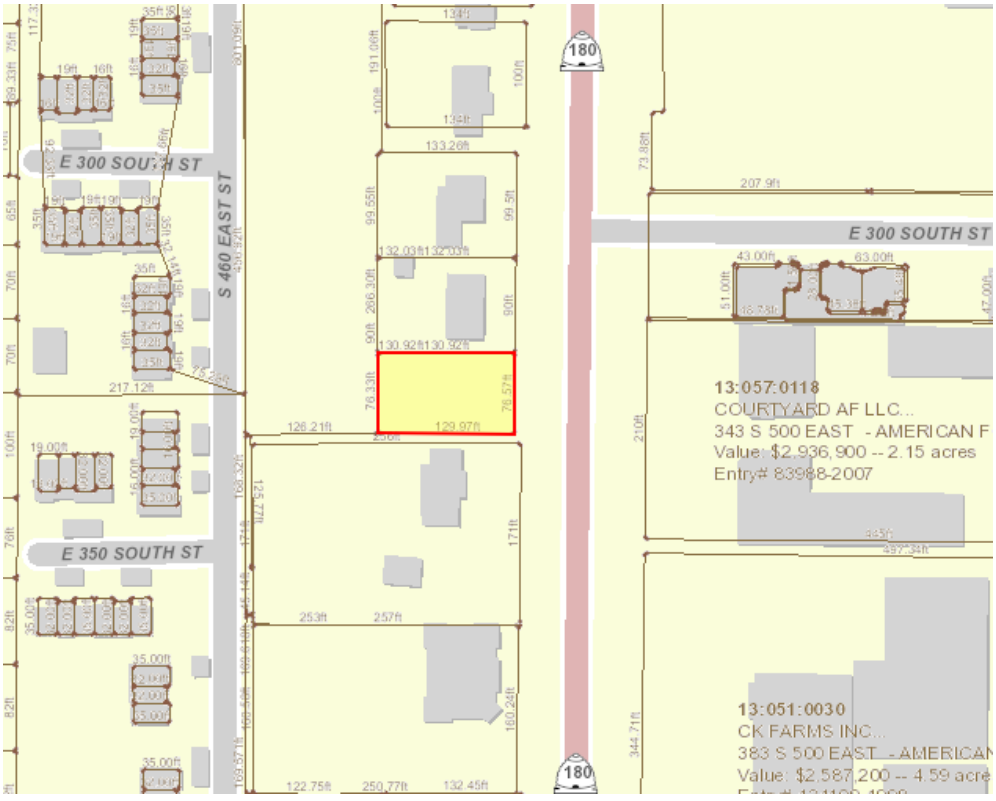
Type of Application:

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

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

1. All Standard Conditions of Approval in the 4/7/2021 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. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.

KALEB THOMPSON
DENTIST OFFICE

332 South 500 East
American Fork, UT

PROJECT DESCRIPTION

LOT 3 OF THE WYLER SUBDIVISION

CONTAINS: 0.229 ACRES / 9,972 SF

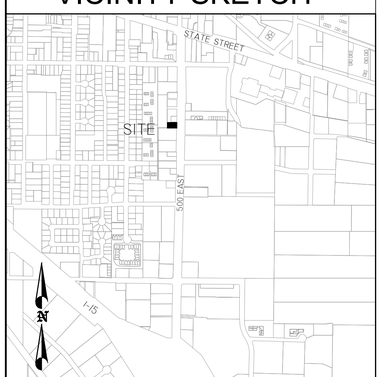
PLANNING COMMISSION REQUEST

PROJECT IS REQUESTING PLANNING COMMISSION TO ACCEPT THE OVERSIZED EXISTING PLANTER AREA WITHIN THE 500 EAST RIGHT-OF-WAY IN LIEU OF THE 14 FOOT LANDSCAPE BUFFER.

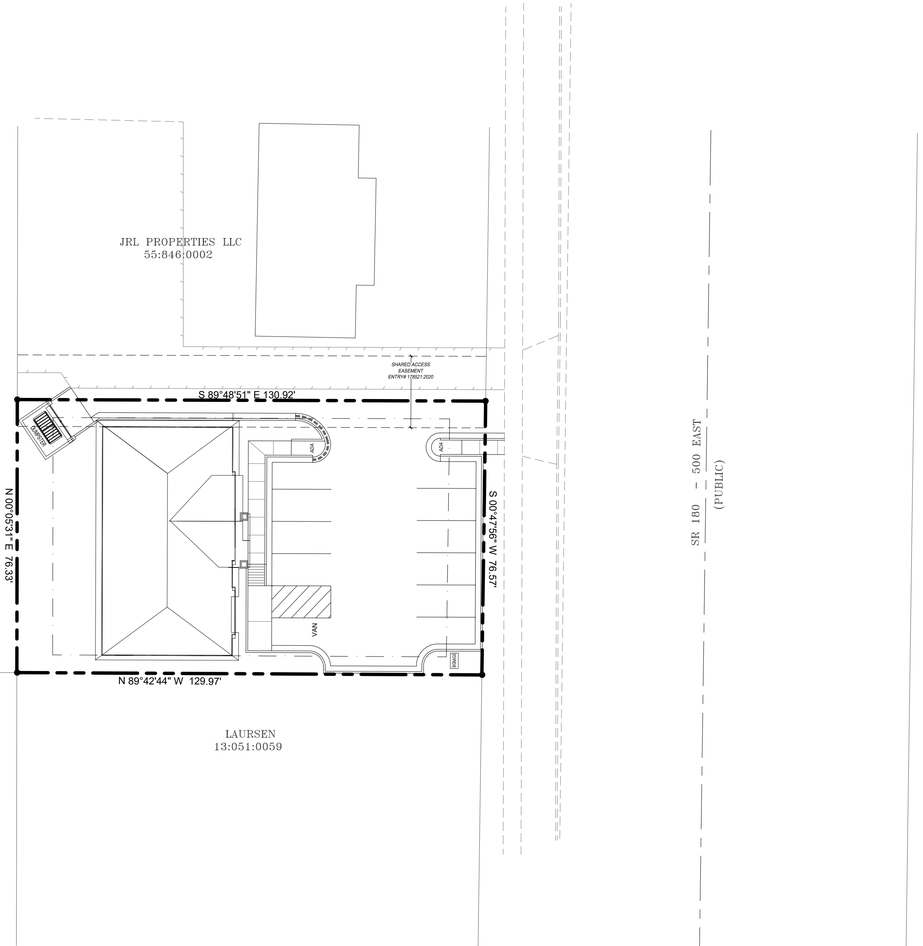
CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NIELSON)	(801) 763-3060
AF FIBER	(KYLE PETERSEN)	(801) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

VICINITY SKETCH



SCALE 1"=1000'



AVOID CUTTING UNDERGROUND UTILITIES
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PARKING NOTES

REGULAR PARKING STALLS SHALL BE STRIPED USING 4 INCH SOLID WHITE/YELLOW LINES

MAXIMUM SLOPE OF PARKING LOT IS 3.5%

MAXIMUM SLOPE WITHIN ADA AREA IS 2%

CONSTRUCTION NOTES

ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND UDOT STANDARDS WHERE APPLICABLE IN 500 EAST

CODE ANALYSIS

ZONE =	GC-2
TYPE OF BUILDING =	
TYPE OF OCCUPANCY =	
FIRE SPRINKLED =	NO
TYPE OF CONSTRUCTION =	
BUILDING HEIGHT =	
BUFFERS PROVIDED	
PARKING LOT BUFFER (FRONT)	NONE
PARKING LOT BUFFER (SIDE/REAR)	6 FT

SURVEY CONTROL

SITE BENCHMARK
ASSUMED ELEVATION OF TOP OF NUT OF EXISTING FIRE HYDRANT
B.M. ELEVATION = 100.00 = 4578.68 BASED UPON FOUND BENCHMARK MONUMENT AT 500 SOUTH / 500 EAST = 4568.91
DATUM = NAVD 88

BASIS OF BEARING
N 00°04'38" W ALONG QUARTER SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

ABBREVIATION KEY

TBW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

TABULATIONS

PARKING

DENTIST OFFICE		2,350 SF	
REQ'D	4.5/1000	10	SPACES
PROVIDED PARKING			
STANDARD SPACES PROVIDED		10	SPACES
ADA SPACES PROVIDED		1	SPACES
TOTAL PARKING PROVIDED		11	SPACES
TOTAL PARKING RATIO		4.72	

SHEET INDEX

C0	COVER SHEET, SITE PLAN & PARKING TABULATIONS
C1	PAVEMENT LAYOUT AND SECTIONS
C2	OVERALL UTILITY PLAN
C3	GRADING PLANS
C4	LAYOUT / STRIPING AND SIGNAGE
LS1	LANDSCAPE PLAN
SW1	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
GN1	GENERAL NOTES
D1	CONSTRUCTION DETAILS
ALTA/PLAT	SUBDIVISION PLAT

KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

N

0 10 20 40 60
SCALE: 1"= 20'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
STATE OF UTAH
R. BERG
343602
2/25/2021
PROFESSIONAL ENGINEER

ACTION	DATE
SITE	2/25/2021

PROJECT

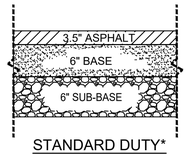
SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
COVER SHEET	*C0*

PAVEMENT SECTIONS

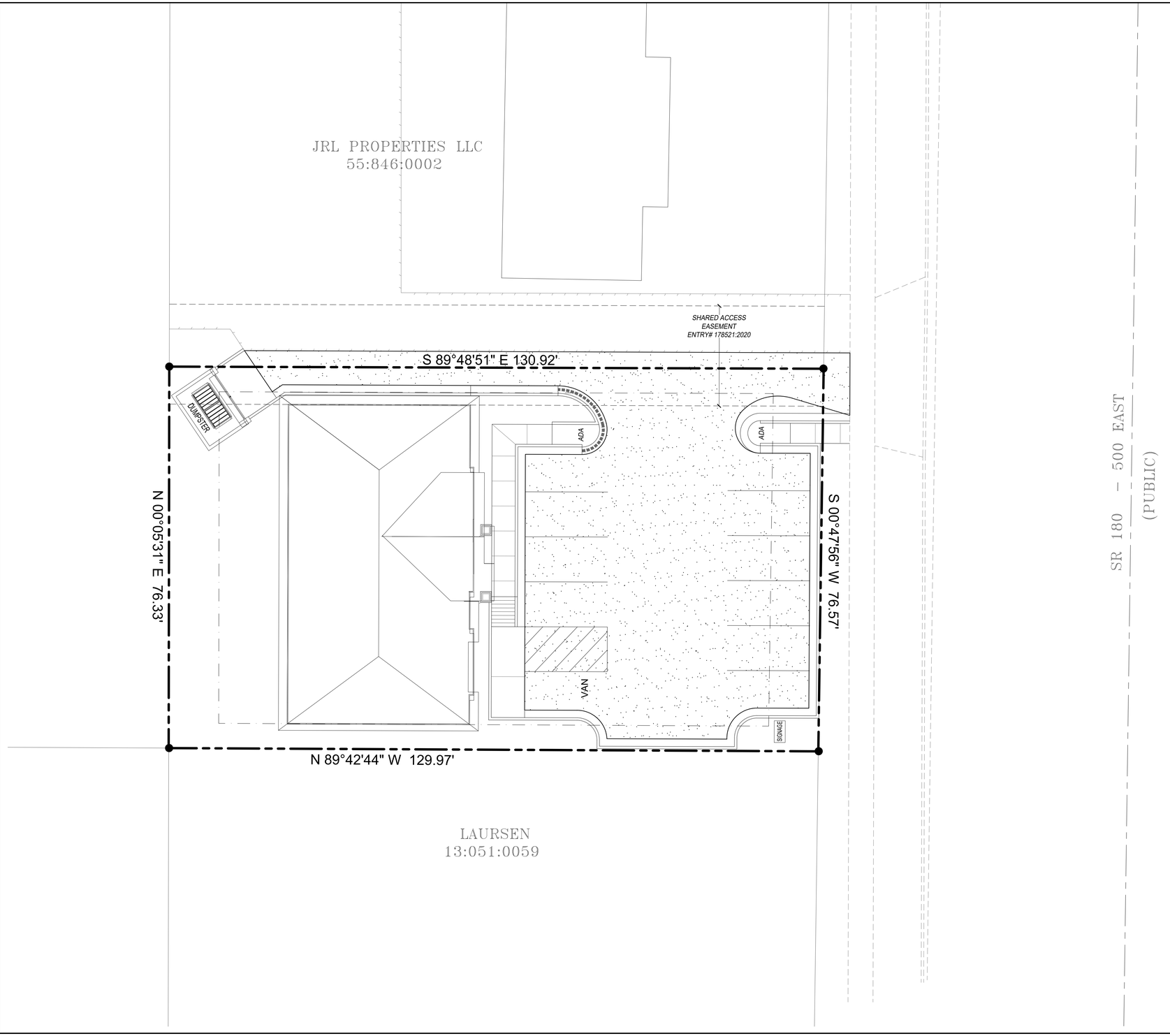


STANDARD DUTY*
4,335 SF

* BASED UPON THE 3 ESAL / DAY

SITE NOTES

SHARED DRIVEWAY IS GOVERNED BY A AMENDMEND SHARED ACCESS EASEMENT RECORDED AS ENTRY # 178521:2020



KALEB THOMPSON

332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

0 5 10 20 30
SCALE: 1"= 10'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
343602
2/25/2021
PROFESSIONAL ENGINEER

ACTION	DATE
SITE	2/25/2021

PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
PAVEMENT LAYOUT	*C1*

I:\my drive\berg civil\2020\kenanhill_site_01_site.dwg

AVOID CUTTING UNDERGROUND UTILITIES.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

GENERAL NOTES

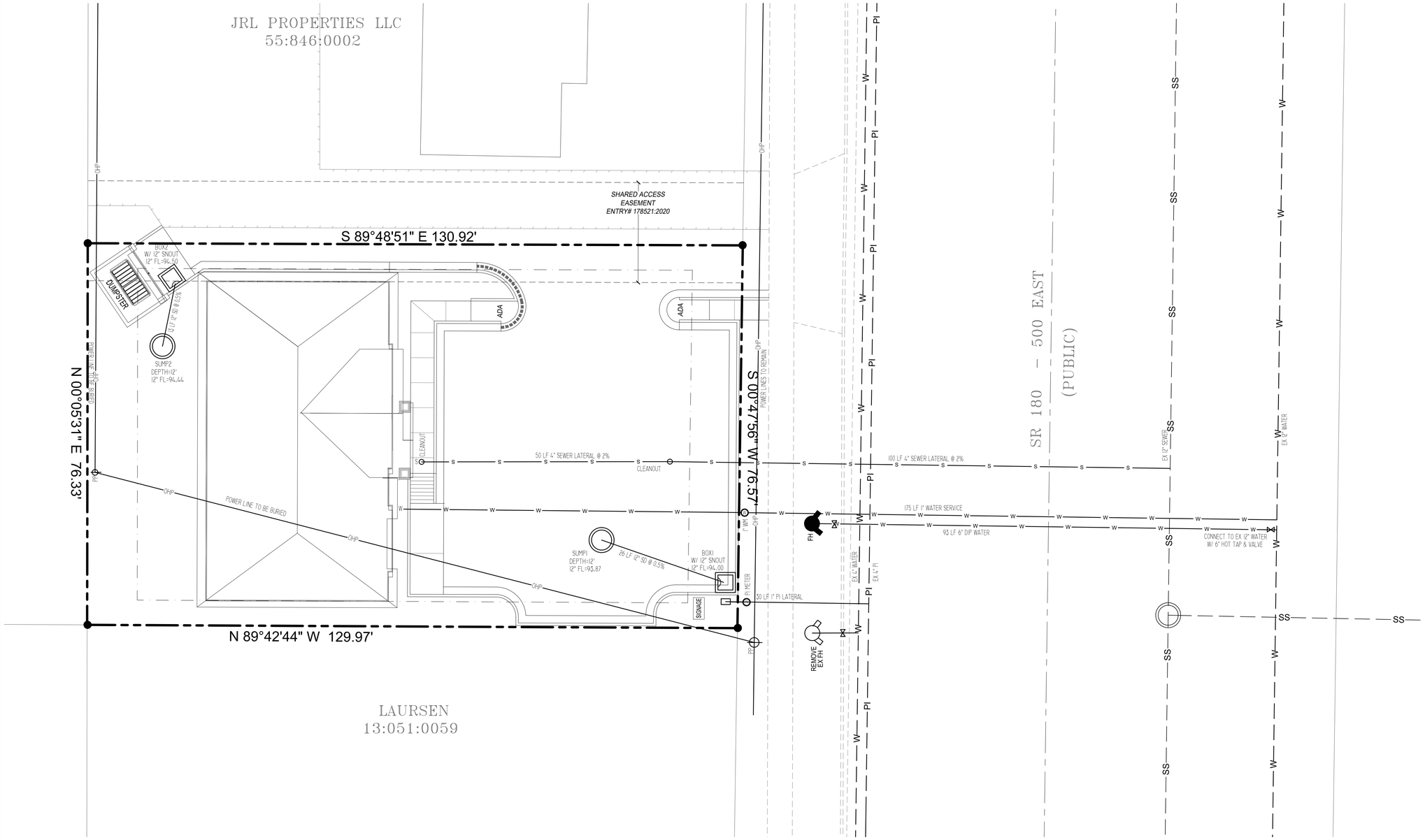
1. SURVEYED AS-BUILTS WILL BE REQUIRED OF ALL PUBLIC UTILITIES INCLUDING OPEN TRENCH SURVEY OF ALL PIPES, FITTINGS, AND OTHER RELATED PIPING INFORMATION; DIMENSIONS TO SURFACE IMPROVEMENTS, AS-CONSTRUCTED CONTOURS AND FINAL SURFACE INFORMATION, AND AS-BUILT PLAN AND PROFILE DRAWINGS OF ANY GRAVITY FLOW DEPENDENT UTILITIES.

