

AMERICAN FORK CITY COUNCIL
JUNE 8, 2021
REGULAR SESSION AGENDA

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, June 8, 2021, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

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

COMMON CONSENT AGENDA

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

1. Approval of the authorization to release the Improvements Durability Retainer of \$88,695.10 for Mount Timpanogos View Subdivision, located at 1500 North Alpine Highway.
2. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$12,500.00 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 1 PHASE 2 construction of public improvements located at 1060 West 420 South.
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$131,839.08 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 3 PHASE 1 construction of public improvements located at 1060 West 420 South.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$108,522.68 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 5 PHASE 1 construction of public improvements located at 1050 West 600 South.
5. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$27,199.03 and issue a Notice of Acceptance for the TRUCK RANCH AMERICAN FORK construction of public improvements located at 525 East Automall Drive.
6. Ratification of city payments (May 19, 2021 to June 1, 2021) and approval of purchase requests over \$25,000.

ACTION ITEMS

1. Review and action on the appointment of Scott Williamson to the Water Conservation Committee.

2. Review and action on an ordinance approving the Searle Annexation #3 consisting of 19.369 acres and located at approximately 950 North 650 West, including the ordinance of annexation, annexation agreement, and placement of the property in the R1-9000 and PF zones.
3. Review and action on an appeal by Greg Livingston regarding the water and sewer rates for the Fields at Timpanogos project.
4. Review and action on an ordinance approving amendments to Section 15.01.150 of the city code relating to drainage system plan.
5. Review and action on a resolution approving an updated General Fee Schedule.
6. Adjournment.

Dated this 3 day of June 2021.



Terilyn Lurker
City Recorder

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Common consideration regarding authorization to release the Improvements Durability Retainer of \$ 88,695.10 for Mount Timpanogos View Subdivision, located at 1500 North Alpine Highway.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$ 88,695.10 for MOUNT TIMPANOGOS VIEW SUBDIVISION. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Performance Guarantee - MTV (XLSX)

Durability_Release_Authorization-Mt. Timp View Subdivision (PDF)

Name of Development: Mount Timpanogos View

[illegible][illegible]

Balance
\$53,984.00
\$1,000.00
\$2,800.00
\$18,200.00
\$15,600.00
\$1,400.00
\$2,000.00
\$56,504.00
\$5,600.00
\$25,200.00
\$46,000.00
\$37,776.00
\$7,200.00
\$27,302.00
\$4,000.00
\$48,000.00
\$2,000.00
\$5,000.00
\$4,000.00
\$5,643.00
\$99,726.00
\$116,937.00
\$5,270.00
\$118,762.80
\$58,406.15
\$5,850.00
\$750.00
\$1,200.00
\$1,000.00
\$800.00
\$6,440.00
\$55,000.00
\$38,500.00
\$1,000.00
\$8,100.00

10% Durability - retained at ICG release	\$88,695.10	Released 6.8.2021	\$88,695.10	Durability Period
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ICG Amount	\$975,646.05
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Recording Fees	10-3470-500		
Plat (Base)	\$1.00	\$30.00	\$ 30.00
Plus Per Lot	\$24.00	\$1.00	\$ 24.00
First Page		\$10.00	\$ -
Each Additional Page		\$2.00	\$ -
		Subtotal	\$ 54.00

Street Lights	10-4410-276		
Street Lights		\$	-

Total Fees	\$54.00
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Total Bond & Fees \$975,700.05



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: \$ 88,695.10

PASSED THIS 8 DAY OF JUNE , 2021

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 12,500.00 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 1 PHASE 2 construction of public improvements located at 1060 West 420 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the ROCKWELL RANCH BLOCK 1 PHASE 2 public improvements located at 1060 West 420 South. To authorize the issuance of documents and/or

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

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

SUPPORTING DOCUMENTS

Notice of Acceptance-Rockwell Ranch Bl 1 Ph 2 (PDF)

Rockwell Ranch Block 1 Phase 2 - Bond Spreadsheet (XLSX)

Notice of Completion - RR Bl 1 Ph 2 (PDF)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for ROCKWELL RANCH BLOCK 1 PHASE 2. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$ 12,500.00

PASSED THIS 8 DAY OF JUNE, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-Rockwell Ranch Bl 1 Ph 2 (Final Bond Release - ROCKWELL RANCH BLOCK 1 PHASE 2)

Name of Development: Rockwell Ranch Block 1 Phase 2

Date		Date		Date		Date		Date		Date	
1/12/2021	1. Partial	1/26/2021	2. Partial	4/27/2021	3. Partial	6/8/2021	4. Final				

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE PREPARATION																	
	General Conditions	1	LS	\$10,000.00	\$10,000.00		\$0.00	1	\$10,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	Clear and Grub	1410	CY	\$3.00	\$4,230.00		\$0.00	1410	\$4,230.00		\$0.00		\$0.00		\$0.00		\$0.00
	Site Fill	3000	CY	\$22.00	\$66,000.00		\$0.00	3000	\$66,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	Subgrade Prep	76000	SF	\$0.15	\$11,400.00		\$0.00		\$0.00	76000	\$11,400.00		\$0.00		\$0.00		\$0.00
	SWPPP	1	LS	\$7,500.00	\$7,500.00		\$0.00		\$0.00	0.5	\$3,750.00	0.5	\$3,750.00		\$0.00		\$0.00
SEWER																	
	Tie into Existing	4	Each	\$1,800.00	\$7,200.00	4	\$7,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	10" Sewer Main	570	LF	\$46.00	\$26,220.00	570	\$26,220.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Sewer Main	1825	Each	\$42.00	\$76,650.00	1825	\$76,650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	5' SSMH	6	Each	\$5,100.00	\$30,600.00	6	\$30,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	4' SSMH	4	Each	\$4,900.00	\$19,600.00	4	\$19,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sewer Trench Import	2500	CY	\$20.00	\$50,000.00	2500	\$50,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sewer Testing	1	LS	\$3,000.00	\$3,000.00		\$0.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																	
	Cinnect to Existing	3	Each	\$900.00	\$2,700.00	3	\$2,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Water Main	1895	LF	\$28.00	\$53,060.00	1895	\$53,060.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Valves	26	Each	\$2,000.00	\$52,000.00	26	\$52,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Fittings	29	Each	\$750.00	\$21,750.00	29	\$21,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow Offs	7	Each	\$1,800.00	\$12,600.00	7	\$12,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Fire Hydrant	6	Each	\$5,900.00	\$35,400.00	6	\$35,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Trench Import	700	CY	\$20.00	\$14,000.00	700	\$14,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Testing	1	LS	\$4,000.00	\$4,000.00		\$0.00	1	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																	
	Connect to Existing	2	Each	\$750.00	\$1,500.00	1	\$750.00	1	\$750.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Main	1315	LF	\$25.00	\$32,875.00	315	\$7,875.00	1000	\$25,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Valves	4	Each	\$2,000.00	\$8,000.00		\$0.00	4	\$8,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Fittings	5	Each	\$750.00	\$3,750.00		\$0.00	5	\$3,750.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow Offs	2	Each	\$1,500.00	\$3,000.00		\$0.00	2	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Meter with Vault	1	Each	\$9,200.00	\$9,200.00		\$0.00	1	\$9,200.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Testing	1	LS	\$2,500.00	\$2,500.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00
					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS																	
	24" Curb & Gutter (4" untreated base course included)	3030	LF	\$22.00	\$66,660.00	630	\$13,860.00		\$0.00	2400	\$52,800.00		\$0.00		\$0.00		\$0.00
	ADA Ramp	8	Each	\$2,500.00	\$20,000.00		\$0.00		\$0.00	8	\$20,000.00		\$0.00		\$0.00		\$0.00
	Concrete Sidewalk	12875	SF	\$6.50	\$83,687.50		\$0.00	3000	\$19,500.00	9875	\$64,187.50		\$0.00		\$0.00		\$0.00
	Conccrete Approaches	2230	SF	\$8.50	\$18,955.00		\$0.00		\$0.00	2230	\$18,955.00		\$0.00		\$0.00		\$0.00
	3" Asphalt over 12" Roadbase	53260	SF	\$2.50	\$133,150.00	10080	\$25,200.00		\$0.00	43180	\$107,950.00		\$0.00		\$0.00		\$0.00
	Mirafi	53260	SF	\$0.55	\$29,293.00	10080	\$5,544.00		\$0.00	43180	\$23,749.00		\$0.00		\$0.00		\$0.00
	Signage	1	LS	\$3,000.00	\$3,000.00		\$0.00		\$0.00		\$0.00	1	\$3,000.00		\$0.00		\$0.00
STORM DRAINAGE																	
	Tie into Existing	5	Each	\$1,800.00	\$9,000.00	5	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	30" RCP Storm Drain	315	LF	\$90.00	\$28,350.00	315	\$28,350.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	24" RCP Storm Drain	865	LF	\$65.00	\$56,225.00	865	\$56,225.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	18" RCP Storm Drain	480	LF	\$55.00	\$26,400.00	480	\$26,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	15" RCP Storm Drain	670	LF	\$45.00	\$30,150.00	670	\$30,150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	SDCO	17	Each	\$4,500.00	\$76,500.00	17	\$76,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Curb Inlet Box	11	Each	\$2,500.00	\$27,500.00	11	\$27,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Trench Import	400	CY	\$20.00	\$8,000.00	400	\$8,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Strom Drain Testing	1	LS	\$4,200.00	\$4,200.00	1	\$4,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts	1	Each	\$1,000.00	\$1,000.00		\$0.00		\$0.00		\$0.00	1	\$1,000.00		\$0.00		\$0.00
	Cleaning, Inspections	1	LS	\$2,500.00	\$2,500.00		\$0.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00
	Subdivision Monument	5	Each	\$450.00	\$2,250.00		\$0.00		\$0.00		\$0.00	5	\$2,250.00		\$0.00		\$0.00
LANDSCAPING																	
	Trees	62	Each	\$325.00	\$20,150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sod/Irrigation	16080	SF	\$2.85	\$45,828.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Includes Landscaping Bond in Total to be Released