SEWER NOTES

1. SEWER LATERAL TO BE INSPECTED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING.
2. NEW SERVICE LATERAL SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR35.
3. LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. THERE SHALL BE A MINIMUM OF 3 FEET OF COVER OVER SEWER LATERAL LINE.
5. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT.
6. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
7. CLEANOUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

UDOT

1. CONTRACTOR TO GET AN ENCROACHMENT PERMIT FROM UDOT REGION 3 TO COMPLETE WORK WITHIN THE 500 EAST RIGHT-OF-WAY



KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

0 5 10 20 30
SCALE: 1"= 10'

CIVIL ENGINEERING
1038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUD BINGHAM, 343602, 2/25/2021, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
SITE	2/25/2021

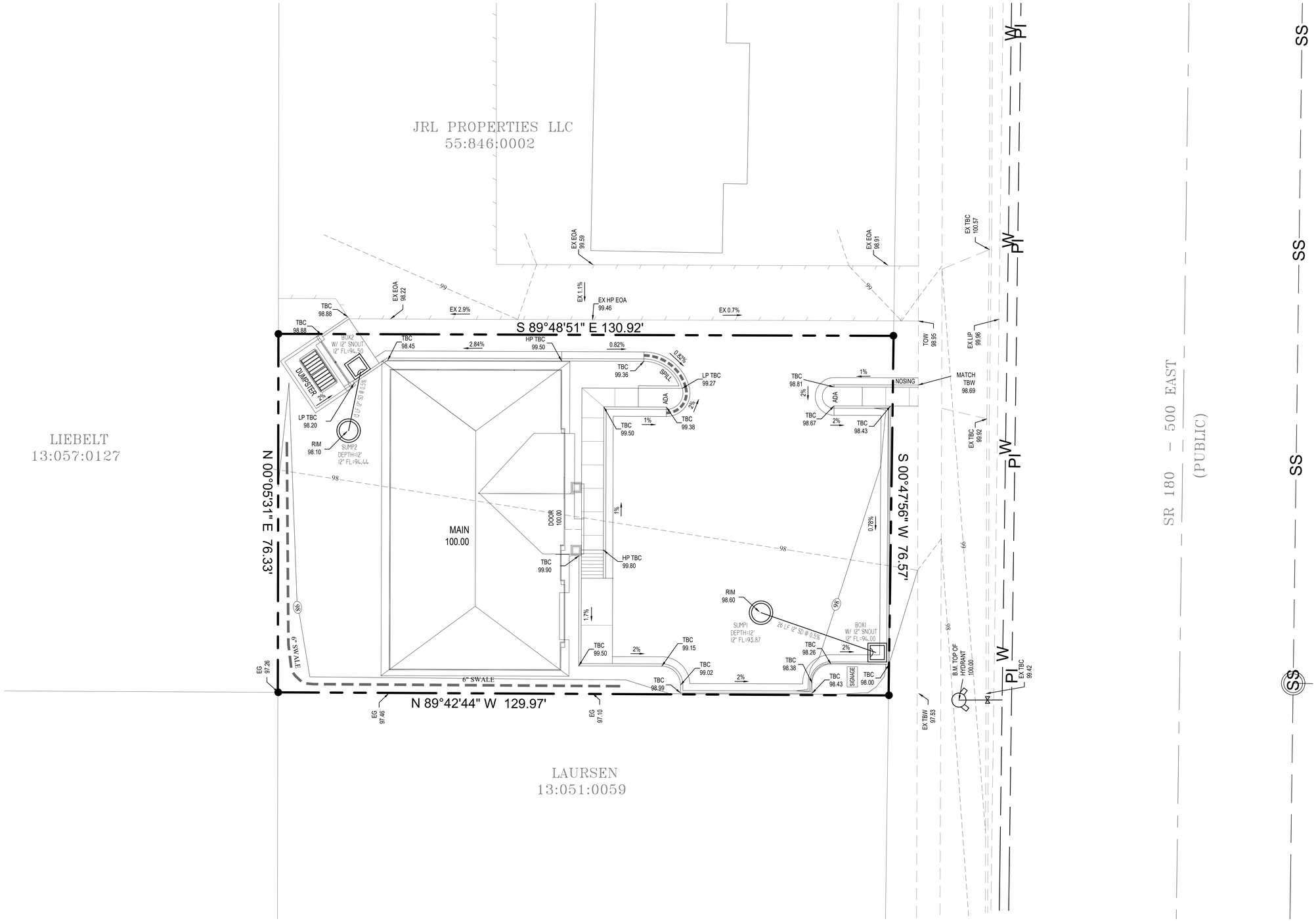
PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
UTILITY	C2



KALEB THOMPSON

332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

SCALE: 1"= 10'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUD, 343602, 2/25/2021, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
SITE	2/25/2021

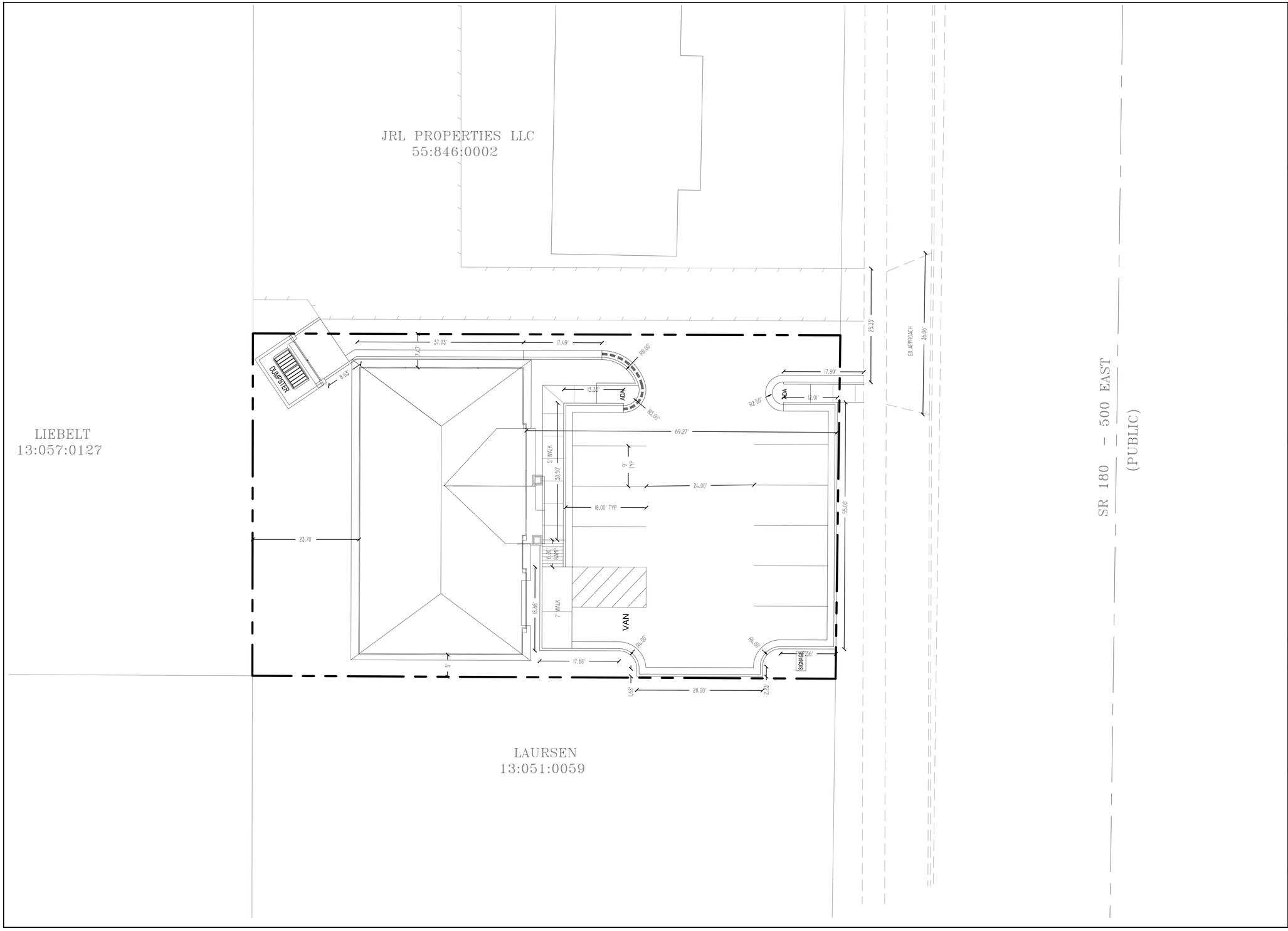
PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
GRADING	*C3*



KALEB THOMPSON

332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

0 5 10 20 30
SCALE: 1"= 10'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. Berg
343602
2/25/2021
PROFESSIONAL ENGINEER

ACTION	DATE
SITE	2/25/2021

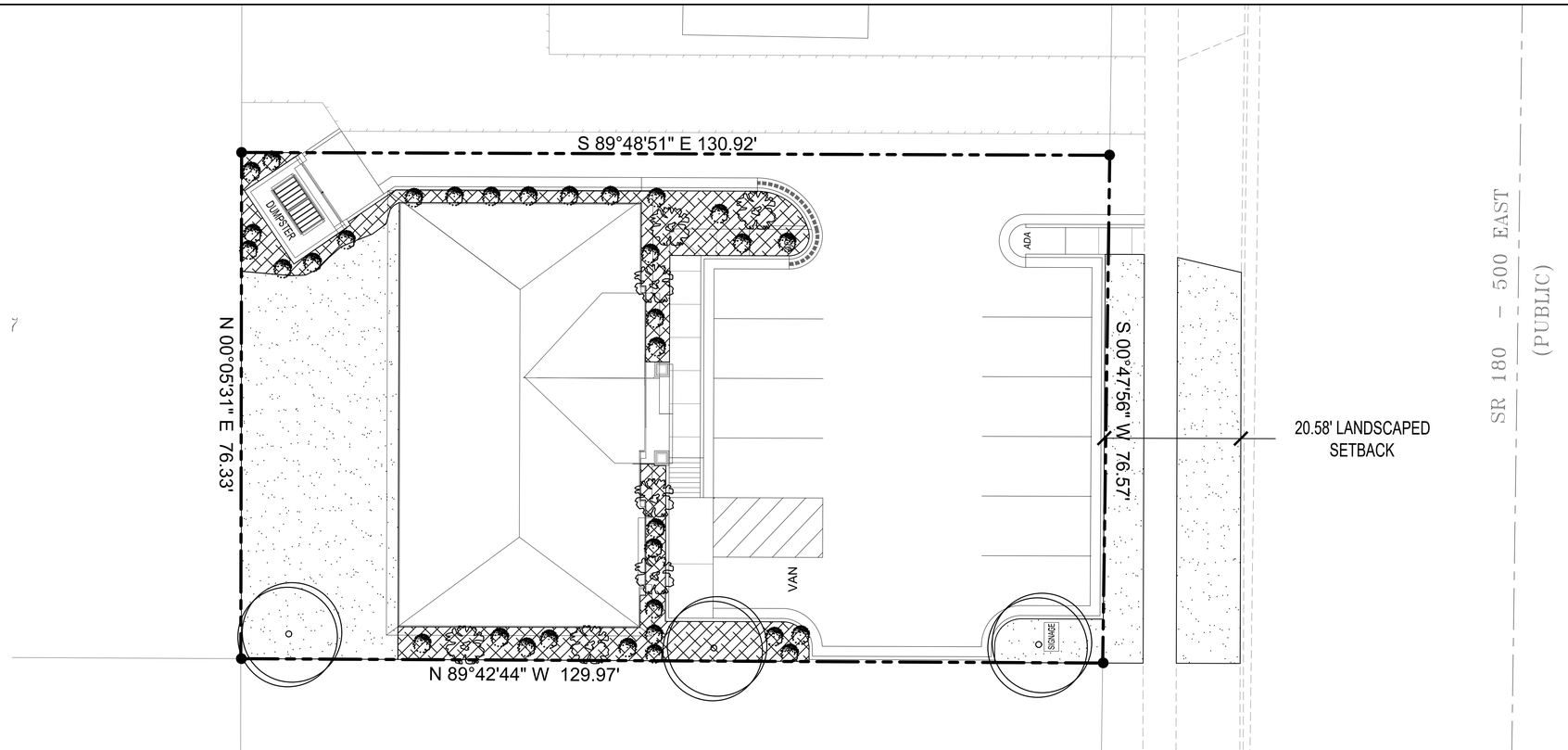
PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
LAYOUT	*C4*



LANDSCAPE LEGEND

	QUANTITY	COMMON NAME/BOTANICAL NAME	CONT	CAL	SIZE
TREES					
	3	CANADA RED CHOKECHERRY/ PRUNUS VIRGINIA	B&B	2"	
SHRUBS					
	7	COMPACT BURNING BUSH / EUONYMUS ALATUS	5 GAL		
	33	SPIREA / SPIREA JAPONICA ' GOLDMOUND'	5 GAL		
GROUND COVERS					
	905 SF	2-4" COBBLE ROCK	MULCH		
	2,613 SF	KENTUCKY BLUEGRASS / POA PRATENSIS	SOD		

BUFFER REDUCTION REQUEST

I. OWNER REQUESTS A DETERMINATION BY THE PLANNING COMMISSION TO ALLOW FOR NO ON-SITE LANDSCAPE BUFFER DUE TO THE EXISTING OVERSIZED PLANTER ALONG 500 EAST THAT THE PROJECT WILL LANDSCAPE AS SHOWN ON THIS LANDSCAPE PLAN.

KALEB THOMPSON

332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH · R. BUTLER · 343602 · 2/25/2021 · PROFESSIONAL ENGINEER

ACTION	DATE
SITE	2/25/2021

PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS1*

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPAIRED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NIELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
X	SOLD LOT/STABILIZED LOT OR AREA		PORTABLE TOILET
★	INDICATES OWNERSHIP		TRASH BIN
	OUTFALL		DEFINED WASHOUT AREA
	SURFACE WATERS		FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
	NEW EXCAVATION AREA/NEW DIG		PROJECT BOUNDARY/AREA INDICATOR
	VEGETATION/SEEDING, ETC.		CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN

INDIVIDUAL(S) RESPONSIBLE FOR CARRYING OUT PLAN:

THIS PLAN CONSISTS OF THE FOLLOWING BASIC ELEMENTS:

A. BMP INSPECTION AND MAINTENANCE
B. CONTAMINATED OR ERODIBLE SURFACE AREAS
C. CONCRETE WASTE MANAGEMENT
D. DUST CONTROLS
E. PORTABLE TOILETS
F. SPILL CLEANUP
G. VEHICLE AND EQUIPMENT CLEANING
H. VEHICLE AND EQUIPMENT FUELING
I. WASTE DISPOSAL
J. PROVIDE TEMPORARY INLET PROTECTION
K. STABILIZE CONSTRUCTION ENTRANCE AND WASH AREA
L. MATERIALS STORAGE

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 1/4 ACRE. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED/CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.

3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.

4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.

5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

6) ESTIMATED DISTURBED AREA = 1/4 ACRES

7) EXISTING "C" VALUE - C=0.10

8) POST DEVELOPMENT "C" VALUE C=0.7

9) ESTIMATED DEPTH TO GROUNDWATER = 10 FEET BELOW EXIST SURFACE

10) PROJECT TO BE COMPLETED IN A SINGLE PHASE

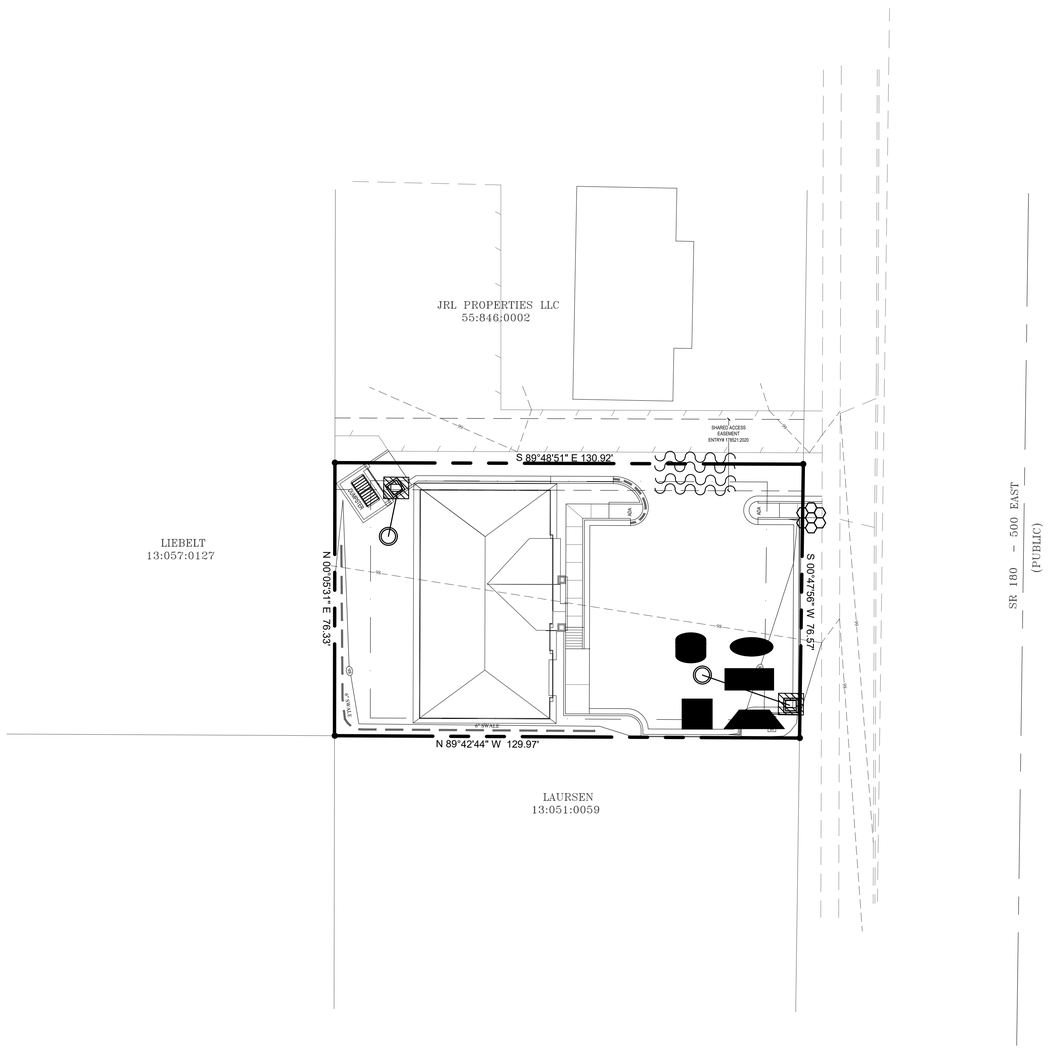
11) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

12) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ERISION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

15) CHANGE IN IMPERVIOUS COVER AREA

IMPERVIOUS AREA BEFORE CONSTRUCTION	0.00 AC
IMPERVOIUS AREA AFTER CONSTRUCTION	4.00 AC



KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

0 10 20 40 60
SCALE: 1"= 20'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. R. Berg, 343602, REGISTERED PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			

ACTION	DATE
SITE	2/25/2021

PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
SWPPP	SW1

GENERAL NOTES

1. This project is located within the sensitive lands area of the city. A detailed engineering soils report has been prepared for the site. This soils report titled
   _____
   _____
   _____
   EARTHTEC ENGINEERING
   gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
3. City Engineer will not be responsible for means, methods, p procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
8. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
12. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
16. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
17. all trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
22. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. Here private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 24 inches.