Name of Development: Rockwell Ranch Block 1 Phase 2

Date		Date		Date		Date		Date		Date	
1/12/2021	1. Partial	1/26/2021	2. Partial	4/27/2021	3. Partial	6/8/2021	4. Final				

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
	Improvement Completion Assurance (Infrastructure)				\$1,195,555.50		\$721,334.00		\$158,930.00		\$302,791.50		\$12,500.00		\$0.00		\$0.00
	Improvement Warranty (Infrastructure)				\$119,555.55												
	Improvement Completion Assurance (Landscaping)				\$65,978.00												
	Improvement Warranty (Landscaping)				\$6,597.80												
	Infrastructure Bond				\$1,315,111.05												
	Landscaping Bond				\$72,575.80												

Recording Fees	10-3470-500
Plat (Base)	2 \$50.00 \$ 100.00
Plus Per Lot	77 \$2.00 \$ 154.00
First Page	\$40.00 \$ -
Each additional descriptionor unit over ten	\$2.00 \$ -
Subtotal	\$ 254.00

Street Lights	10-4410-276
Street Lights	\$ -

Total Fees \$254.00

Total Bond & Fees \$1,315,365.05

Balance
\$65,978.00 Available for Release
\$119,555.55 Durability Period



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

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

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

Re: _____

Dear Mayor:

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

I, MIKE DEMICE @ RED PINE CONSTRUCTION the owner, developer, and authorized representative of ROCKWELL RANCH B1P2 Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: ROCKWELL RANCH B1P2

Address: 1100 W 350 S.

Requested Amount: \$ 12,500.00

Owner/Developer

5-21-21

Date

Attachment: Notice of Completion - RR BI 1 Ph 2 (Final Bond Release - ROCKWELL RANCH BLOCK 1 PHASE 2)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 131,839.08 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 3 PHASE 1 construction of public improvements located at 1060 West 420 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the ROCKWELL RANCH BLOCK 3 PHASE 1 public improvements located at 1060 West 420 South. To authorize the issuance of documents and/or

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

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

SUPPORTING DOCUMENTS

Notice of Acceptance-Rockwell Ranch Bl 3 Ph 1 (PDF)

Rockwell Ranch Block 3 Phase 1 - Bond Spreadsheet (XLSX)

Notice of Completion-RR Bl 3 Ph 1 (PDF)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for ROCKWELL RANCH BLOCK 3 PHASE 1. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$ 131,839.08

PASSED THIS 8 DAY OF JUNE, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-Rockwell Ranch Bl 3 Ph 1 (Final Bond Release - ROCKWELL RANCH BLOCK 3 PHASE 1)

Name of Development: Rockwell Ranch Block 3 Phase 1

						Date		Date		Date		Date		Date		Date	
						1/12/2021	1.Partial	1/26/2021	2. Partial	4/27/2021	3. Partial	6/8/2021	4. Final				
	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE PREPARATION & SWPPP																	
	Clear & Grub	1100	CY	\$3.00	\$3,300.00		\$0.00	1100	\$3,300.00		\$0.00		\$0.00		\$0.00		\$0.00
	Site Fill	4000	CY	\$22.00	\$88,000.00		\$0.00	4000	\$88,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	Subgrade Prep Site	60000	SF	\$0.15	\$9,000.00		\$0.00	60000	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	SWPPP	1	LS	\$15,000.00	\$15,000.00		\$0.00		\$0.00	0.5	\$7,500.00	0.5	\$7,500.00		\$0.00		\$0.00
SEWER																	
	Tie into Existing	1	Each	\$1,800.00	\$1,800.00	1	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Sewer Main	570	LF	\$28.00	\$15,960.00	570	\$15,960.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	SSMH	2	Each	\$5,100.00	\$10,200.00	2	\$10,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sewer Testing	1	LS	\$2,000.00	\$2,000.00	0	\$0.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	Sewer Trench Import	2100	CY	\$20.00	\$42,000.00	2100	\$42,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																	
	Connect to Existing	2	Each	\$900.00	\$1,800.00	2	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Water Main	1300	LF	\$30.00	\$39,000.00	1300	\$39,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Valves	6	Each	\$2,000.00	\$12,000.00	6	\$12,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Fittings	4	Each	\$750.00	\$3,000.00	4	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow Offs	2	Each	\$1,800.00	\$3,600.00	2	\$3,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Fire Hydrant	7	Each	\$6,500.00	\$45,500.00	7	\$45,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Testing	1	LS	\$2,800.00	\$2,800.00		\$0.00	1	\$2,800.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Trench Import	450	CY	\$20.00	\$9,000.00	450	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Meter Vault	1	Each	\$10,000.00	\$10,000.00	1	\$10,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Meter Can	59	Each	\$1,900.00	\$112,100.00	59	\$112,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																	
	Connect to Existing	2	Each	\$750.00	\$1,500.00	2	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Main	1070	LF	\$25.00	\$26,750.00	1070	\$26,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Valves	3	Each	\$2,000.00	\$6,000.00	3	\$6,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Fittings	4	Each	\$750.00	\$3,000.00	4	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow Offs	1	Each	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Testing	1	LS	\$2,000.00	\$2,000.00		\$0.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Meter Vaults	2	Each	\$9,500.00	\$19,000.00	2	\$19,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS																	
	24" Curb & Gutter	2065	LF	\$22.00	\$45,430.00		\$0.00		\$0.00	2065	\$45,430.00		\$0.00		\$0.00		\$0.00
	ADA Ramp	2	Each	\$2,500.00	\$5,000.00		\$0.00		\$0.00	2	\$5,000.00		\$0.00		\$0.00		\$0.00
	Concrete Sidewalk	9290	SF	\$7.00	\$65,030.00		\$0.00		\$0.00	4600	\$32,200.00	4690	\$32,830.00		\$0.00		\$0.00
	Concrete Approaches	2290	SF	\$15.00	\$34,350.00		\$0.00		\$0.00	2290	\$34,350.00		\$0.00		\$0.00		\$0.00
	Catch Basin Tie In	8	Each	\$450.00	\$3,600.00		\$0.00		\$0.00	8	\$3,600.00		\$0.00		\$0.00		\$0.00
	3" Asphalt over 12" Roadbase	34245	SF	\$2.80	\$95,886.00		\$0.00		\$0.00	34245	\$95,886.00		\$0.00		\$0.00		\$0.00
	Mirafi RS380i	34245	SF	\$0.55	\$18,834.75		\$0.00		\$0.00	34245	\$18,834.75		\$0.00		\$0.00		\$0.00
	Signage	1	LS	\$3,300.00	\$3,300.00		\$0.00		\$0.00		\$0.00	1	\$3,300.00		\$0.00		\$0.00
STORM DRAINAGE																	
	15" RCP Storm Drain	380	LF	\$45.00	\$17,100.00	380	\$17,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Double Curb Inlet	8	Each	\$5,000.00	\$40,000.00	8	\$40,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Storm Drain Testing	1	LS	\$750.00	\$750.00	1	\$750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Storm Drain Trench Import	50	CY	\$20.00	\$1,000.00	50	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts	1	LS	\$2,500.00	\$2,500.00		\$0.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00
	Testing, Cleaning, Inspections		LS	\$2,500.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Subdivision Monument		Each	\$450.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Groundwater Monitoring Station	1	Each	\$3,500.00	\$3,500.00		\$0.00		\$0.00		\$0.00	1	\$3,500.00		\$0.00		\$0.00

Attachment: Rockwell Ranch Block 3 Phase 1 - Bond Spreadsheet (Final Bond Release - ROCKWELL RANCH BLOCK 3 PHASE 1)

Name of Development: Rockwell Ranch Block 3 Phase 1

						Date		Date		Date		Date		Date		Date	
						1/12/2021	1.Partial	1/26/2021	2. Partial	4/27/2021	3. Partial	6/8/2021	4. Final				
						Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
LANDSCAPING 10-2315-000																	
	Street Trees	11	Each	\$325.00	\$3,575.00		\$0.00		\$0.00		\$0.00	11	\$3,575.00		\$0.00		\$0.00
	Sod/Irrigation	5940	SF	\$2.85	\$16,929.00		\$0.00		\$0.00		\$0.00	5940	\$16,929.00		\$0.00		\$0.00

Balance
\$0.00
\$0.00

Improvement Completion Assurance (ICA) of Public Infrastructure

\$822,090.75

\$422,560.00

\$107,100.00

\$242,800.75

\$53,205.00

\$0.00

\$0.00

\$0.00 Available for Release

Improvement Warranty (IW) of Public Infrastructure

\$82,209.08

\$82,209.08 Durability Period

Total Bond Amount of Public Infrastructure

\$904,299.83

ICA of Landscaping

\$20,504.00

IW of Landscaping

\$2,050.40

Total Bond Amount of Public Landscaping

\$22,554.40

Recording Fees		10-3470-500	
Plat (Base)	4	\$50.00	\$ 200.00
Plus Per Lot	65	\$2.00	\$ 130.00
First Page		\$10.00	\$ -
Each Additional Page		\$2.00	\$ -
Subtotal		\$	330.00

Street Lights		10-4410-276	
Street Lights		\$	78,923.00

Total Fees

\$79,253.00



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

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

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

Re: _____

Dear Mayor:

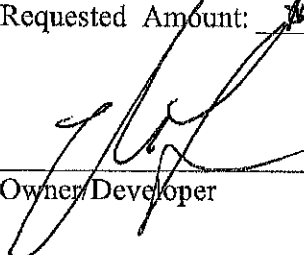
As the project and/or subdivision construction has now been completed in full, I request that the Improvement Completion Assurance be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the Improvement Completion Assurance, I understand that the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

I, MIKE DEMKE @ RED PINE CONSTRUCTION, the owner, developer, and authorized representative of ROCKWELL RANCH B3P1 Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: ROCKWELL RANCH B3P1

Address: 1100 W. 350 S.