CONSTRUCTION NOTES

1. All materials and workmanship shall be subject to inspection by the owner and the City of American Fork engineering division. The owner and the City reserve the right to accept or reject any such materials and workmanship that does not conform th its standards and specifications.
2. The contractor shall notify the City of American Fork engineering division inspection section, a minimum of 48 hours and a maximum of 96 hours prior to starting construction.
3. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on the records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor is responsible for locating and protecting all utilities whether shown or not shown on the plans. This utility work shall be included as part of basic bid, field research shall be done prior to completing a bid.
4. Existing water, sanitary and storm sewer lines are shwon based on best available information. Prior to construction, the contractor shall verify pertinent locations and elevations specifically at connection points and at potential points of conflict.
5. contractor shall be responsible for:

A) obtaining all permits and licenses.
B) preparing a traffic control plan, providing all traffic devices as may be required by the work.
C) coordinating with all utility companies involved with regard to relocation's or adjustments of and with no disruption of service.
D) all project safety including but not limited to, trench excavation and shoring, traffic control, and security.
E) obtaining temporary power and water to the site.
F) paying all fees excluding connection fees and system development fees.
G) obtaining necessary permission from the city for american fork and udot for all work in and adjacent to the public right-of-way.
H) setting all manhole covers, inlet grates, water valves, clean outs, fire hydrants and other access covers to finished pavement surface or finished grade.
I) recording as-built information as per american fork city standards.
J) refer to and meet the requirements of the geotechnical report.
K) keeping adjacent streets free and clean of all debris and dirt from the job site. contractor must sweep streets as needed and upon the owner / city requiest.
L) refer to architectural plans for the exact location, and dimensions of building exits, ramps, thuck doors, and utilities entrance location.
M) verifying elevation and horizontal location of all utility points of connection prior to any utility installation.
N) obtain U.P.D.E.S. permits and monitoring all of the storm water pollution prevention devices.

7. contractor shall install a construction barrier around & along entire construction limit line & near & around all cuts, treches, holes & pits.
8. ensure proper signs to inform vehicular & pedestrian traffic of detours and hazards.
9. existing structures and debris within construction limits are to be abandoned, removed or relocated as necessary.
10. contractor shall be responsible for all relocations, including but not limited to; all utilities, storm drainage, signs, traffic signals & poles, landscape materials & irrigation components, etc. as required. all work shall be in accordance with governing authorities specifications and shall be approved by such.
11. site contractor should be aware of an environmentally sensitive area located near the parcel, which is part of the american fork commercial center overall development. extreme care must be taken in the washing of equipment and site discharge of any kind. coordinate with site developer regarding the specific restrictions for this conservation area. do not discharge to storm drains.
12. all existing landscape damaged during demolition shall be promptly repaired or replaced. contractor shall manually water all areas where existing irrigation is not functional.
13. if during the construction process, conditions are encountered which indicate an unidentified situation is present, the contractor shall contact the owner and engineer immediately.
14. dimensions for layout and construction are not to be scaled from any drawing. if pertinent dimensions are not shown contact the engineer for clarifications.
15. in general, the limits of construction include all facilities shown as proposed on the building and site plans. in addition, all adjacent public improvements and private improvements must be repaired, restored, or completed to a final condition. the contractor is responsible for indentifying prior to bid any items on the site, and connecting parcels, that will require repair, removal, restoration, or work of any kind to complete the proposed construction. these items shall be included in the contractor's basic bid.
16. see construction documents & consult the design engineer for the exact locations of all proposed saw cuts required. some field adjustments may be required to ensure proper drainage at asphalt junctions.
17. contractor shall clear and grub site and remove all excess materials from site as part of the base bid. absolutely no depositing of materials on other afcc sites without permission of owner.

KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 343602, REGISTERED PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			

ACTION	DATE
SITE	2/25/2021

PROJECT

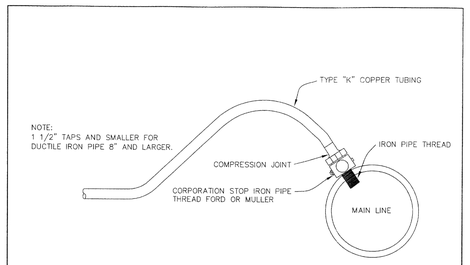
SITE PLAN IMPROVEMENTS

DESCRIPTION

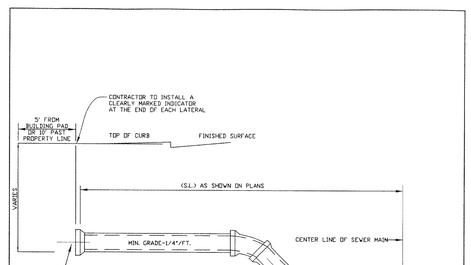
KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

J:\my drive\berg civil\docs\wip\kaleb_site_gn1_general notes.dwg

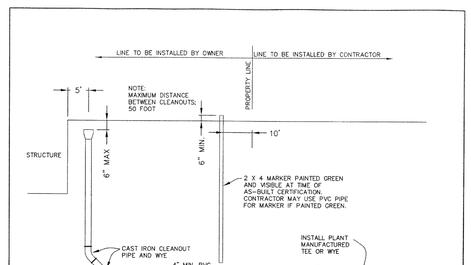


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



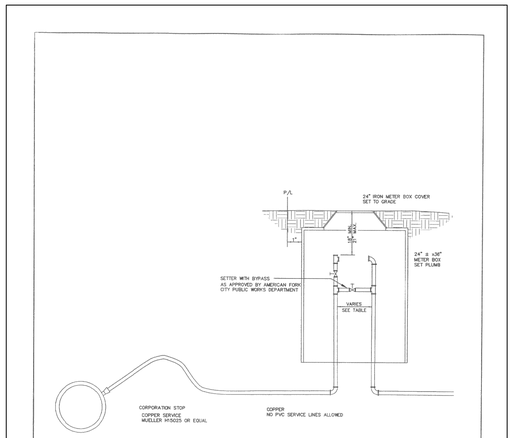
NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



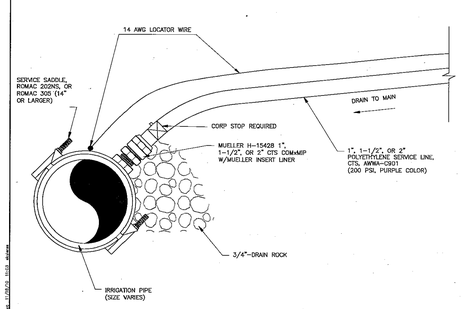
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23



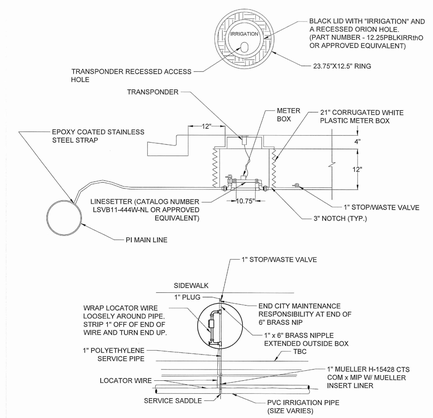
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

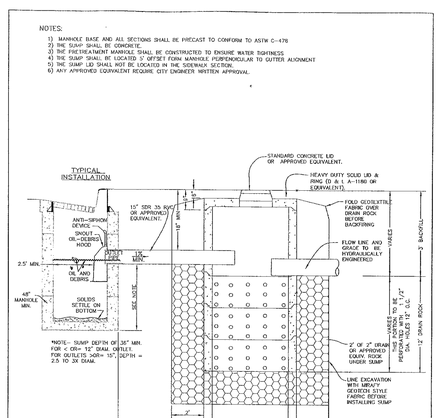
DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS 54 ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU MAY 2019 VARIES	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D



DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14

KALEB THOMPSON
332 E 500 S
AMERICAN FORK, UT 84003

DEVELOPMENT

DENTIST OFFICE SITE PLAN

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUD BERG, PROFESSIONAL ENGINEER, 343602, 2/25/2021
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
SITE	2/25/2021

PROJECT

SITE PLAN IMPROVEMENTS

DESCRIPTION

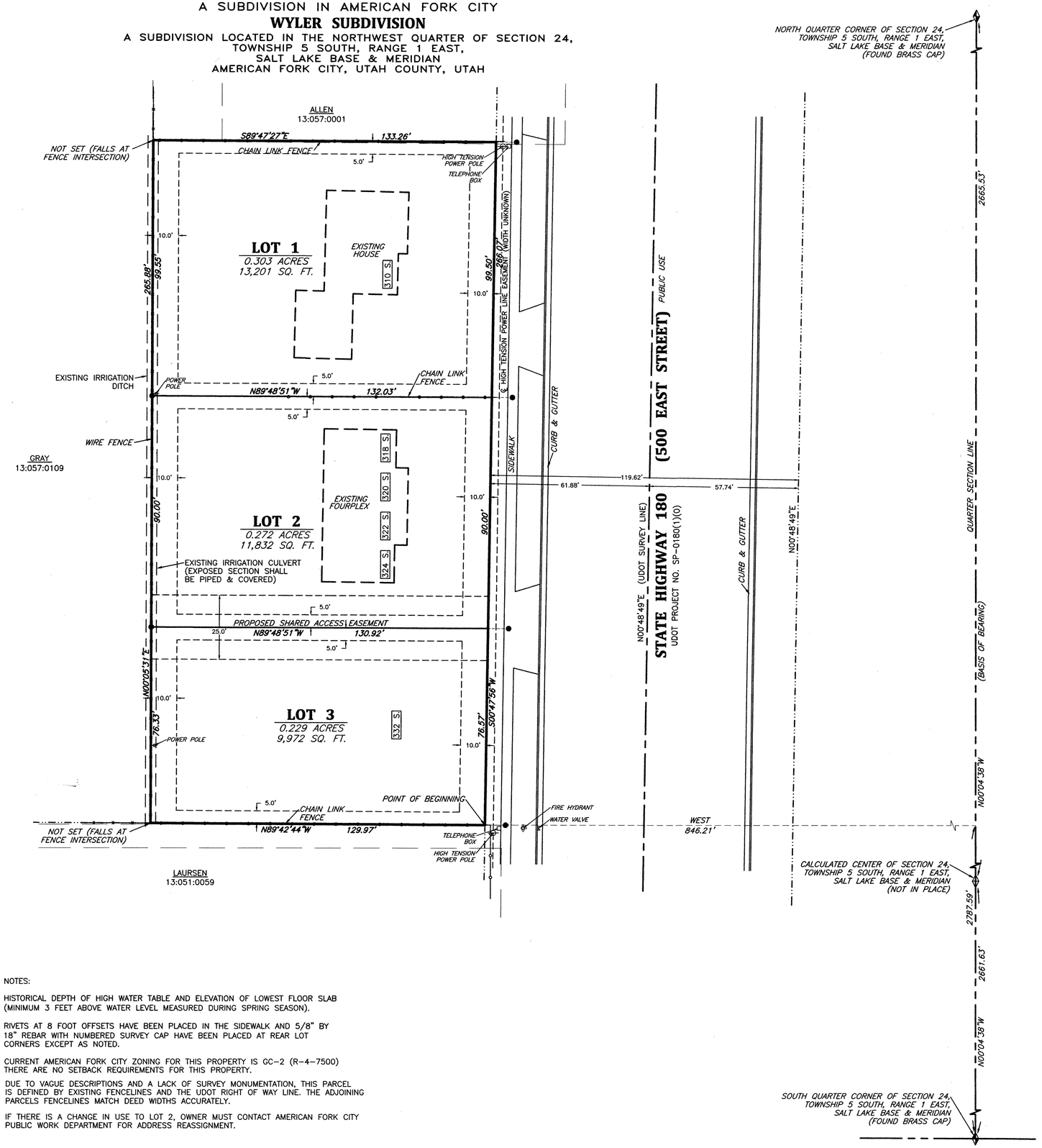
KALEB THOMPSON'S AMERICAN FORK DENTAL OFFICE

SHEET NAME	SHEET NUMBER
DETAILS	D1

A SUBDIVISION IN AMERICAN FORK CITY

WYLER SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH



NOTES:

HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).

RIVETS AT 8 FOOT OFFSETS HAVE BEEN PLACED IN THE SIDEWALK AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP HAVE BEEN PLACED AT REAR LOT CORNERS EXCEPT AS NOTED.

CURRENT AMERICAN FORK CITY ZONING FOR THIS PROPERTY IS GC-2 (R-4-7500) THERE ARE NO SETBACK REQUIREMENTS FOR THIS PROPERTY.

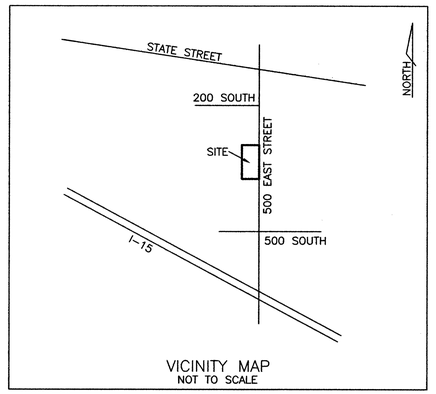
DUE TO VAGUE DESCRIPTIONS AND A LACK OF SURVEY MONUMENTATION, THIS PARCEL IS DEFINED BY EXISTING FENCELINES AND THE UDOT RIGHT OF WAY LINE. THE ADJOINING PARCELS FENCELINES MATCH DEED WIDTHS ACCURATELY.

IF THERE IS A CHANGE IN USE TO LOT 2, OWNER MUST CONTACT AMERICAN FORK CITY PUBLIC WORK DEPARTMENT FOR ADDRESS REASSIGNMENT.

SCALE: 1" = 20'

0 10 20 40 60

SCALE IN FEET



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- STREET MONUMENT
- PROPERTY CORNER
- UTILITY POLE
- FIRE HYDRANT
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- IRRIGATION DITCH/CULVERT
- PUBLIC UTILITY EASEMENT
- ADJOINER DEED LINE (PER CALCULATED CENTER OF SECTION)

15672

SURVEYOR'S CERTIFICATE

I, JOHN W. FRANCOM DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 156213.
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 500 EAST STREET, SAID POINT BEING NORTH 00°04'38" WEST 2787.59 FEET ALONG QUARTER SECTION LINE AND WEST 846.21 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 89°42'44" WEST 129.97 FEET ALONG A CHAIN LINK FENCE TO A WIRE FENCE; THENCE NORTH 00°05'31" EAST 265.88 FEET ALONG SAID WIRE FENCE TO A CHAIN LINK FENCE; THENCE SOUTH 89°47'27" EAST 133.26 FEET ALONG SAID CHAIN LINK FENCE TO SAID WEST LINE; THENCE SOUTH 00°47'56" WEST 266.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS: 0.804 ACRES (35,006 SQUARE FEET)
3 LOTS

May 31, 2017
DATE

SURVEYOR
(SEE SEAL BELOW)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20 DAY OF June, A.D. 20 17.

JOLENE WYLER

Successor trustee of the Wyler Family trust 6/19/17 6/20/17

ENT 81222:2017 Map # 15672
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jun 21 01:20 pm FEE 32.00 BY SW
RECORDED FOR AMERICAN FORK CITY

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

ON THE 20 DAY OF June, A.D. 20 17 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3/21/2021

CONNIE SEELEY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 694229
COMM. EXP. 03-21-2021

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF American Fork 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 US OF THE PUBLIC THIS 20 DAY OF March, A.D. 20 17.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED: CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 8 DAY OF March A.D. 20 17.
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

JOHN W. FRANCOM & ASSOCIATES, INC.
LAND SURVEYORS
BOUNDARY, TOPOGRAPHIC & CONSTRUCTION SURVEYS
505 SOUTH MAIN STREET, BOUNTIFUL, UTAH 84010
BUS.(801)295-7500 EMAIL: FRANCOMSURVEY@QWESTOFFICE.NET FAX(801)295-7524

BASIS OF BEARING
NORTH 00°04'38" WEST 5327.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN TO THE NORTH QUARTER CORNER OF SAID SECTION 24.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE B AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 490152005B EFFECTIVE NOVEMBER 25, 1980

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS 13 DAY OF June A.D. 20 17.
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

WYLER SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE 1" = 20 FEET

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
5/31/17
JOHN W. FRANCOM
No. 156213
STATE OF UTAH

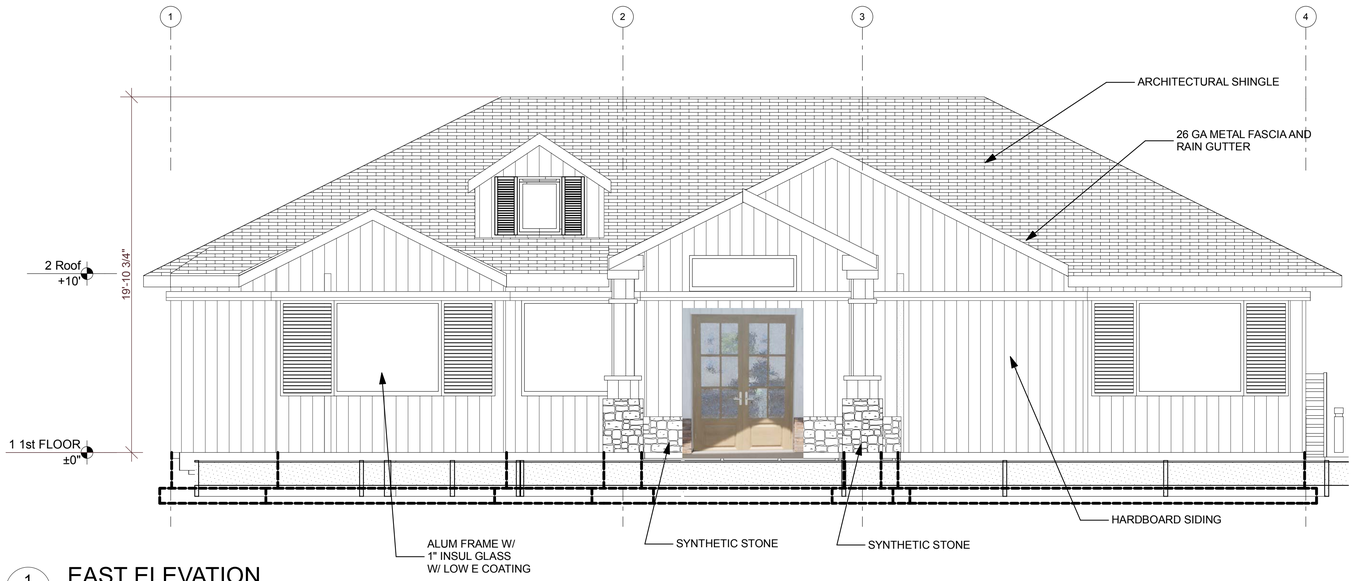
CITY ENGINEER'S SEAL

AMERICAN FORK CITY ENGINEERING DEPARTMENT STATE OF UTAH

CLERK-RECORDER SEAL

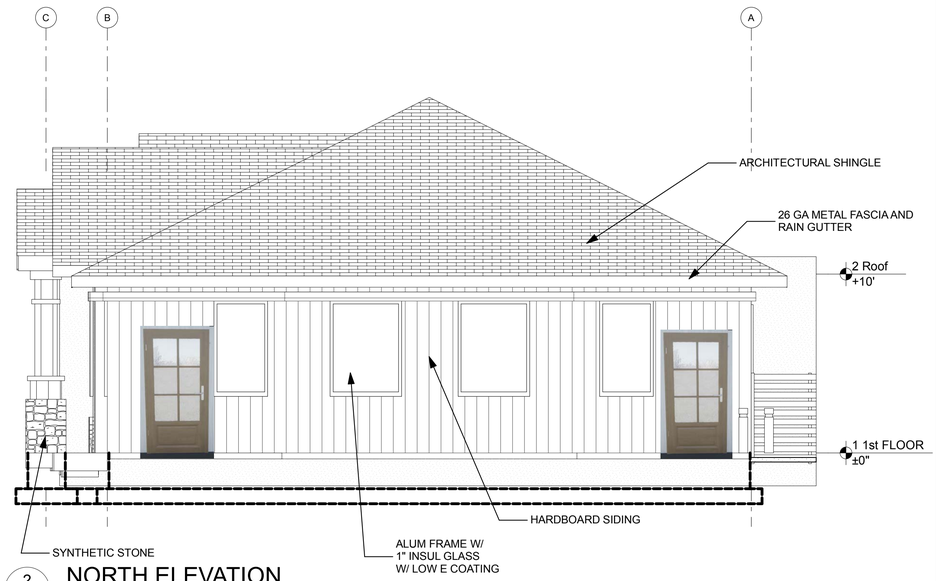
AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH

SEC 24 T5S R1E TU 060 DG



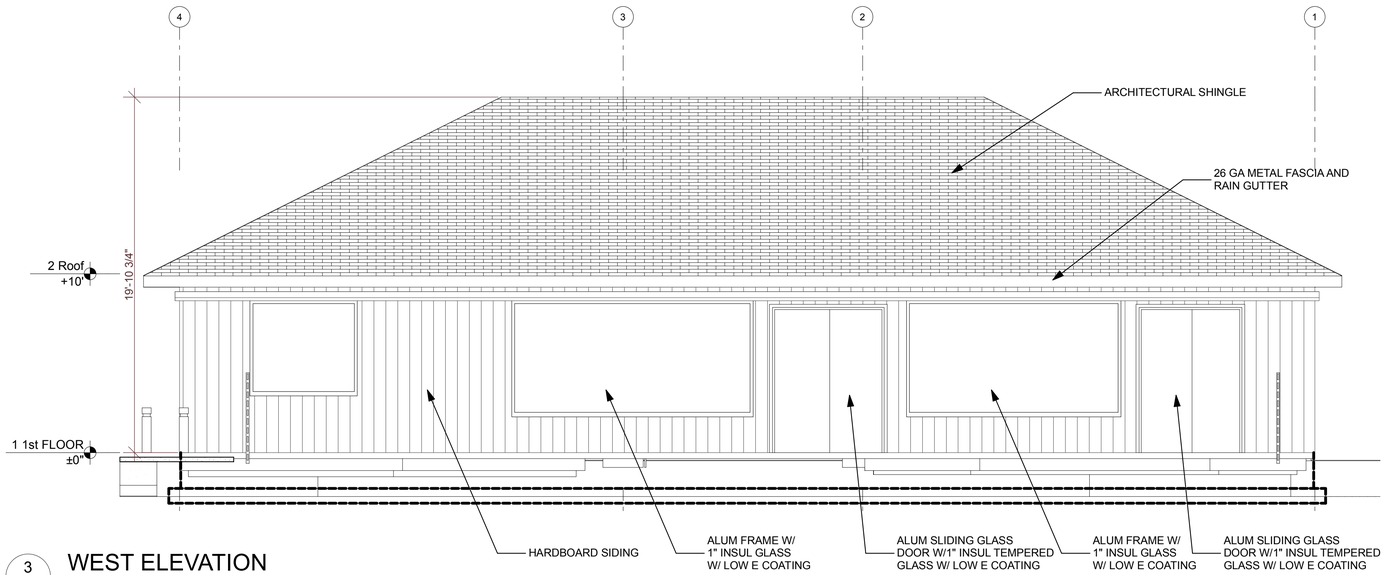
1 A-201 EAST ELEVATION

SCALE: 1/4" = 1'-0"



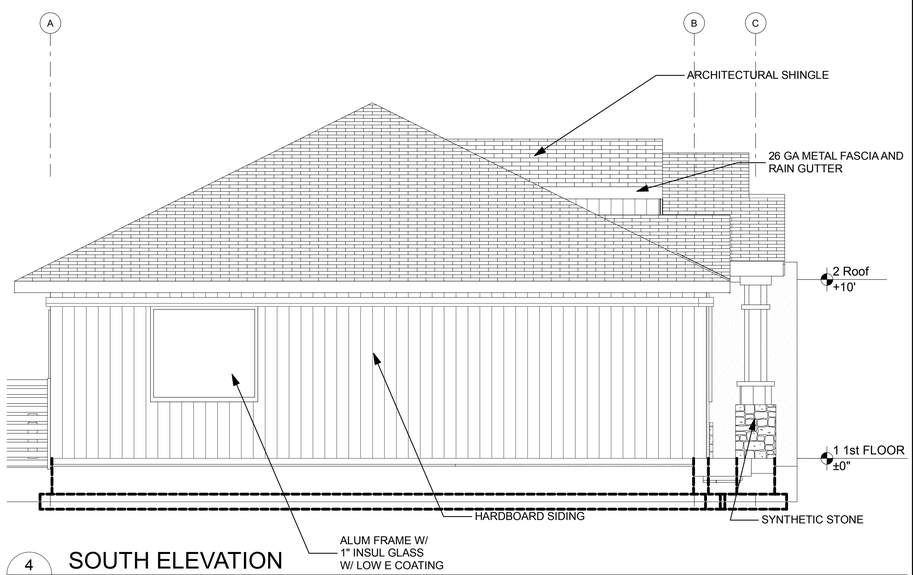
2 A-201 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



3 A-201 WEST ELEVATION

SCALE: 1/4" = 1'-0"



4 A-201 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
PROJECT MANAGER: ROLLAND ROBERTS 801-710-4500.
ROLLAND@RIDGELINE-DESIGN.COM

Original drawings remain the property of Ridgeline Design Architects. 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 Ridgeline Design Architects.

STAMP:

DATE: 7-9-2020

REVISION:

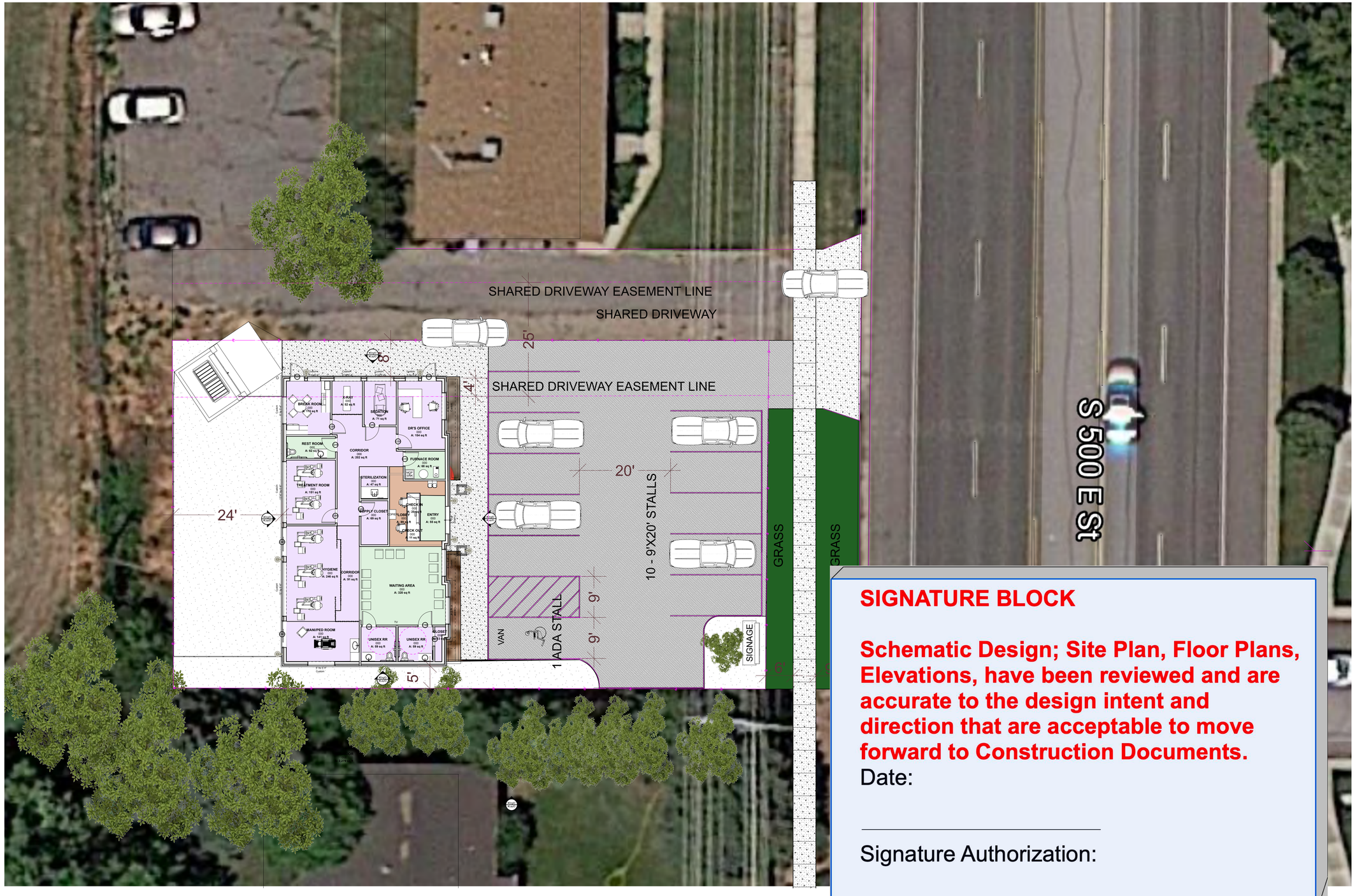
KALEB THOMPSON'S
AMERICAN FORK
DENTIST OFFICE
322 E 500 S
AMERICAN FORK, UTAH

PROJECT NO: 1925

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-201

C:\A- Ridgeline Projects\2048 Kaleb Dental Office\Kaleb American Fork Dentist Office Dec 3 2020 01.pln



SIGNATURE BLOCK

Schematic Design; Site Plan, Floor Plans, Elevations, have been reviewed and are accurate to the design intent and direction that are acceptable to move forward to Construction Documents.

Date:

_____

Signature Authorization:

_____

1 AS100 SITE PLAN

SCALE: 1" = 10'

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com
PROJECT MANAGER: ROLLAND LEE, 801-710-4500,
ROLLAND@RIDGELINE-DESIGN.COM

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is void at the date of any alteration made to these drawings without the written approval and consent of Ridgeline Design Architects.

RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020

REVISION:

KALEB THOMPSON'S
AMERICAN FORK
DENTIST OFFICE
322 E 500 S
AMERICAN FORK, UTAH

PROJECT NO: 1925

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER: AS100

/Users/rollandlee/Desktop/Kaleb AF Dentist Office/Kaleb American Fork Dentist Office Nov 11 2020 2.pln

1 A-101 FLOOR PLAN

SCALE 3/8" = 1'-0"

SIGNATURE BLOCK

Schematic Design; Site Plan, Floor Plans, Elevations, have been reviewed and are accurate to the design intent and direction that are acceptable to move forward to Construction Documents.

Date:

_____

Signature Authorization:

_____

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com
PROJECT MANAGER: ROLLAND LEE, 801-710-4500,
ROLLAND@RIDGELINE-DESIGN.COM

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is to build a one (1) time use only for the specific project noted and shall not be used for any other work unless otherwise agreed upon in writing by Ridgeline Design Architects.

STAMP:

DATE: 7-9-2020

REVISION:

KALEB THOMPSON'S
AMERICAN FORK
DENTIST OFFICE
322 E 500 S
AMERICAN FORK, UTAH

PROJECT NO: 1925

SHEET TITLE: FLOOR PLAN

SHEET NUMBER: A-101

/Users/rollandlee/Desktop/Kaleb American Fork Dentist Office Nov 16 2020 2.pln



SIGNATURE BLOCK

Schematic Design; Site Plan, Floor Plans, Elevations, have been reviewed and are accurate to the design intent and direction that are acceptable to move forward to Construction Documents.

Date:

_____

Signature Authorization:

_____















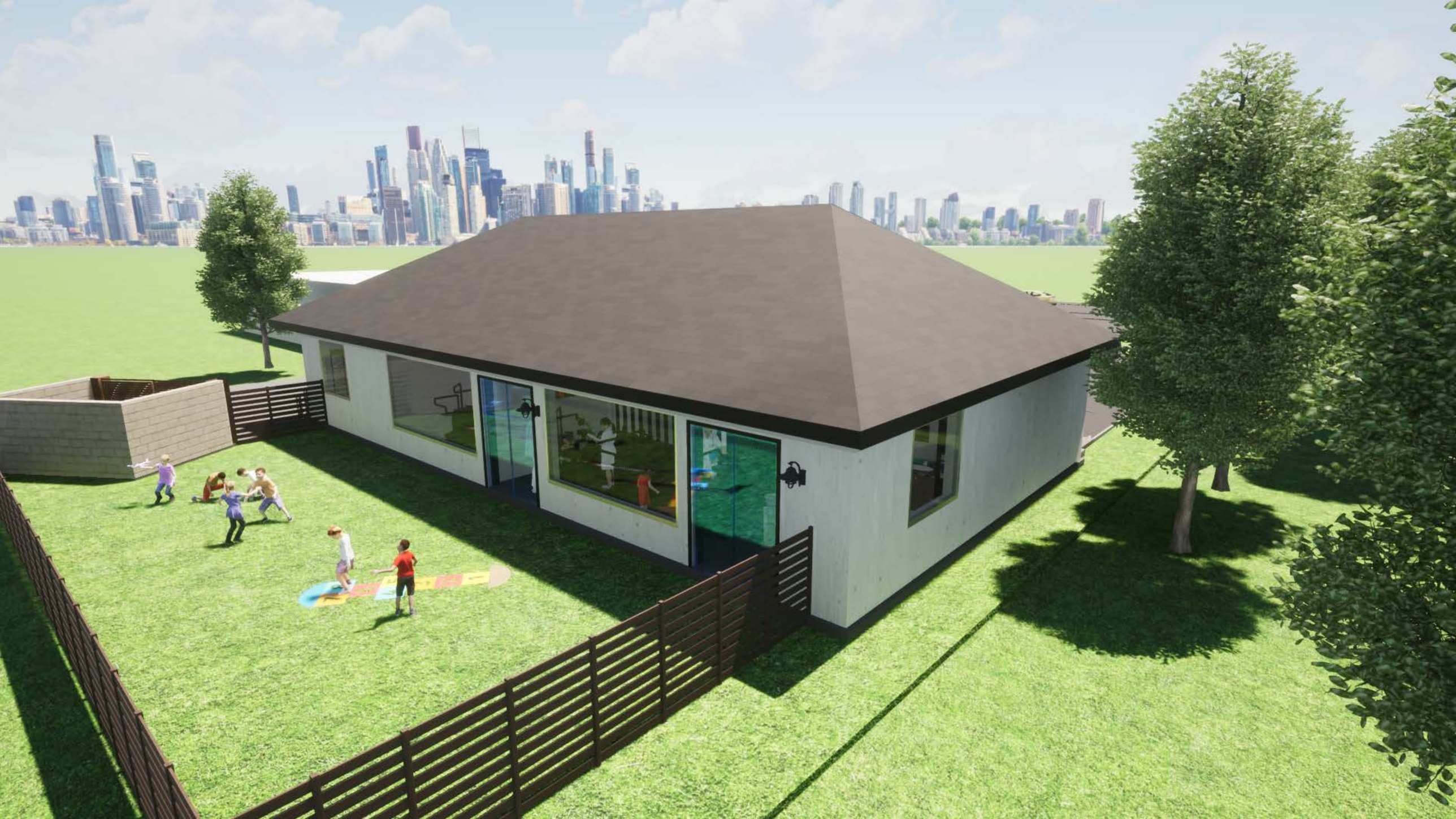

















Kaleb's
Pediatric Dentistry




1
2
3
4
5
6
7
8










1
2
3
4
5
6


















TRAVEL



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment located at 717 W. Main Street, from the Major Transportation Facilities to the Design Commercial designation.

Hearing, review and action on a zone map amendment located at 717 W. Main Street, from the PF (Public Facilities) zone to the SC-1 (Planned Shopping Center) zone.

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

BACKGROUND INFORMATION					
Location:		717 W. Main			
Applicants:		Steve Tate			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	I-15			
	East	Commercial			
	West	I-15			
Existing Zoning:		PF			
Proposed Zoning:		SC-1			
Surrounding Zoning:	North	SC-1			
	South	Industrial 1 (Utah County)			
	East	SC-1			
	West	PF			
Land Use Plan Designation:		Major Transportation Facilities			
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 approximately 717 W. Main from the Major Transportation Facilities designation (PF zone) to the design commercial designation (SC-1 zone). The property lies directly east of the I-15 Main Street interchange, south of Main Street and west of the Zupas site. The area was zoned Public Facilities when UDOT acquired the property as part of the I-15 Core Project. The parcel under consideration for amendment is what remains in UDOT

ownership, but not needed for the interchange. If approved, the applicants will submit a site plan application for a bank and for a re-routing of the drive through for In-N-Out. This would complete development in the area.

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.

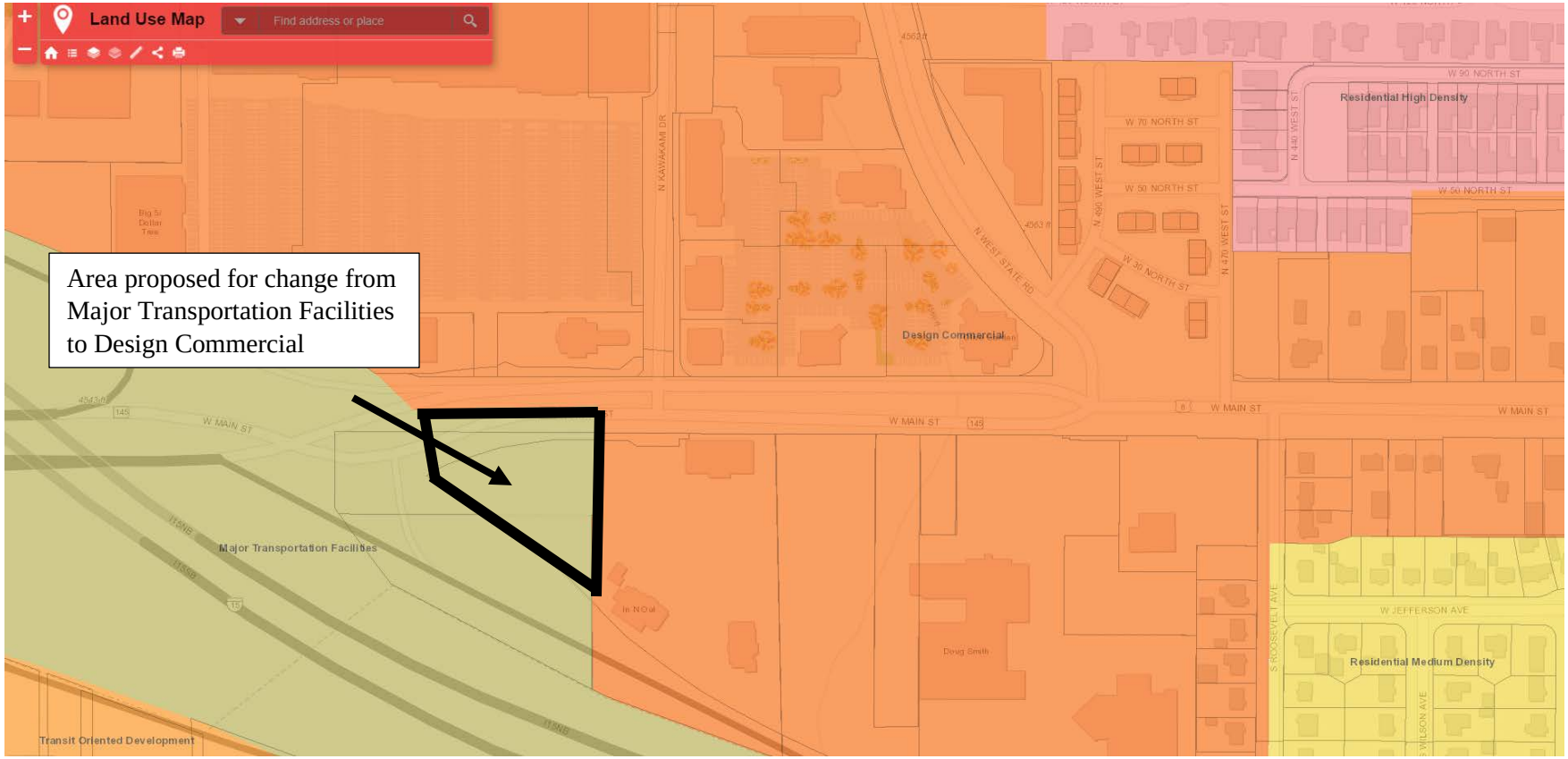
DENIAL

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

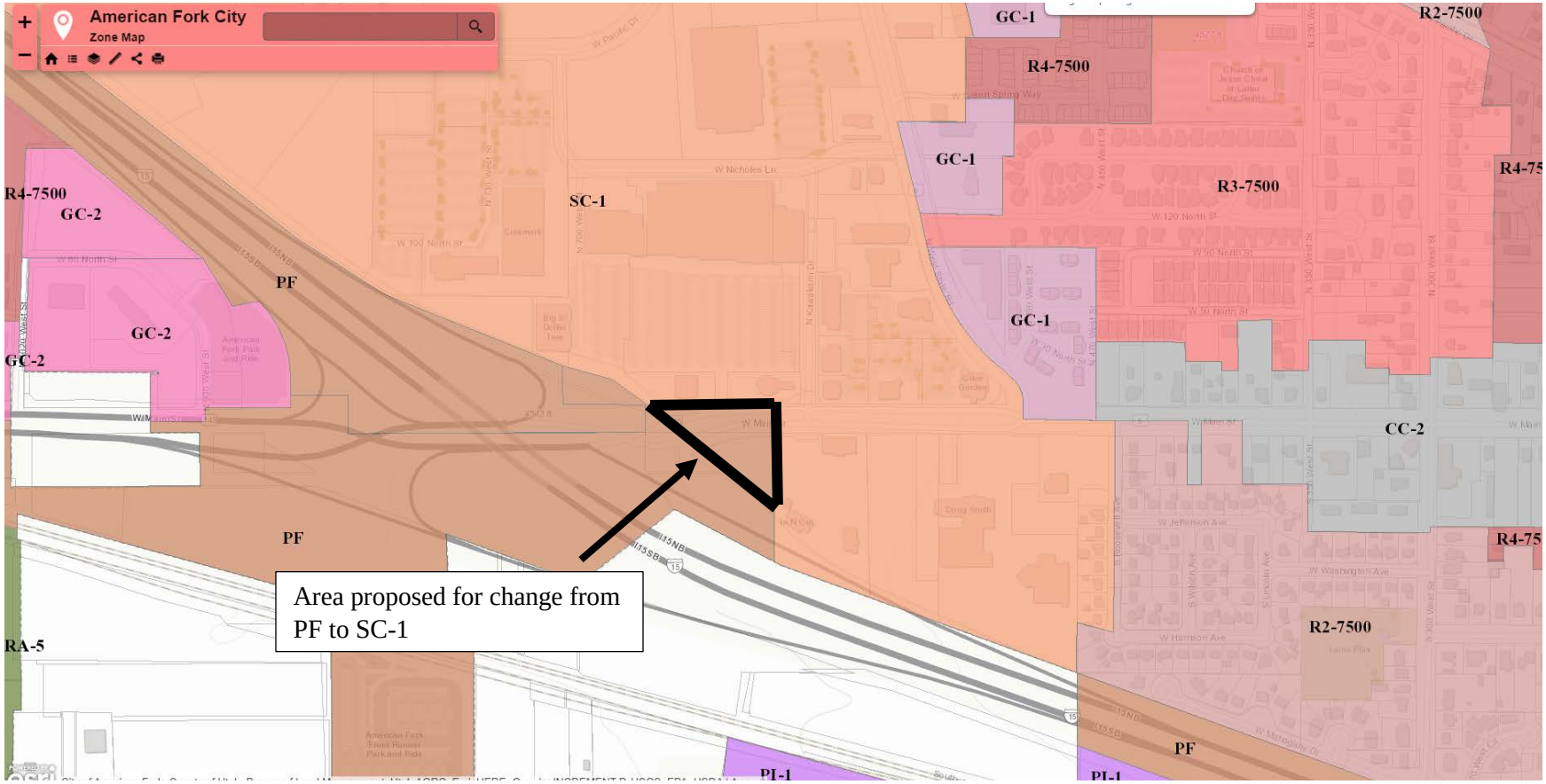
TABLE

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

Land Use Map


Land Use Map
Find address or place
Area proposed for change from Major Transportation Facilities to Design Commercial
Residential High Density
Design Commercial
Major Transportation Facilities
Residential Medium Density
Transit Oriented Development
W MAIN ST
W 90 NORTH ST
W 70 NORTH ST
W 50 NORTH ST
W 30 NORTH ST
N WEST STATE RD
N KAWAKAMI DR
W JEFFERSON AVE

Zone Map


American Fork City
Zone Map
GC-1
R2-7500
R4-7500
GC-1
R3-7500
R4-7500
GC-2
SC-1
PF
GC-2
GC-1
GC-2
CC-2
PF
R4-75
Area proposed for change from PF to SC-1
R2-7500
RA-5
PF
PI-1
PI-1

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

~~**ZONE CHANGE (blue)**~~ LAND USE MAP AMENDMENT

Technical Review Committee Submittal Form

Project Name: THE CROSSROADS AT AMERICAN FORK - PHASE II

Location: 717 W. MAIN STREET

Reason/Description: EXPANSION OF EXISTING SHOPPING CENTER

Utah County Parcel No(s): 13:042:0014 ; 13:042:0031

Property Owner Name: WGT AMERICAN FORK HOLDINGS, LLC

Property Owner Signature: [signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: STEVE TATE

Address: PO BOX 1153, CENTERVILLE, UT 84014

Telephone: 801-712-9524 Fax: _____

Email: steve@tateproperties.co

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

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☑	Property Size (acres): 1.078 ACRES Current Zone Classification: PF
☑	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ~~☐~~ Yes (SOP) ☒ No If no, please submit a request for General Plan Amendment with this application. THIS IS IT.

☑	What ~~zone~~ Land use classification are you proposing for the area to be considered? DESIGN COMMERCIAL
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

WGT AMERICAN FORK HOLDINGS, LLC
PO BOX 1153
CENTERVILLE, UT 84014
801-712-9524
steve@tateproperties.co

March 11, 2021

American Fork Public Works
Planning & Zoning
275 East 200 North
American Fork, UT 84003

RE: 717 West Main Street – Zone Change

Planning & Zoning:

The question asked in the Zone Change Technical Review Committee Submittal Form is, "What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code?"

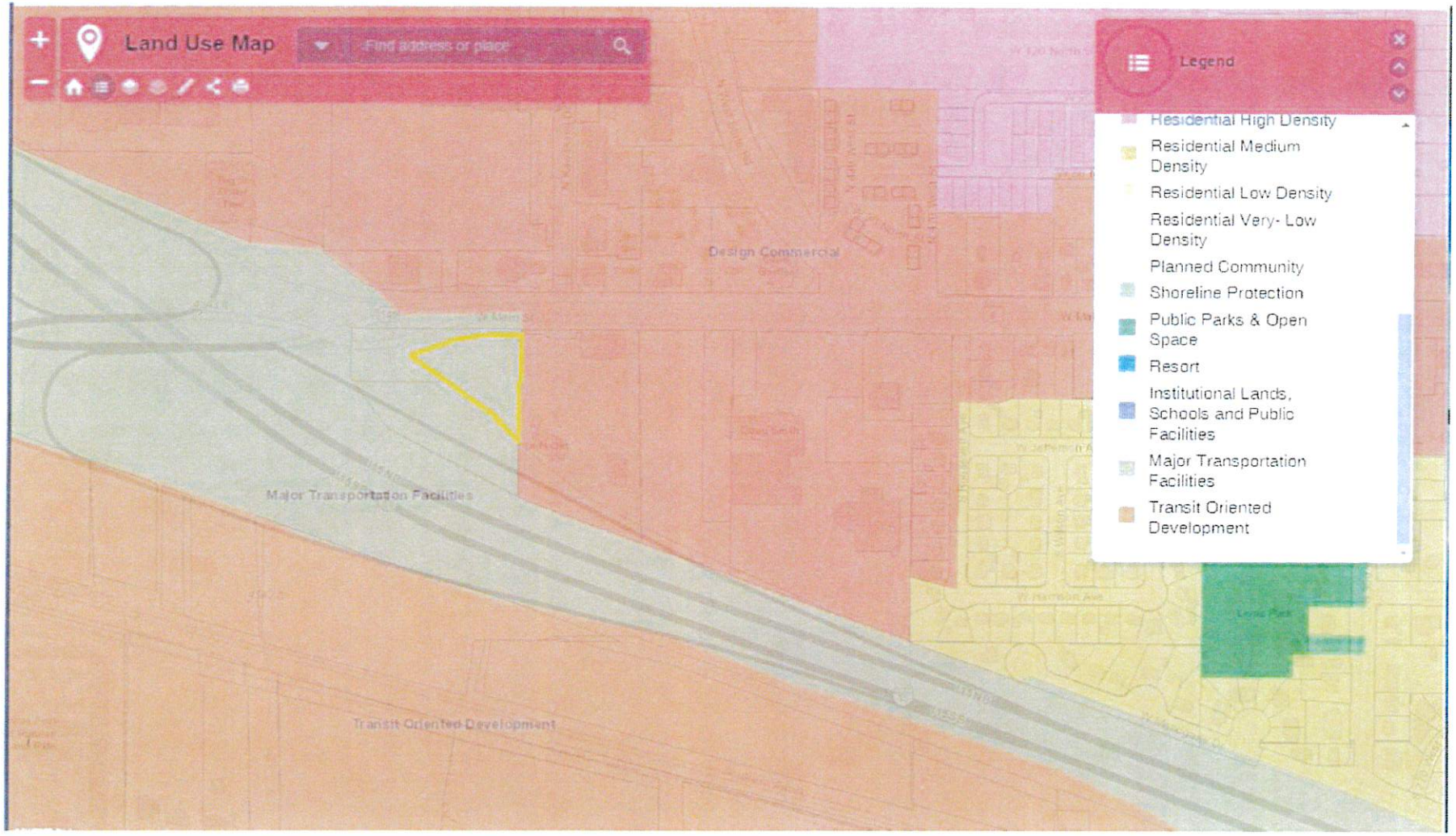
The purpose and necessity of the change is due to the fact that the property has been determined to be "surplus" by UDOT after completion of the Pioneer Crossing interchange. Since it has become "surplus," the property has been sold by UDOT and acquired by WGT American Fork Holdings, LLC. WGT American Fork Holdings, LLC is an affiliated entity to DW Associates, LLC principals which purchased the property for the purpose of expanding The Crossroads at American Fork shopping center.

The planned expansion of the shopping center is to add a KeyBank branch to the newly acquired property and would necessitate a SC-1 zone rather than the PF zone, which was specific for the UDOT offramp.

Thank you,

Steve Tate
Co-Manager
WGT American Fork Holdings, LLC

SWT/me


Land Use Map
Find address or place
Legend
Residential High Density
Residential Medium Density
Residential Low Density
Residential Very- Low Density
Planned Community
Shoreline Protection
Public Parks & Open Space
Resort
Institutional Lands, Schools and Public Facilities
Major Transportation Facilities
Transit Oriented Development
Design Commercial
Major Transportation Facilities
Transit Oriented Development

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: THE CROSSROADS AT AMERICAN FORK - PHASE II

Location: 717 W. MAIN STREET

Reason/Description: EXPANSION OF EXISTING SHOPPING CENTER

Utah County Parcel No(s): 13:042:0014 ; 13:042:0031

Property Owner Name: WGT AMERICAN FORK HOLDINGS, LLC

Property Owner Signature: [signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: STEVE TATE

Address: PO BOX 1153, CENTERVILLE, UT 84014

Telephone: 801-712-9524 Fax: _____

Email: steve@tateproperties.co

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

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: $250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☑	Property Size (acres): 1.078 ACRES Current Zone Classification: PF
☑	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ☐ Yes ☒ No If no, please submit a request for General Plan Amendment with this application. ATTACHED

☑	What zone classification are you proposing for the area to be considered? SC-1
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

WGT AMERICAN FORK HOLDINGS, LLC
PO BOX 1153
CENTERVILLE, UT 84014
801-712-9524
steve@tateproperties.co

March 11, 2021

American Fork Public Works
Planning & Zoning
275 East 200 North
American Fork, UT 84003

RE: 717 West Main Street – Zone Change

Planning & Zoning:

The question asked in the Zone Change Technical Review Committee Submittal Form is, "What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code?"

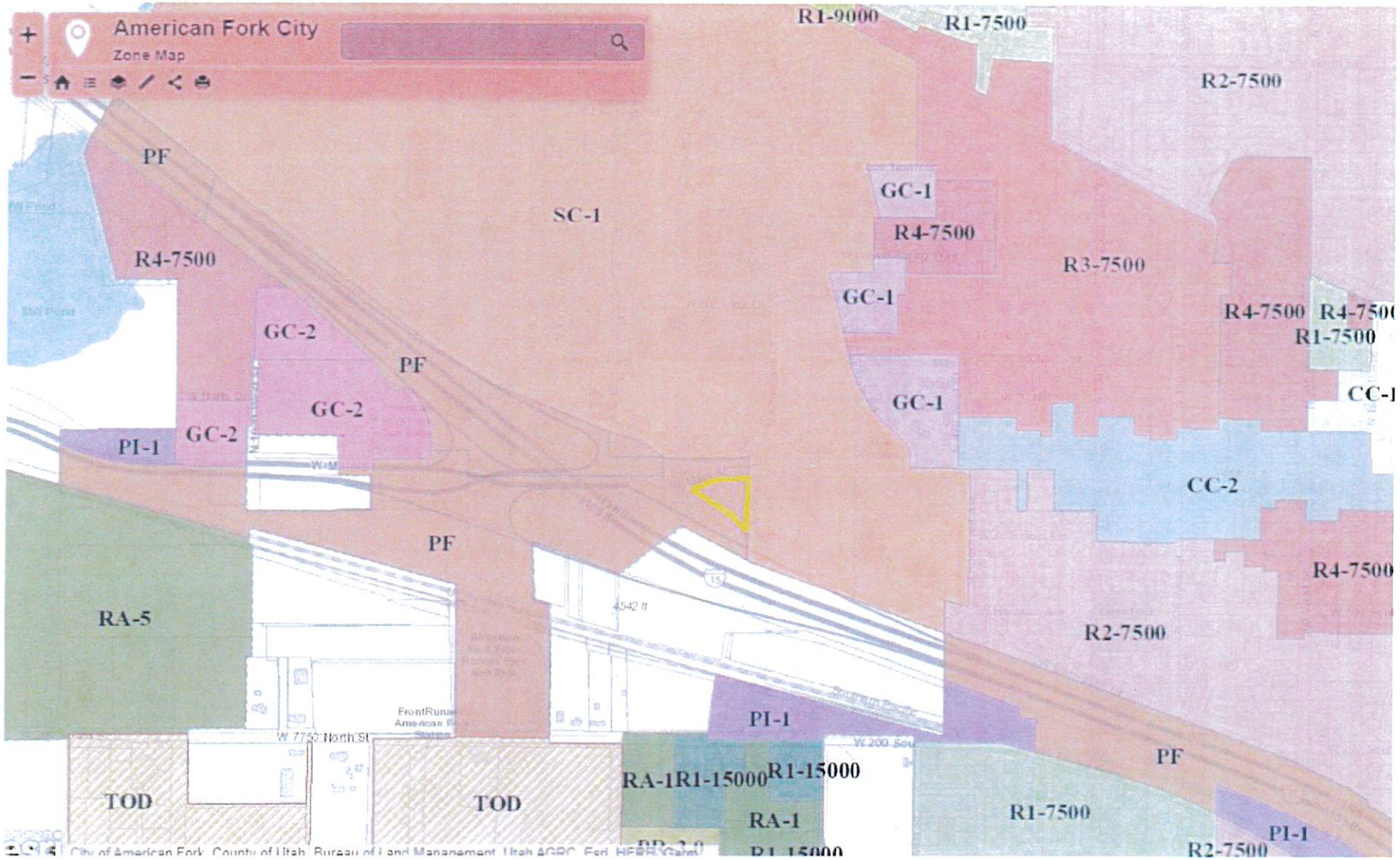
The purpose and necessity of the change is due to the fact that the property has been determined to be "surplus" by UDOT after completion of the Pioneer Crossing interchange. Since it has become "surplus," the property has been sold by UDOT and acquired by WGT American Fork Holdings, LLC. WGT American Fork Holdings, LLC is an affiliated entity to DW Associates, LLC principals which purchased the property for the purpose of expanding The Crossroads at American Fork shopping center.