Requested Amount: \$11,839.08


Owner/Developer

5-21-21
Date

Attachment: Notice of Completion-RR BI 3 Ph 1 (Final Bond Release - ROCKWELL RANCH BLOCK 3 PHASE 1)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 108,522.68 and issue a Notice of Acceptance for the ROCKWELL RANCH BLOCK 5 PHASE 1 construction of public improvements located at 1050 West 600 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the ROCKWELL RANCH BLOCK 5 PHASE 1 public improvements located at 1050 West 600 South. To authorize the issuance of documents and/or

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

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

SUPPORTING DOCUMENTS

Notice of Acceptance-Rockwell Ranch Bl 5 Ph 1 (PDF)
Rockwell Ranch Block 5 - Bond Spreadsheet (XLSX)
Notice of Completion-RR Bl 5 Ph 1 (PDF)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for ROCKWELL RANCH BLOCK 5 PHASE 1. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$ 108,522.68

PASSED THIS 8 DAY OF JUNE, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-Rockwell Ranch Bl 5 Ph 1 (Final Bond Release - ROCKWELL RANCH BLOCK 5 PHASE 1)

Name of Development: Rockwell Ranch Block 5

						Date		Date		Date		Date		Date		Date	
						3/9/2021	1. Partial	4/27/2021	2. Partial	6/8/2021	4.Final						
						Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE AND SWPPP																	
	Clear & Grub	850	CY	\$3.00	\$2,550.00	850	\$2,550.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Site Fill	1750	CY	\$22.00	\$38,500.00	1750	\$38,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Subgrade Prep Site	45000	SF	\$0.15	\$6,750.00	45000	\$6,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	SWPPP	1	LS	\$10,000.00	\$10,000.00	0	\$0.00	0.5	\$5,000.00	0.5	\$5,000.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																	
	Connect to Existing	5	Each	\$900.00	\$4,500.00	5	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Water Main	2135	LF	\$30.00	\$64,050.00	2135	\$64,050.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Valve	16	Each	\$2,000.00	\$32,000.00	16	\$32,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Fitting	9	Each	\$750.00	\$6,750.00	9	\$6,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow Off	5	Each	\$1,800.00	\$9,000.00	5	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Fire Hydrant	7	Each	\$6,500.00	\$45,500.00	7	\$45,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Testing	1	LS	\$4,500.00	\$4,500.00	1	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water Trench Import	700	CY	\$20.00	\$14,000.00	700	\$14,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Meter Vaults	5	Each	\$10,000.00	\$50,000.00	5	\$50,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Meter Cans	32	Each	\$1,900.00	\$60,800.00	32	\$60,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																	
	Connect to Existing	2	Each	\$750.00	\$1,500.00	2	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Main	900	LF	\$25.00	\$22,500.00	900	\$22,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Valves	5	Each	\$2,000.00	\$10,000.00	5	\$10,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" PI Fittings	3	Each	\$750.00	\$2,250.00	3	\$2,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	PI Testing	1	LS	\$2,000.00	\$2,000.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Blow off	2	Each	\$1,800.00	\$3,600.00		\$0.00	2	\$3,600.00		\$0.00		\$0.00		\$0.00		\$0.00
	Meter Vaults	5	Each	\$9,500.00	\$47,500.00	5	\$47,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS																	
	24" Curb & Gutter	1555	LF	\$22.00	\$34,210.00		\$0.00	1555	\$34,210.00		\$0.00		\$0.00		\$0.00		\$0.00
	ADA Ramp	3	Each	\$2,500.00	\$7,500.00		\$0.00		\$0.00	3	\$7,500.00		\$0.00		\$0.00		\$0.00
	Concrete Sidewalk	7357	SF	\$7.00	\$51,499.00		\$0.00	7357	\$51,499.00		\$0.00		\$0.00		\$0.00		\$0.00
	Concrete Approaches	950	SF	\$15.00	\$14,250.00		\$0.00		\$0.00	950	\$14,250.00		\$0.00		\$0.00		\$0.00
	Catch Basin Tie In	5	Each	\$450.00	\$2,250.00		\$0.00	5	\$2,250.00		\$0.00		\$0.00		\$0.00		\$0.00
	3" Asphalt over 12" Roadbase	27465	SF	\$2.80	\$76,902.00		\$0.00	27465	\$76,902.00		\$0.00		\$0.00		\$0.00		\$0.00
	Mirafi RS380i	27465	SF	\$0.55	\$15,105.75		\$0.00	27465	\$15,105.75		\$0.00		\$0.00		\$0.00		\$0.00
	Signage	1	LS	\$2,500.00	\$2,500.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00
STORM DRAINAGE																	
	Tie into Existing with SDCO	2	Each	\$7,000.00	\$14,000.00	2	\$14,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	15" RCP Storm Drain	168	LF	\$45.00	\$7,560.00	155	\$6,975.00	13	\$585.00		\$0.00		\$0.00		\$0.00		\$0.00
	Curb Inlet Box	3	Each	\$2,500.00	\$7,500.00	3	\$7,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Double Curb Inlet Box	2	Each	\$4,500.00	\$9,000.00	2	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Storm Drain Testing	1	LS	\$1,000.00	\$1,000.00	1	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Storm Drain Trench Import	60	CY	\$20.00	\$1,200.00	60	\$1,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts & Survey Monument	1	LS	\$7,500.00	\$7,500.00		\$0.00		\$0.00	1	\$7,500.00		\$0.00		\$0.00		\$0.00
	Testing, Cleaning, Inspections	1	LS	\$2,500.00	\$2,500.00		\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00
LANDSCAPING 10-2315-000																	
	Street Trees	9	Each	\$325.00	\$2,925.00		\$0.00		\$0.00	9	\$2,925.00		\$0.00		\$0.00		\$0.00
	Sod/Irrigation	2805	SF	\$2.85	\$7,994.25		\$0.00		\$0.00	2805	\$7,994.25		\$0.00		\$0.00		\$0.00