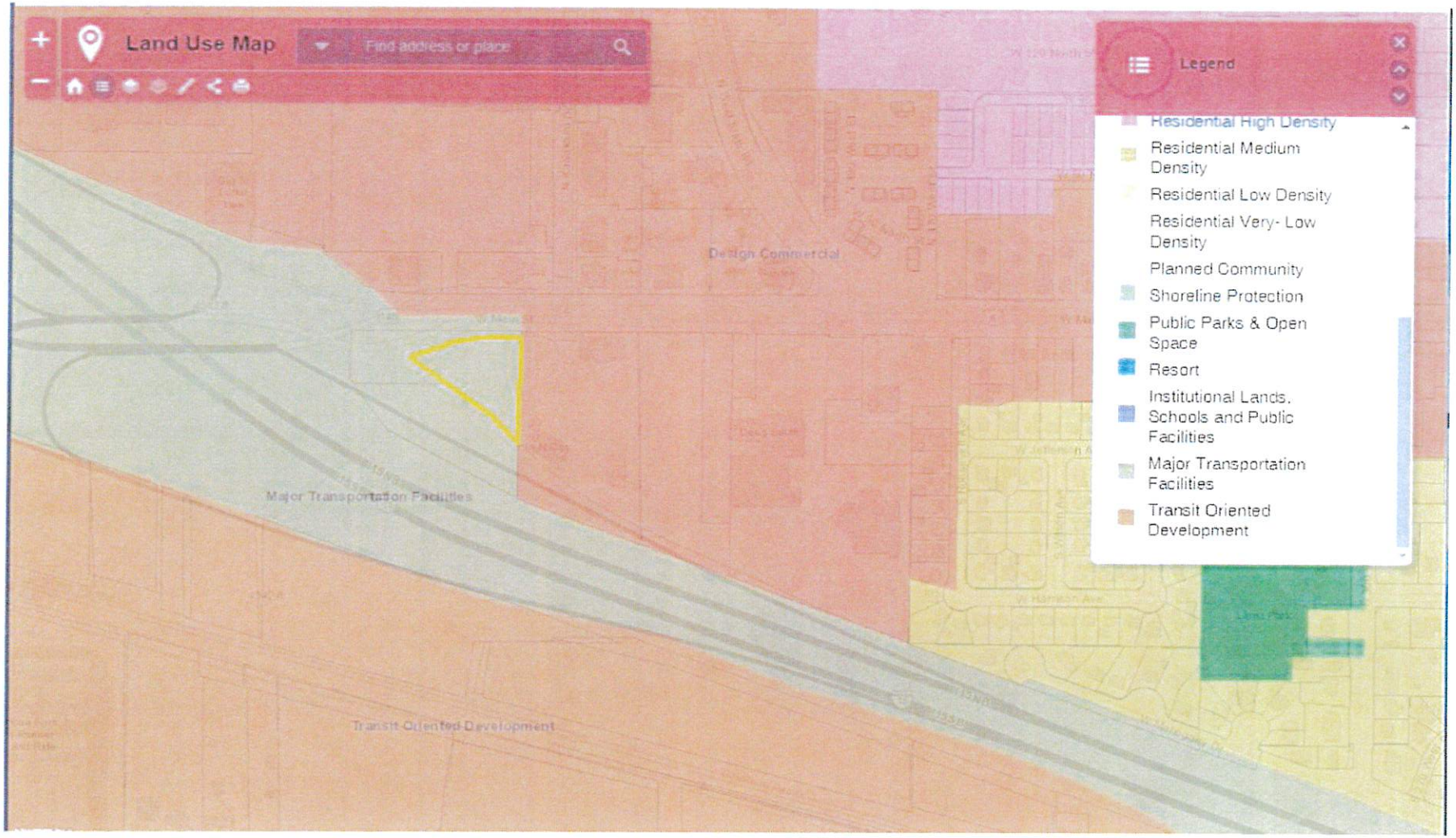
The planned expansion of the shopping center is to add a KeyBank branch to the newly acquired property and would necessitate a SC-1 zone rather than the PF zone, which was specific for the UDOT offramp.

Thank you,

Steve Tate
Co-Manager
WGT American Fork Holdings, LLC

SWT/me


American Fork City
Zone Map
R1-9000
R1-7500
R2-7500
PF
SC-1
GC-1
R4-7500
R3-7500
GC-2
PF
R4-7500
R4-7500
R1-7500
CC-1
GC-1
PI-1
GC-2
CC-2
PF
R4-7500
RA-5
R2-7500
PI-1
PF
TOD
TOD
RA-1
R1-15000
R1-7500
PI-1
R2-7500


Land Use Map
Find address or place
Legend
Residential High Density
Residential Medium Density
Residential Low Density
Residential Very- Low Density
Planned Community
Shoreline Protection
Public Parks & Open Space
Resort
Institutional Lands, Schools and Public Facilities
Major Transportation Facilities
Transit Oriented Development
Design Commercial
Major Transportation Facilities
Transit Oriented Development

Hearing, review and action on an amendment to the Lake City Row Planned Community Master Plan, located in the area of 860 East Utah Valley Drive, in the PC (Planned Community) and PI-1 (Planned Industrial) zones.

Lake City Row comprises of properties that were annexed under the Vest Annexation (2019). The property was zoned PC (Planned Community) in anticipation of mixed-use development consisting of office space, retail space, and higher density residential.

The Lake City Row master plan was approved in November 2019. The master plan envisioned up to 2,500 residential units located both independently and within mixed-use commercial areas. Additionally, areas of commercial office were approved as part of the overall master plan. The applicants were also granted approval of a reduced parking ratio of 1.8 stalls per unit; provided that a large area of shared parking would be present in-between office commercial and high density residential, in order to provide overflow parking for the adjacent residential; the peak demand for each use being offset. This area is called out as cross-hatched on both the original (approved) plan and the proposed amended plan.

The applicants have proposed a change to the master plan, altering the “commercial” in Phase 1, by removing the “office” designation and “2-5” story from the anticipated product type. In its place, they propose a “1-5” story “commercial” building product type, consisting of office-warehouse.

Staff recommends against the proposed change. Following are reasons for such a recommendation of denial.

The master plan approval granted a unit count of up to 2,500 units (corresponding overall density of 25 du/ac) on the premise that this is a true mixed-use development. Office-warehouse uses are typically found within largely industrial/light-industrial locations, not within traditional high density mixed-use developments. Office and traditional commercial such as retail create the mixed-use environment conducive for high density, where residents can conveniently access workspaces and other traditional commercial and retail uses.

Parking requirements for the residential portions of the project were reduced from the City standard of 2.25 stalls per unit, to 1.8 stalls per unit. This was based on a proposed count of approximately 1,500 commercial parking spaces being provided from the commercial office area in Phase 1. Office warehouse uses have a reduced parking requirement; warehouse portions requiring only 1 space per 1,000 sq. ft. While the applicants propose a reduction in the number of units from 2,500 to 2,250, the reduction in units is proposed in the northern area of Phase 3, well outside of the area designated for shared parking space. Phase 3, directly adjacent to Phase 1 and adjacent to the area proposed for shared

parking has already received site plan approval for over 500 units at the ratio of 1.8 stalls per unit. Parking for the office use (Phase 1) adjacent to Phase 3 was intended to alleviate parking pressure from this area. Office warehouse use, if approved, will reduce the number of shared parking spaces available. In addition, the remaining, undeveloped Phase 3 is located north of Quality Drive. While the applicants state that parking pressure will be minimized by a decrease in units, there is still, in effect, approval to park at a reduced 1.8 stalls per unit.

Staff is concerned that if the master plan is amended to allow office warehouse uses in Phase 1, not only will the shared parking be greatly reduced, but additional requests may be made to convert the remaining commercial areas to office-warehouse, which will further reduce the intended mixed-use community that was promised with the original approval.

Potential Motions

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed Lake City Row master plan amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the proposed Lake City Row master plan amendment, with a finding that conversion of office commercial to office warehouse does not follow the original intent to create a mixed-use community and the removal of “office” from Phase 1 will reduce availability of parking intended as shared parking (as identified in the original master plan).

TABLE

Mr. Chairman, I move that we table action on the proposed Lake City Row master plan amendment.

March 15, 2021

Dear American Fork City,

As indicated in the original LCR Masterplan, we contemplated the possibility that the plan may need to go through tuning along the way. The pandemic year been challenging for office development and has necessitated adjustments in our approach to delivering successful projects. Included is the first proposed amendment "Amendment 1" to the LCR Masterplan of November 26, 2019.

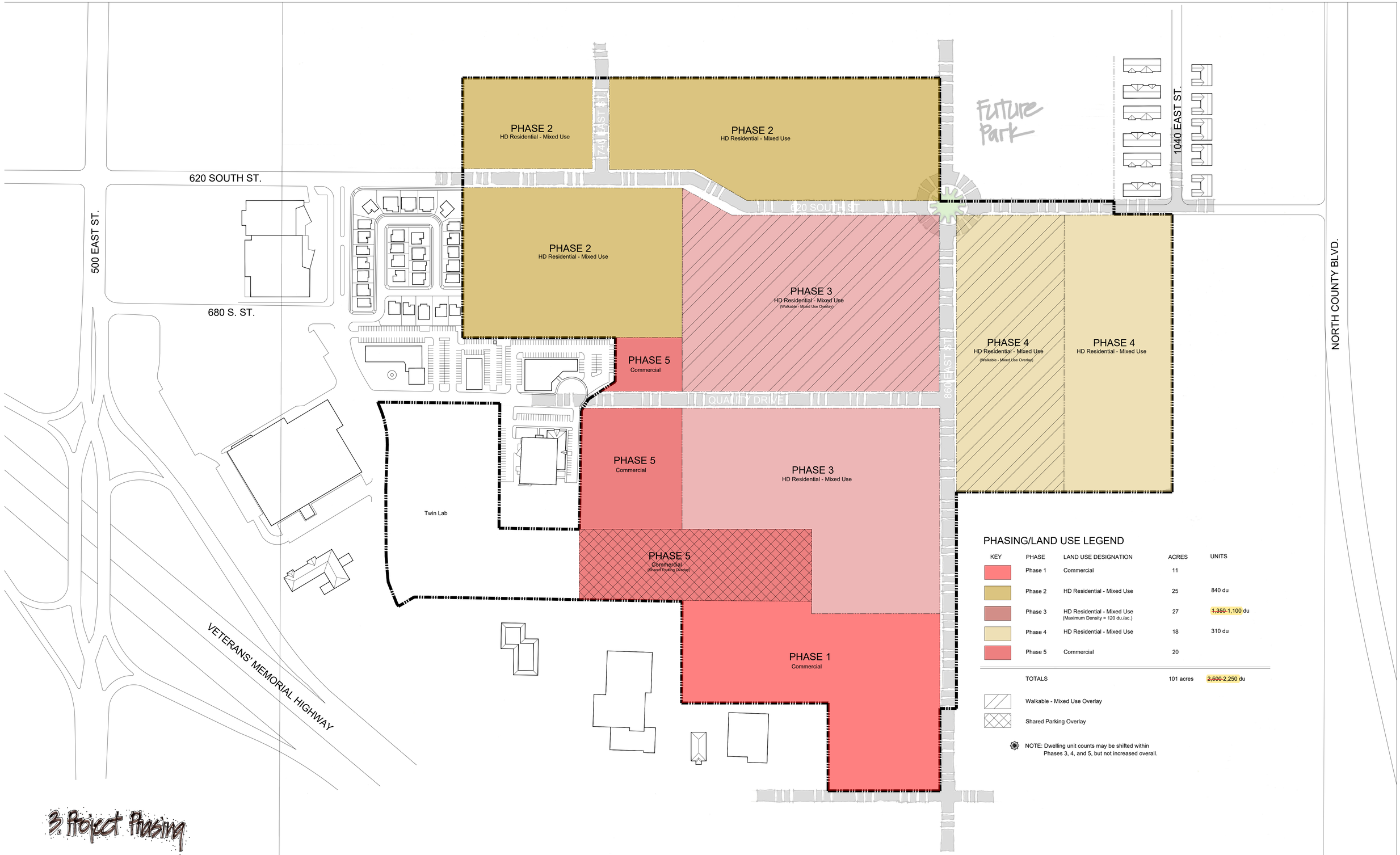
Attached you will find two sheets from the LCR masterplan (the phasing exhibit and the concept exhibit). These are proposed for amendment as highlighted therein. The key details are as follows:

A. MDP Land requests that the Phase 1 commercial area be adjusted to contemplate 1-5 story commercial (formerly 2-5 story), and to remove the "office" indication to allow more flexibility with development. We desire to develop corporate headquarters buildings that can accommodate several commercial uses including significant office. This land use would be essentially the same as all adjacent existing commercial.
B. MDP Land requests that the overall entitled density at LCR be reduced by 10%, from 2,500 units to 2,250 units. This reduction would be focused specifically within the Phase 3 area, where density would be decreased by 250 residential units in an effort to minimize parking pressure overall.

Both of these changes will decrease the intensity of development and the amount of traffic, and will contribute to thriving development and job creation in the coming years. Please let me know of any questions you may have.

Buck Swaney
808.378.1000
buck@mdp.land

MDP LAND



PHASING/LAND USE LEGEND

KEY	PHASE	LAND USE DESIGNATION	ACRES	UNITS
	Phase 1	Commercial	11	
	Phase 2	HD Residential - Mixed Use	25	840 du
	Phase 3	HD Residential - Mixed Use (Maximum Density = 120 du./ac.)	27	~~1,350~~ 1,100 du
	Phase 4	HD Residential - Mixed Use	18	310 du
	Phase 5	Commercial	20	
	TOTALS		101 acres	~~2,500~~ 2,250 du

Walkable - Mixed Use Overlay

Shared Parking Overlay

NOTE: Dwelling unit counts may be shifted within Phases 3, 4, and 5, but not increased overall.

3. Project Phasing

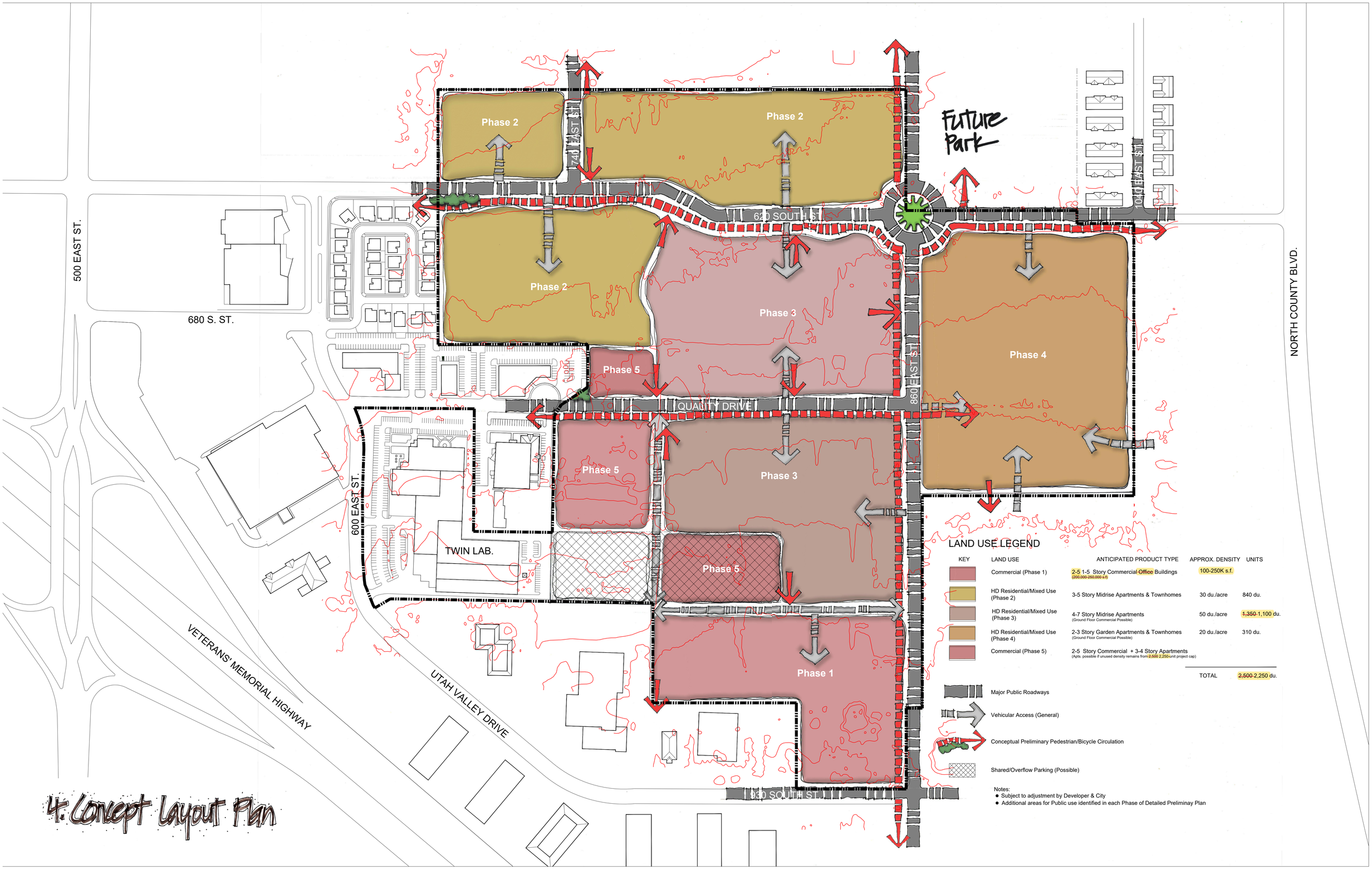
Lake City Row Planned Community - REVISED MAR 2021

NORTH

0 150 300 450 feet

SCALE: 150'

epg Sustainable Solutions. Thriving Environments.



4. Concept Layout Plan

Lake City Row Planned Community - REVISED MAR 2021

AMERICAN FORK CITY
ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 4/7/2021

This report is a summary of the American Fork City Engineering Division recommendations regarding the Code Text Amendment as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Lake City Flats

Project Address: CC-1 Zone

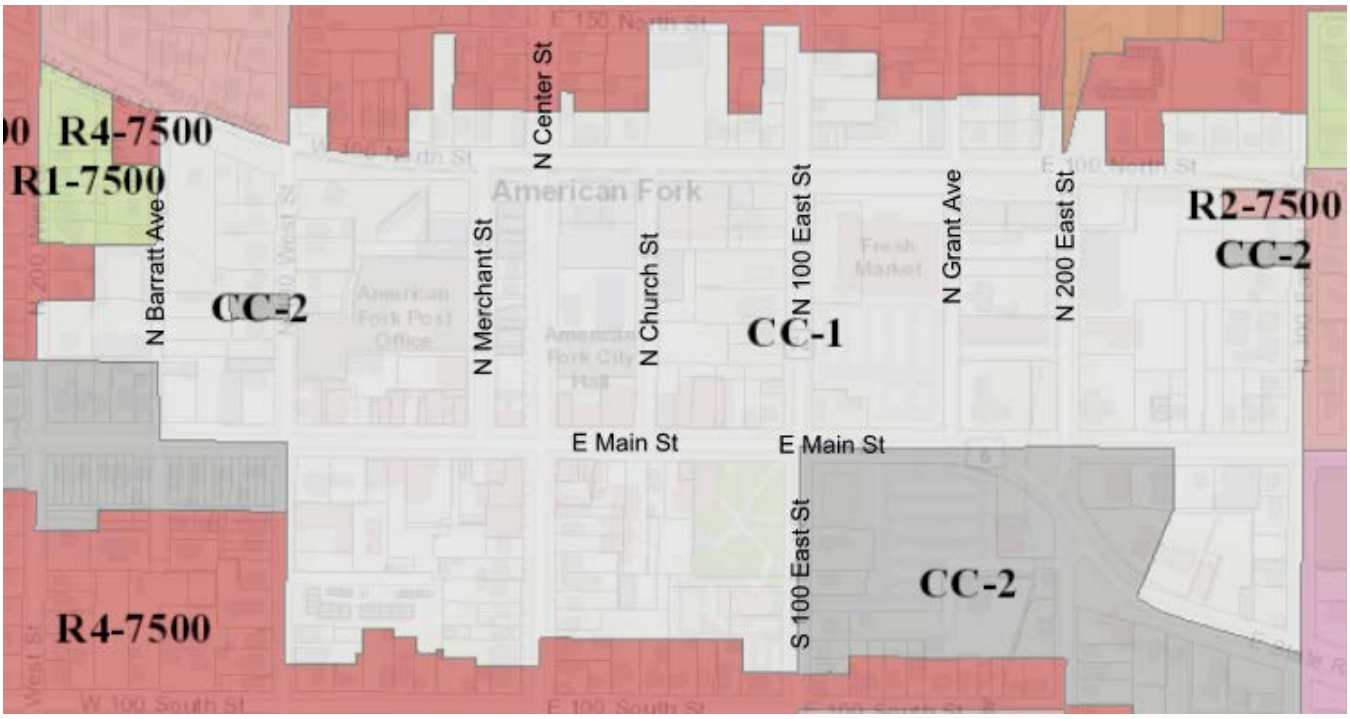
Developer / Applicant's Name: Diego Carroll

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends DENIAL of the proposed code text amendment to section 17.4.401.