Improvement Completion Assurance (Infrastructure

\$692,726.75

\$464,325.00

\$189,151.75

\$50,169.25

\$0.00

\$0.00

\$0.00

\$0.00 Available for Release

Improvement Warranty (Infrastructure)

\$69,272.68

\$69,272.68 Durability Period

Attachment: Rockwell Ranch Block 5 - Bond Spreadsheet (Final Bond Release - ROCKWELL RANCH BLOCK 5 PHASE 1)

Name of Development: Rockwell Ranch Block 5

Date		Date		Date		Date		Date		Date	
3/9/2021	1. Partial	4/27/2021	2. Partial	6/8/2021	4.Final						

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
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Total Bond Amount (Infrastructure) \$761,999.43

Improvement Completion Assurance (Landscape) \$10,919.25

Improvement Warranty (Landscape) \$1,091.93

Total Bond Amount (Landscape) \$12,011.18

Recording Fees	10-3470-500
Plat (Base)	\$30.00 \$ -
Plus Per Lot	\$1.00 \$ -
First Page	\$10.00 \$ -
Each Additional Page	\$2.00 \$ -
Subtotal	\$ -

Street Lights	10-4410-276
Street Lights	\$ -

Total Fees \$0.00

Total Bond & Fees \$12,011.18



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

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

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

Re: _____

Dear Mayor:

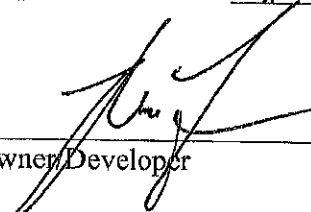
As the project and/or subdivision construction has now been completed in full, I request that the Improvement Completion Assurance be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the Improvement Completion Assurance, I understand that the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

I, MIKE DENNE ORED PINE CONSTRUCTION the owner, developer, and authorized representative of ROCKWELL RANCH BS PI Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: ROCKWELL RANCH BS PI

Address: 1100 W. 350 S.

Requested Amount: \$ 108,522.68


Owner/Developer

5-21-21

Date

Attachment: Notice of Completion-RR BI 5 Ph 1 (Final Bond Release - ROCKWELL RANCH BLOCK 5 PHASE 1)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 27,199.03 and issue a Notice of Acceptance for the TRUCK RANCH AMERICAN FORK construction of public improvements located at 525 East Automall Drive.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the TRUCK RANCH AMERICAN FORK public improvements located at 525 East Automall Drive. To authorize the issuance of documents

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

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

SUPPORTING DOCUMENTS

Notice of Acceptance-Truck Ranch AF Final (PDF)

Performance Guarantee - Truck Ranch (XLSX)

Truck Ranch American Fork - Notice of Completion (PDF)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for TRUCK RANCH AMERICAN FORK. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$ 27,199.03

PASSED THIS 8 DAY OF JUNE, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-Truck Ranch AF Final (Final Bond Release - TRUCK RANCH AMERICAN FORK)

Name of Development: Truck Ranch

Date		Date		Date		Date		Date		Date	
6/8/2021	1. Final										

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE PREPARATION																	
	Mobilization	1	LS	\$5,000.00	\$5,000.00	1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SWPPP																	
	Erosion control	1	LS	\$3,000.00	\$3,000.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SEWER																	
	Connection to existing	1	Each	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER																	
	Relocation of fire hydrant	1	Each	\$3,500.00	\$3,500.00	1	\$3,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION																	
	Water meter	1	Each	\$18.00	\$18.00	1	\$18.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STORM DRAINAGE																	
	Connection to catch basin	1	Each	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS																	
	4" Striping	551	LF	\$0.29	\$159.79	551	\$159.79		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	8" Striping	36	LF	\$0.59	\$21.24	36	\$21.24		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Traffic Signal	1	Each	\$4,960.00	\$4,960.00	1	\$4,960.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts	1	Each	\$2,500.00	\$2,500.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Demobilization and clean up	1	LS	\$5,000.00	\$5,000.00	1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Testing and inspections	1	LS	\$2,000.00	\$2,000.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Traffic control	1	LS	\$3,000.00	\$3,000.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Balance
\$0.00
\$0.00
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\$0.00
\$0.00
\$0.00
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\$0.00

Improvement Completion Assurance	\$27,199.03	\$27,199.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improvement Warranty	\$7,679.90						
TOTAL	\$34,878.93						

\$0.00	Available for Release
	\$7,679.90 Durability Period

Attachment: Performance Guarantee - Truck Ranch (Final Bond Release - TRUCK RANCH AMERICAN FORK)



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

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

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

Re: BOND RELEASE - TRUCK RANCH AMERICAN FORK

Dear Mayor:

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

I, JASON WAGNER-WAGSCAP LLC, the owner, developer, and authorized representative of TRUCK RANCH AMERICAN FORK Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: TRUCK RANCH AMERICAN FORK
Address: 525 AUTO MAIL DR., AMERICAN FORK, UT 84003
Requested Amount: \$ 27,199.03

Jason Wagner
Owner/Developer

MAY 24, 2021
Date

Attachment: Truck Ranch American Fork - Notice of Completion (Final Bond Release - TRUCK RANCH AMERICAN FORK)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on the appointment of Scott Williamson to the Water Conservation Committee.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

Mayor Frost is recommending the appointment of Scott Williamson to the Water Conservation Committee due to the resignation of Bruce Hoggard.

Scott Williamson was born and raised in American Fork. He grew up farming with his family and continues his own operation today. Scott is well versed in the current water conditions in the area, especially in regard to the area south and west of I-15. Scott lives on Storrs Ave, where his farm is headquartered, and is very aware of the growth and development that is happening in American Fork. Scott has a unique skill set and a point of view that is rare and is useful to those wise enough to tap into it. Scott loves this community and desires to see it thrive.

BUDGET IMPACT

NA

SUGGESTED MOTION

I move to approve the appointment of Scott Williamson to the Water Conservation Committee.

SUPPORTING DOCUMENTS



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance approving the Searle Annexation #3 consisting of 19.369 acres and located at approximately 950 North 650 West, including the ordinance of annexation, annexation agreement, and placement of the property in the R1-9000 and PF zones.

SUMMARY RECOMMENDATION The planning commission recommended approval of the Searle Annexation #3 as stated in the attached minutes of the May 19, 2021 planning commission meeting.

BACKGROUND The applicant proposes to annex 19.369 acres of land located in the northwestern quadrant of American Fork City in order to develop a single-family large-lot residential project mirroring the surrounding area. The annexation will provide a dedication for a trail that will connect Mitchell Hollow with 750 North at build out. For further analysis, please refer to the attached annexation agreement, staff report and planning commission minutes.

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

SUGGESTED MOTION I move to adopt the ordinance approving the Searle Annexation #3 consisting of 19.369 acres and located at approximately 950 North 650 West, including the ordinance of annexation, annexation agreement, and placement of the property in the R1-9000 and PF zones.

SUPPORTING DOCUMENTS

- Searle Annexation #3 - Ordinance of Annexation (PDF)
- 2. Staff Report (PDF)
- 3. Minutes (PDF)

AN ORDINANCE

AN ORDINANCE AMENDING SECTION 1.12.010 OF THE REVISED ORDINANCES OF AMERICAN FORK CITY 1985, AS AMENDED, ANNEXING CERTAIN PROPERTIES TO AMERICAN FORK CITY AND ESTABLISHING ZONING CLASSIFICATION FOR SAID PROPERTY.

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

SECTION I. That the following described real property be, and the same is hereby annexed to American Fork City, Utah, the corporate limits of said city are hereby extended to include said described property, and said property is hereby declared to be part of American Fork City and shall henceforth be subject to all of the ordinances and regulations thereof, and that the description of the boundaries of American Fork City as set forth in Section 1.12.010 of the revised ordinances be amended to include the following described property to-wit:

ORDINANCE NO. _____
SEARLE ANNEXATION #3 (950 NORTH 650 WEST)
SEE ATTACHMENT 'A'

SECTION II. That the territory annexed under Section 1 above is hereby classified into the R1-9,000 Residential Zone and PF Public Facilities zone and subject to the terms and conditions of the Searle Annexation #3 Agreement as provided in Attachment 'B'.

SECTION III. This ordinance shall take effect upon its passage and first publication.

PASSED by the City Council of American Fork this 8 day of June 2021.

Bradley J. Frost, Mayor

ATTEST:

State of Utah
County of Utah

I, Terilyn Lurker, City Recorder of American Fork City, Utah, do hereby certify the above and foregoing to be a full, true and correct copy of an ordinance amending Section 1.12.010 of the revised ordinances of American Fork City 1985, Amended, annexing certain properties to American Fork and establishing zoning classification for said property. In witness whereof, I hereunto set my hand and affix the corporate seal of American Fork, Utah this 8 day of June 2021.