Project Map:



Proposed Text Language Change:

The following text language is proposed to be added to Part 4. “Special provisions” of Sec 17.4.401 “CC-1 Central Commercial Zone”

> 10. Existing downtown streets consist of a variety of cross-sections which differ from adopted typical street cross-sections. For street segments of Church Street, Center Street, Merchant Street and Barratt Avenue, which are located between Main Street and Pacific Drive, the street cross-sections may be modified to omit park strips between the roadway curb and the sidewalk.

Engineering Staff Response:

From American Fork City Code 17.4.401:

> *Intent. The intent in establishing the CC-1 central commercial zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of American Fork City and surrounding areas. It is the further intent in establishing this zone to maintain the central business district as the "heart of the city" allowing residential units to be located therein while maintaining street level commercial uses. The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, a wide variety of specialty shops, restaurants, and higher density residential uses. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purposes shall be excluded from the zone.*

The essence of the requested code text amendment change is to reduce the right-of-wayon Barratt Avenue by eliminating the park strip. City Staff has reviewed alternatives for reducing the park strip. Staff has determined that it is reasonable to decrease the width of the park strip in downtown areas, but only in conjunction with increasing the sidewalk to allow better pedestrian access. It is not recommended to reduce the right of way.

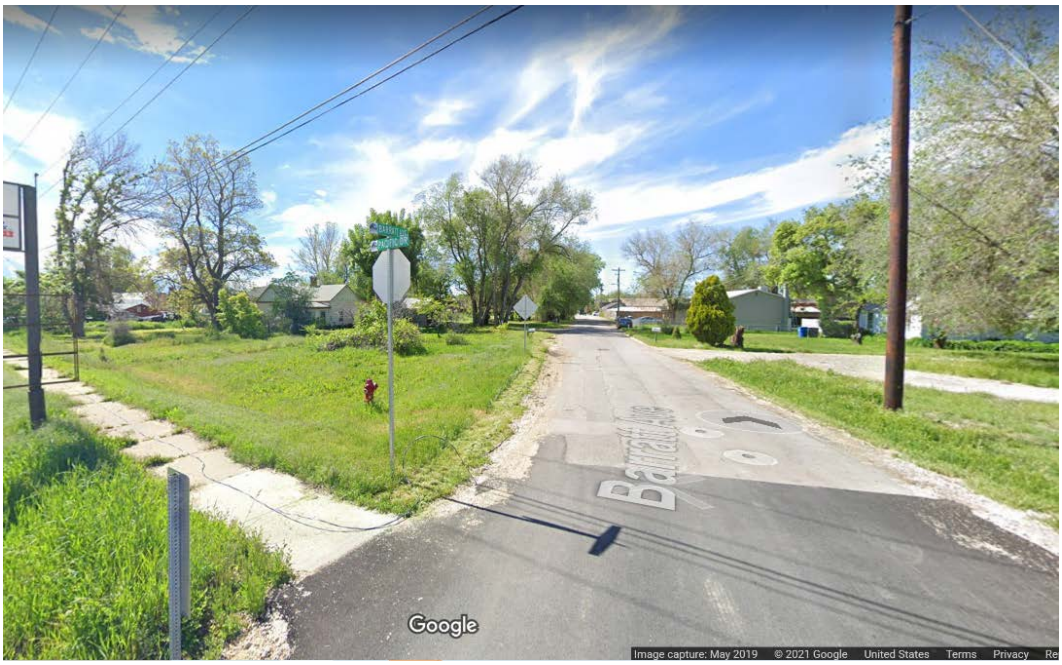
In the cases of Church Street, Center Street, and Merchant Street the rights-of way have not been reduced. While eliminating the park strip, these roads have various combinations of angled parking, bike lanes, and widened sidewalks to facilitate access to the businesses on those streets. Future planning for the downtown area includes increased transit and trails to provide better connectivity to and from the rest of the City and beyond.

As stated in the Rationale for Code Amendment, the existing cross section of Barratt Avenue does not meet the standards for a local street cross section. On the south side, near Main Street, there are no roadway improvements on the east side. The west side of the road does not have a park strip, but it does have a setback behind the sidewalk that could be utilized later for widening the road to meet the standard.



The property owner of the southeast side of Barratt Avenue has been in discussion with City Staff, and has been informed that as he develops, they will be required to install full local street improvements per City Code, and there is adequate room to allow for these improvements.

The proposed Lake City Flats development is 100+ studio apartment units on the northeast side of Barratt Avenue directly south of 100 North/Pacific Drive. Currently, there are no improvements on either side of the northern section of Barratt.



The developer's intent is to place the building frontage right at the property line. If the park strip were to be eliminated, this would place the building only five feet (the sidewalk width) behind the curb and gutter. The proposed project is a high intensity residential use, which requires strong connectivity for all modes of transportation. An effective downtown streetscape should include room for many things behind the curb and gutter. These items include a Curb Space, Amenity Space/Utility Corridor, and Pedestrian Space defined below.

- Curb Space provides room for vehicles parked parallel to the curb to open their doors and allow pedestrians to exit the passenger side of the vehicle. The clear space needed is typically 2.5'.
- The Amenity Space/Utility Corridor provides room for street trees, streetlights, fire hydrants, utility boxes and meters, bike racks and other features that provide an aesthetically pleasing and necessary component of the streetscape. In Utah, this area and the Curb Space is also used for snow storage when snow is removed from the street. The Amenity Space is typically at least 5' wide and can overlap somewhat with the curb space if clear space requirements are met.
- Pedestrian Space provides for free flow of people to and through the site. In downtown areas, sidewalks are typically wider to allow for comfortable and free flow of people going both directions. An effective downtown sidewalk is often 8' or wider.

Reducing the required 13' wide area behind the curb will significantly reduce the safety and usability of the streetscape and will not set up the area for future success. Providing some flexibility within the required right of way as explained above, could enhance access and ensure that the CC-1 zone remains the "heart of the city."

POTENTIAL MOTIONS:

APPROVAL

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

DENIAL

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

TABLE

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

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

DEVELOPMENT CODE TEXT AMENDMENT (orange)

Technical Review Committee Submittal Form

Project Name: Lake City Flats Micros

Location: CC-1 Zone in Downtown American Fork; Barratt Avenue

Reason/Description: Allow for CC-1 Zone street cross-sections that omit park strips

Utah County Parcel No(s): N/A

Property Owner Name: Diego Carroll, Manager of CD Development 01, LLC

Property Owner Signature: [signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: CD Development 01, LLC (Attn: Diego Carroll)

Address: 1810 W 700 N, STE 250, Lindon, UT 84042

Telephone: 801.362.9594 Fax: N/A

Email: Diego@STACdevelopment.com

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

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on a **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: $250.00

PAID $ 250
PLAN REVIEW DEPOSIT
3/10/21

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant - check the box to indicate items are included in this submittal)

☐	Proposed/revised text language you are suggesting? (typewritten)
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)

Link to Development Code

- https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances
- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

PROPOSED TEXT LANGUAGE

The following text language is proposed to be added to Part 4. "Special provisions" of Sec 17.4.401 "CC-1 Central Commercial Zone"

10. Existing downtown streets consist of a variety of cross-sections which differ from adopted typical street cross-sections. For street segments of Church Street, Center Street, Merchant Street and Barratt Avenue, which are located between Main Street and Pacific Drive, the street cross-sections may be modified to omit park strips between the roadway curb and the sidewalk.

RATIONALE FOR CODE AMENDMENT

A change to the code text is needed because existing downtown streets include a variety of cross-sections which differ from adopted typical street cross-sections. As noted by American fork City Public Works in public meeting on March 10, 2020, the city recognizes that street cross-sections for developed area are different than from new roads built in undeveloped parts of the city that are currently farmland.

The Lake City Flats Micros project is located at 129 W and 100 N with nearly 500 feet of frontage along Barratt Avenue. Barratt Avenue connects Main Street and Pacific Drive at a location approximately midway between 100 West and 200 West. A portion of Barratt Avenue near Main Street has curb, gutter and sidewalk. At Main Street Barratt Street has a 42 foot cross section, including 32 feet of asphalt, 2-foot curb and gutter, and 4-foot sidewalk. Remaining portions of Barratt Avenue have no curb, gutter or sidewalk. The intent of the Lake City Flats Micros project is to match existing street cross-section by installing combined curb, gutter and sidewalk along the Barratt Avenue frontage of the project property.

The purpose of this application is to seek a code amendment that would allow a street cross-section for Barratt Avenue that matches its intersection at Main Street with no park strip and fits the legacy context for the street. The code change also includes other downtown streets (Church Street, Center Street and Merchant Street) which also exclude park strips and may not be allowed to redeveloped with the existing road cross section unless the code is changed.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 7, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment for property located at 1155 East 300 North, from the RA-1 Residential Agriculture zone to the R1-9,000 Residential zone.

ACTION REQUESTED: Recommendation of approval for the zone map amendment.

BACKGROUND INFORMATION					
Location:		1155 East 300 North			
Applicants:		Marissa Brown			
Existing Land Use:		Residential/Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Church			
	South	Medical Office			
	East	Residential			
	West	Residential/Agriculture			
Existing Zoning:		RA-1			
Proposed Zoning:		R1-9,000			
Surrounding Zoning:	North	R1-9,000			
	South	PO-1 (Professional Office)			
	East	R1-9,000			
	West	RA-1			
Land Use Plan Designation:		Low Density Residential			
Zoning within Land Use Plan Designation?		x	Yes		No

Background

The applicant proposes a zone map amendment for property located at 1155 East 300 North to the R1-9,000 zone. The property is adjacent to a partially built street/cul de sac (1160 East). If approved, the applicant proposes to finish the west side of the street and subdivide the property. The property is approximately 1.26 acres. The request conforms with the underlying Land Use Plan designation of “Low Density Residential”.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any conditions listed in the Engineering report.

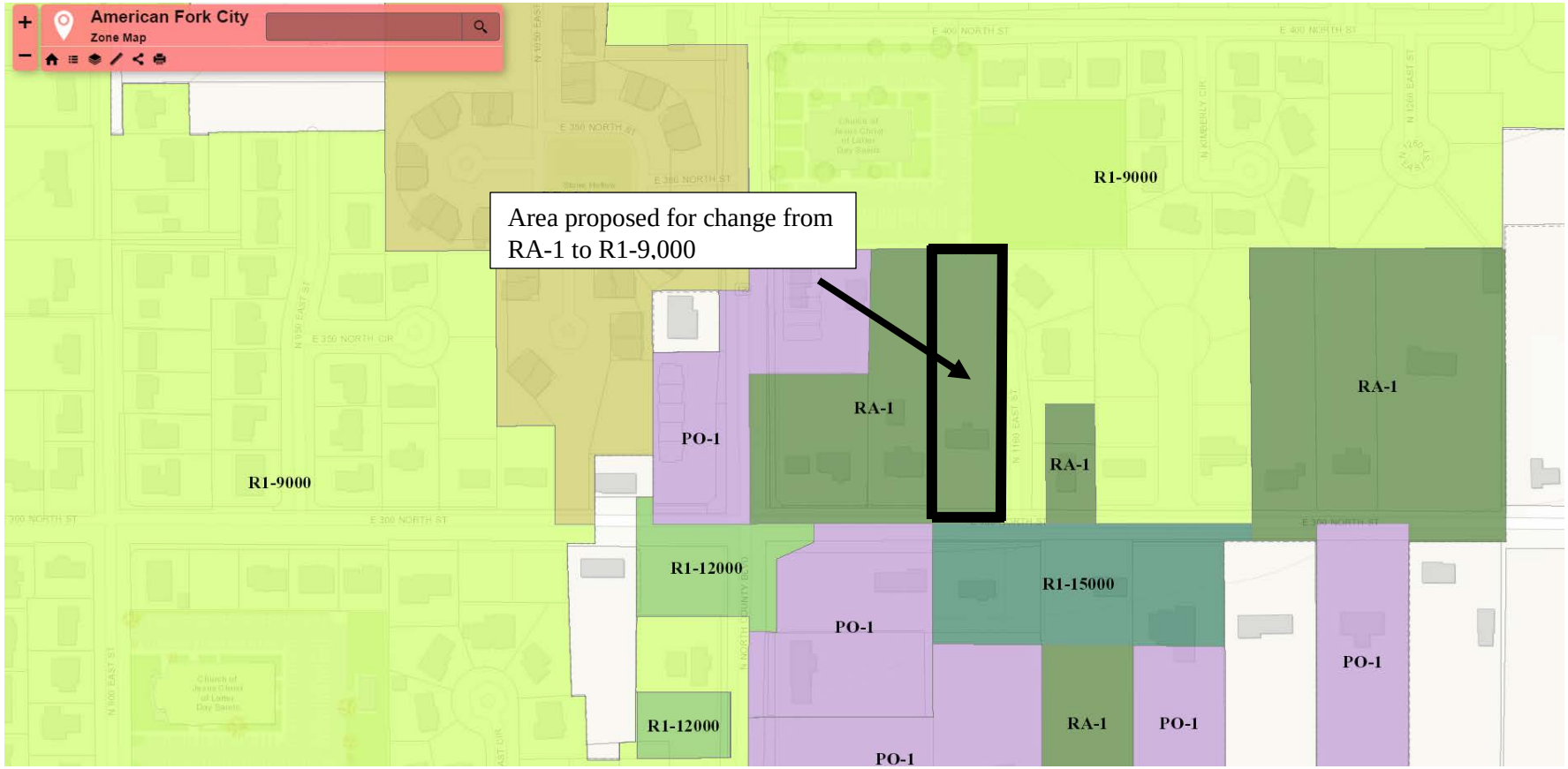
DENIAL

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.

Zone Map


American Fork City
Zone Map
Area proposed for change from RA-1 to R1-9,000
R1-9000
R1-9000
PO-1
RA-1
RA-1
RA-1
R1-12000
R1-15000
PO-1
PO-1
R1-12000
RA-1
PO-1
PO-1

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 4/7/2021

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: Magnolia Estates

Project Address: 1155 East 300 North

Developer / Applicant's Name: Marissa Brown

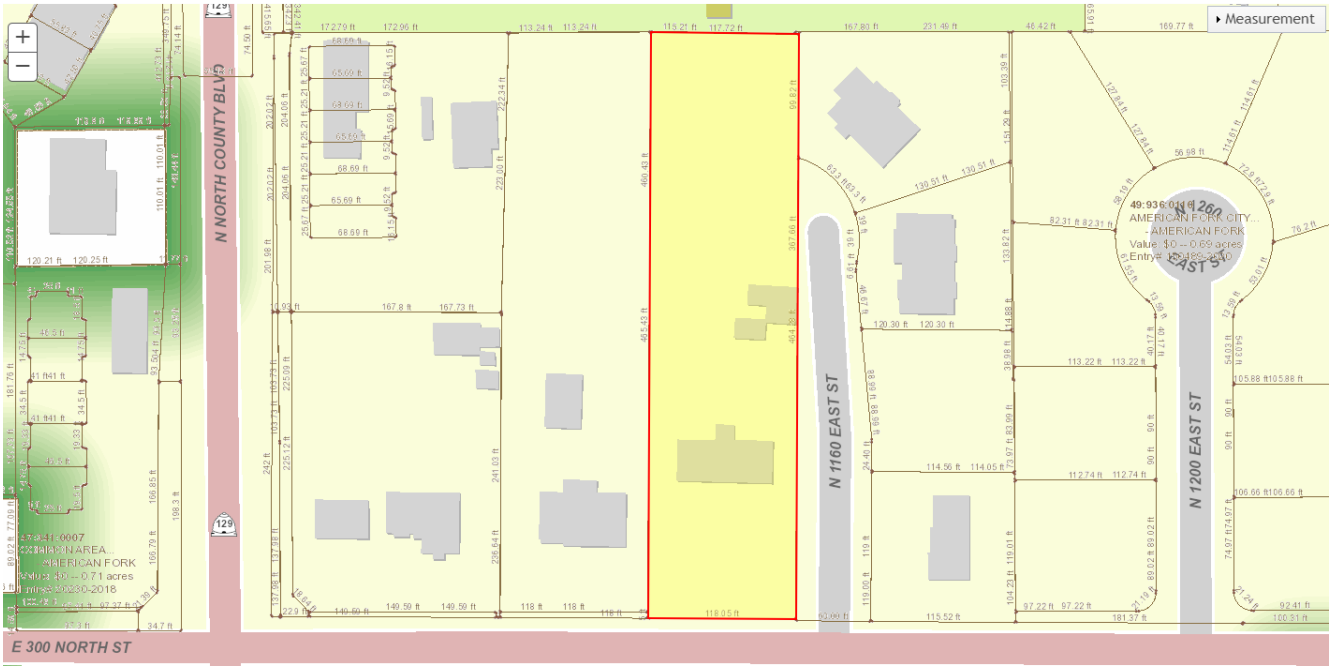
Type of Application:

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

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

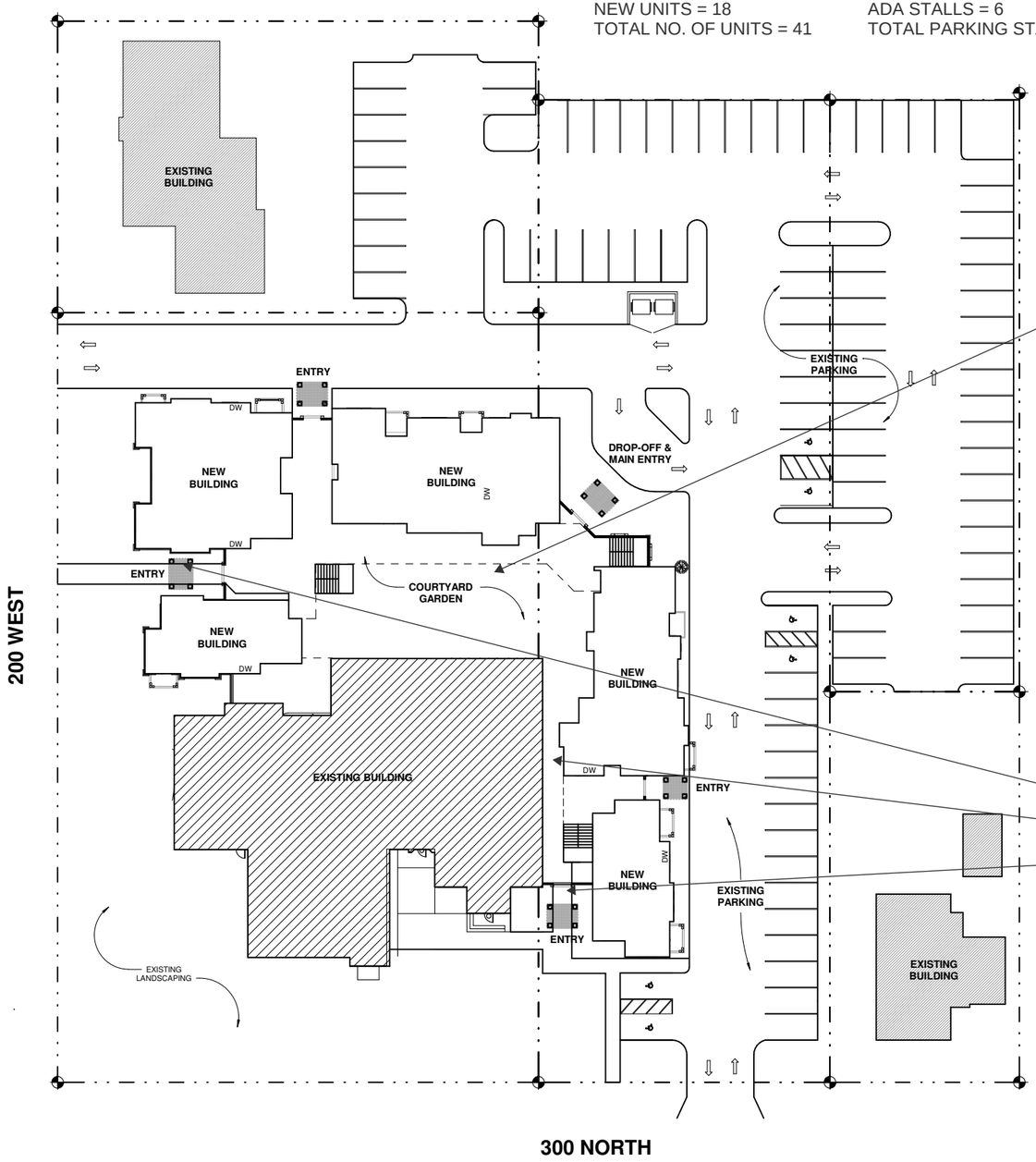
1. Additional right-of-way to accommodate the city standard 8' park strip and 5' sidewalk on the north side of 300 North shall be dedicated to the City at no cost to the City as a condition of this zone map amendment. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change, or shall be deeded to the city by deed within 60 days of the approved zone change.

Project Map:



LIVING UNITS
REMODELED UNITS = 23
NEW UNITS = 18
TOTAL NO. OF UNITS = 41

PARKING
STANDARD STALLS = 88
ADA STALLS = 6
TOTAL PARKING STALLS = 94





GARDEN COURTYARD CONCEPT



GARDEN PATH CONCEPT

CONCEPT PHOTOS BY WILBUR PROPERTIES

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

scholz ARCHITECTS



SOUTH ELEVATION



RESIDENCE INTERIOR CONCEPT



RESIDENCE INTERIOR CONCEPT



PATIO CONCEPT

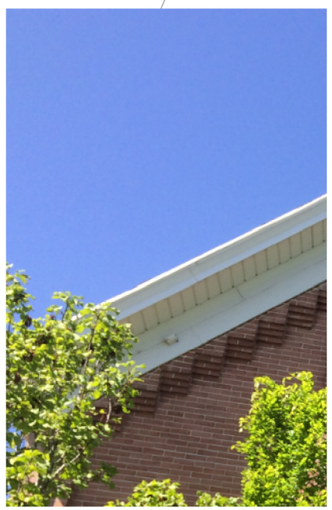
CONCEPT PHOTOS BY WILBUR PROPERTIES

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

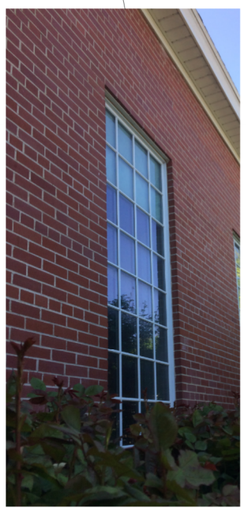
scholz ARCHITECTS



EAST ELEVATION



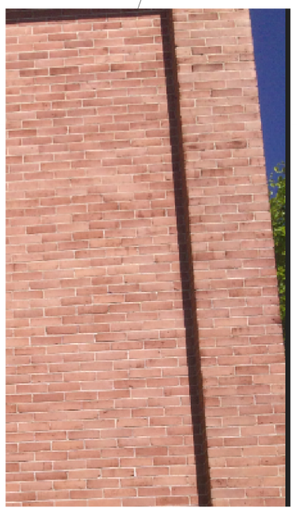
CORNICE AT SOFFIT/WALL TRANSITION



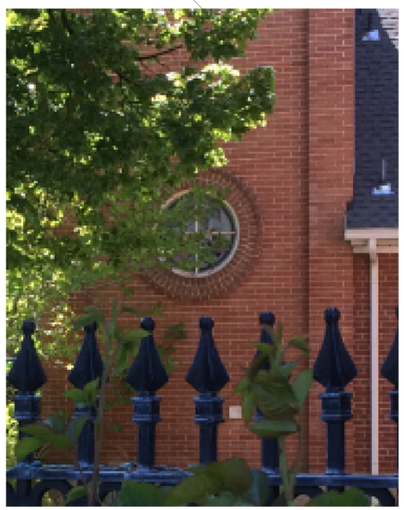
BRICK PATTERN ON WALLS



BRICK SILL AT WINDOWS



BRICK DETAILING AT CORNERS



ROUND WINDOWS

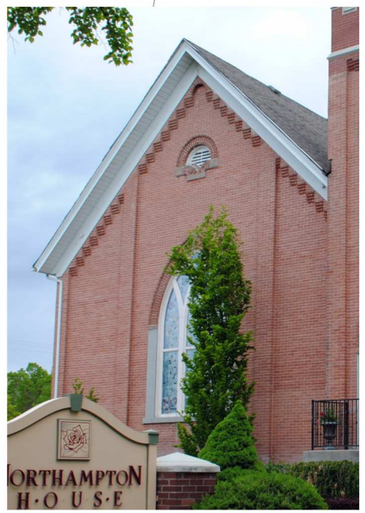


TRELLIS AS A SHADING & DEFINING ELEMENT

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

scholz ARCHITECTS





BRICK DETAILING AT GABLE



PARAPET WALLS W/ CONC. TRIM



CORNICE AT SOFFIT/WALL TRANSITION



CONCRETE STEM WALL



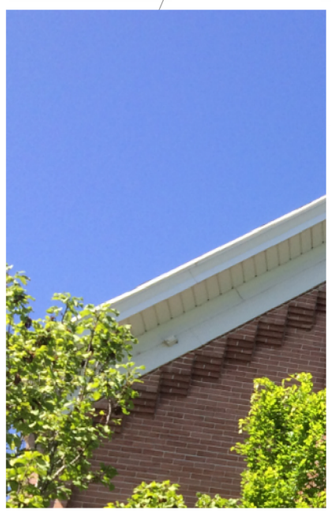
TRELLIS AS A SHADING & DEFINING ELEMENT

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

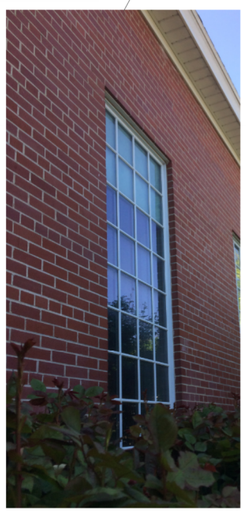
scholz ARCHITECTS



WEST ELEVATION



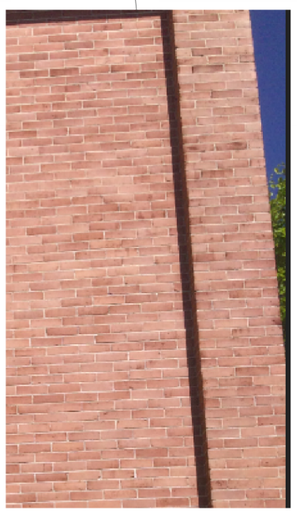
CORNICE AT SOFFIT/WALL TRANSITION



BRICK PATTERN ON WALLS



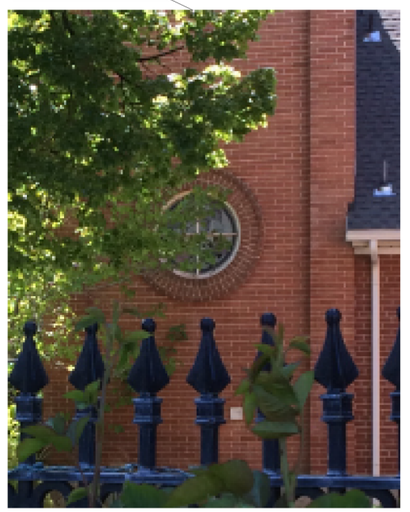
TRELLIS AS A SHADING & DEFINING ELEMENT



BRICK DETAILING AT CORNERS



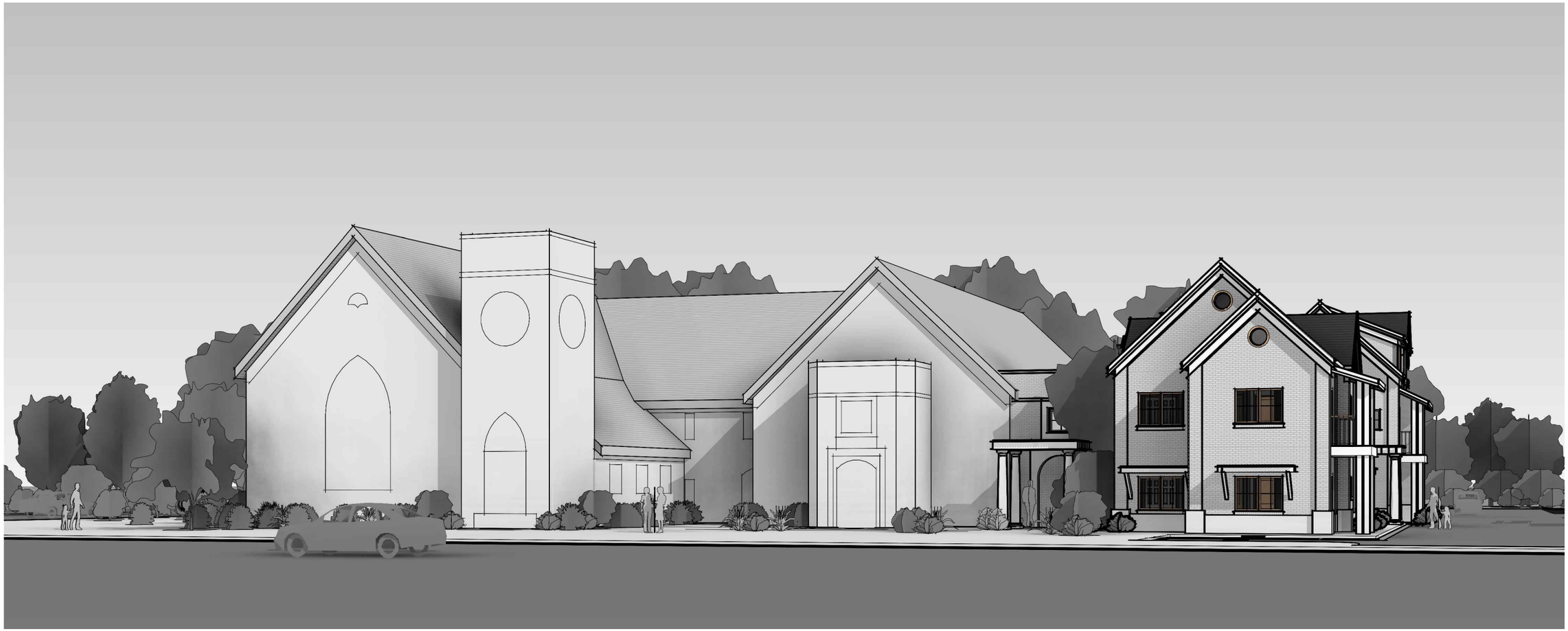
BRICK SILL AT WINDOWS



CIRCULAR DETAILING

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

scholz ARCHITECTS



VIEW FROM SOUTHEAST

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

scholz ARCHITECTS



VIEW FROM SOUTHWEST

NORTHAMPTON HOUSE RESIDENCES, AMERICAN FORK, UT

scholz ARCHITECTS

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
MARCH 17, 2021

The American Fork City Planning Commission met in a regular session on March 17, 2021 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present:	Chairman John Woffinden
	Cristine Anderson
	Chris Christiansen
	Geoff Dupaix
	Harold Dudley
	Rod Brocious
	Ryan Hunter
Absent:	
Staff Present:	Adam Olsen, City Planner
	Wendelin Knobloch, Planner
	Ben Hunter, Engineer
	Rebecca Andrus, City Engineer
	Lisa Halversen, Administrative Assistant
Others Present:	Adam Lankford, Nick Wecker

Public Comments Received: None

Chairman Woffinden read the "Notice of Electronic Meeting."

1. Hearing, review and action on a Zone Map Amendment for property located at 400 South 600 East, from the GC-2 (Planned Commercial) zone to the PC (Planned Community) zone

Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 400 South 600 East to the PC zone. It is currently zoned GC-2 (Planned Commercial) and is just east of the Deseret Industries. The property is vacant with a number of items and materials scattered throughout. It consists of approximately 2.03 acres. Properties to the east and south are zoned PC with higher density residential development present. If approved, the applicant will submit a site plan for an apartment structure, within the guidelines, standards, and requirements for multi-family development within the PC zone. It would front along 600 East.

Mr. Ben Hunter informed commissioners that the standards have been met and the Engineering Division does not have any concerns. There is some additional right-of-way on 400 South to be dedicated.

Ms. Anderson inquired regarding mitigating effects for surrounding businesses. There are trees along the property line and she suggested leaving them to block views of trucks, etc. from residents.

Mr. Ryan Hunter said that these trees belong to the Deseret Industries and they'll likely stay as a visual screen.

Mr. Adam Lankford, applicant with Wasatch Residential Group, displayed a possible layout for what their apartments might look like. This site would become part of Parc on 5th. They feel it will be a great addition to that community.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Ryan Hunter moved to approve the zone map amendment subject to any conditions listed in the Engineering report.

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

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

The motion passed.

2. Hearing, review and action on a Zone Map Amendment for property located at approximately 120 North West State Road, from the R3-7,500 Residential zone to the GC-2 (Planned Commercial) zone

Mr. Olsen stated that the applicant proposes a zone map amendment for property located at approximately 120 N. West State Road to the GC-2 zone. It is currently zoned R3-7,500; originally

approved as part of the Seven C's mobile home park. The property is just north of the Peruvian restaurant and south of the credit union. The property is vacant and is also the subject of a forthcoming subdivision plat and site plan for a Dutch Bros. Coffee shop. The property is approximately .45 acres. Properties to the north, south and west are commercial in nature, and this zone map amendment will create a continuous commercial corridor along this area of State Street.

Mr. Ben Hunter added that this property fronts along an existing UDOT road, State Street, allowing emergency access. The Engineering Division has no other concerns, they recommend approval.

Mr. Nick Wecker, planner with Barghausen, represents applicant. He stated that the site is 200 feet wide by 140 feet, which is fairly tight but great for a small building like Dutch Bros with 865 square feet. This shop will be strictly drive-thru with no dine-in option. The site will be accessed on the east side, traffic will exit on 120 North on the west side. They would like the site to be re-zoned to add flexibility regarding setbacks. The building will be setback approximately 20 feet from State Street and the GC-2 zone gives more flexibility for a small site. There will be approximately 6 parking stalls. He thinks it will be a great use for this site.

Mr. Dupaix asked about the entry point and clarified that access will be from a side street and not from State Street, and also that customers will enter from the east side and exit on the west. His understanding is that this will be a one-way operation. Mr. Wecker affirmed.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dupaix moved to approve the zone map amendment subject to any conditions listed in the Engineering report.

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

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

The motion passed.

3. Other Business

Mr. Olsen stated that when the city council resumes physical meetings, the planning commission will follow suit. The city council is planning to hold regular physical meetings after April 10, depending on what the COVID numbers are at that point.

Mr. Dupaix expressed concern that there is increased traffic from In-N-Out Burger backing up onto Main Street. He is concerned from a safety standpoint about how the drive-thru is configured. He wondered if there is anything the city can do to improve the situation.

Mr. Olsen stated that there has been a recent site plan submittal to put a structure on the vacant piece that UDOT still owns. He believes that this site plan includes a reconfiguration of the drive-thru.

Mr. Brocious felt that the most logical solution is to use the vacant area to accommodate more stacking and traffic.

Mr. Knobloch added that the proposed site plan would put a building on the vacant land, with some parking and an extension of the drive-thru along the boundary line. This plan would add significant more stacking ability.

Chairman Woffinden asked what the plan is for the site of the old house that was just demolished near the Presbyterian church.

Mr. Olsen replied that apartment units will likely be built on this site. The site is not in the TOD zone, he anticipates there will be around 14 units.

Ms. Anderson added that she is concerned as well about stacking for drive-thrus. There are several restaurants where the drive-thru capacity is not sufficient and traffic backs up into the streets. She inquired whether the planning commission should revisit capacity requirements.

Mr. Olsen felt that the problem may be a temporary consequence of COVID. The minimum code requirement for drive-thrus is 20 spaces.

Ms. Anderson replied that 20 spaces seems sufficient, but for really popular sites it may not be enough.

Mr. Dupaix agreed that the In-N-Out is not working because it is so popular, there is a similar problem at the Quick Quack car wash.

Mr. Brocious asked for an update on the 200 South improvements and the water situation on the south end.

Mr. Ben Hunter indicated that one of the water projects has been bid and has started construction, the other is in design and going out to bid. The rest of the design for the other phases should wrap up this year and go to construction.

Regarding 200 South improvements, the city has received 90% of the submittal drawings for review. He can't speak about the funding. The water line has been separated from the rest of 200 South so it can be completed first.

Ms. Andrus told commissioners that she spoke with Mr. David Bunker today and was informed that they are moving forward with the RDA at the next council meeting. They hope to finish the plans and finalize review comments by May so that the projects are ready to bid.

4. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, April 7, 2021. This will likely be a longer meeting with a dental office, several subdivisions, and a zone change on the agenda. There is an extra week this month so there may be more projects still to come.

5. Review and action on the minutes of the March 3, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the March 3, 2021 Planning Commission Regular Session.

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

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

The motion passed.

6. Adjournment

Mr. Ryan Hunter motioned to adjourn.

Ms. Anderson seconded the motion. All voted in favor.

Meeting adjourned at 7:30 pm.

Lisa Halversen
Administrative Assistant