Terilyn Lurker, City Recorder

Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

ATTACHMENT "A"

BOUNDARY DESCRIPTION

Commencing at a point located North 89°58'37" East along the Section line 1119.75 feet and North 652.81 feet from the South quarter corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along Mitchell Springs Annexation the following 4 courses: North 03°11'55" East 0.46 feet, North 00°51'55" East 309.70 feet, North 12°40'00" West 184.07 feet, West 36.93 feet; thence along Mitchell Farms Annexation Plat "A" the following 2 courses: North 12°40'00" West 652.89 feet, South 88°01'00" West 2.22 feet; thence along Richards Annexation the following 2 courses: North 01°35'20" West 450.74 feet, North 72°22'58" West 0.82 feet; thence North 24°42'20" East along Hunter Park Annexation 9.82 feet; thence along Max Searle Annexation the following 2 courses: South 78°08'44" East 534.59, South 00°10'20" East 660.24 feet; thence along Parker Addition the following 4 courses: North 86°01'40" West 0.78 feet, South 00°10'09" East 473.80 feet, North 89°59'38" East 312.54 feet, North 88°04'58" East 90.06 feet; thence South 00°01'23" East along Lakeview Hills Addition 503.65 feet; thence along Scott Addition the following 3 courses: South 89°01'23" West 8.30 feet, South 00°58'37" East 29.61 feet, North 74°51'05" West 718.57 feet to the point of beginning.

AREA=844,765 sq. ft. or 19.39 acres

Basis of Bearing : North 89°58'37" East along the Section line
(Nad 27)

ANNEXATION AGREEMENT (Searle Annexation #3)

This Agreement, made and entered into this _____ day of _____, 20____, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and LKS AG Inc., (hereafter referred to as "Applicants"), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of parcels of privately-owned real property constituting the entirety of the Searle Annexation #3, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation " (Attachment 1), together with a plat (Attachment 2) prepared by the Applicants showing the real property proposed for annexation (hereafter referred to as "Annexation Area");

WHEREAS, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law;

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted on March 23, 2021. Resolution No. 2021-03-11R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicants: Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of

annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants: Applicants hereby affirm that they are the current owners of the majority of the total private land area within the Annexation Area and have complete authority to enter into this Agreement and bind the property hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Low Density Residential. Therefore, the zone classifications attached to the parcel shall be R1-9,000. and PF (Public Facilities). A portion of the property lies within the Mitchell Hollow area and is to be placed in the PF (Public Facilities) zone for development of a trail corridor. Pursuant to Section 17.4.605 of the Development Code, that portion of the parcels within the Hollow area, is situated in a TDR-S (Transfer of Development Rights Sending) sub-zone. The number of development rights applicable to this TDR-S sub-zone is uncertain but is to be determined at the time of initial request for development, based at the rate of three dwelling units per acre. Applicants agree to convey title to the Hollow area at the time of annexation to the City for stated trail and open space purposes. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Right-of-way to be Conveyed: The Bike and Pedestrian Master Plan identifies placement of a trail corridor along the Mitchell Hollow through the Annexation Area. As a condition of annexation, Applicants hereby agree to convey to the City any property necessary for the Mitchell Hollow Trail corridor and connection in the location shown on the plat with a ten foot-wide connection from the southernmost point of the trail to the neighborhood street in the future development, prepared by the Applicant. (Attachments 4 and 4(a)). Applicants shall have no obligation to construct any trail improvements until the time of mass grading for the site. At that time, applicant shall provide rough grading for the future trail in a manner that will provide a congruent landscape between the trail and the rear lots of the proposed development at no cost to the city. If this cannot be accomplished with the dedicated land, additional dedication may be required at not cost to the City.

SECTION 6 - Conveyance of Water Right: American Fork City Code 17.1.400, Conveyance of Water, requires conveyance of water shares/rights at the time of annexation unless the City determines that there is good and sufficient reason to delay the time of the conveyance. City and Applicants acknowledge and agree that the parties are unable to determine the quantity of shares/rights required for the Annexation Area at the present time and therefore, the City authorizes a delay in the time of conveyance of water shares/rights until the time of development.

A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

SECTION 7 - Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders as part of any forthcoming development project.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way and/or Open Space Dedicated to City: Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way or open space to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required to be paid at this time as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicants, to Graig Searle, 324 West 1360 North American Fork Utah, 84003.

SECTION 12 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties.

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

SECTION 14 - Binding Effect: This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

Applicant Name

MAYOR

Applicant Signature

ATTEST

City Recorder

LIST OF ATTACHMENTS

Attachment 1	Request to Initiate Annexation
Attachment 2	Plat describing the Annexation Area
Attachment 3	Zone Classification map
Attachment 4	Right-of-Way Dedication Map
Attachment 5	Water Delay Agreement

Exhibit "A"

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: February 24, 2021

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

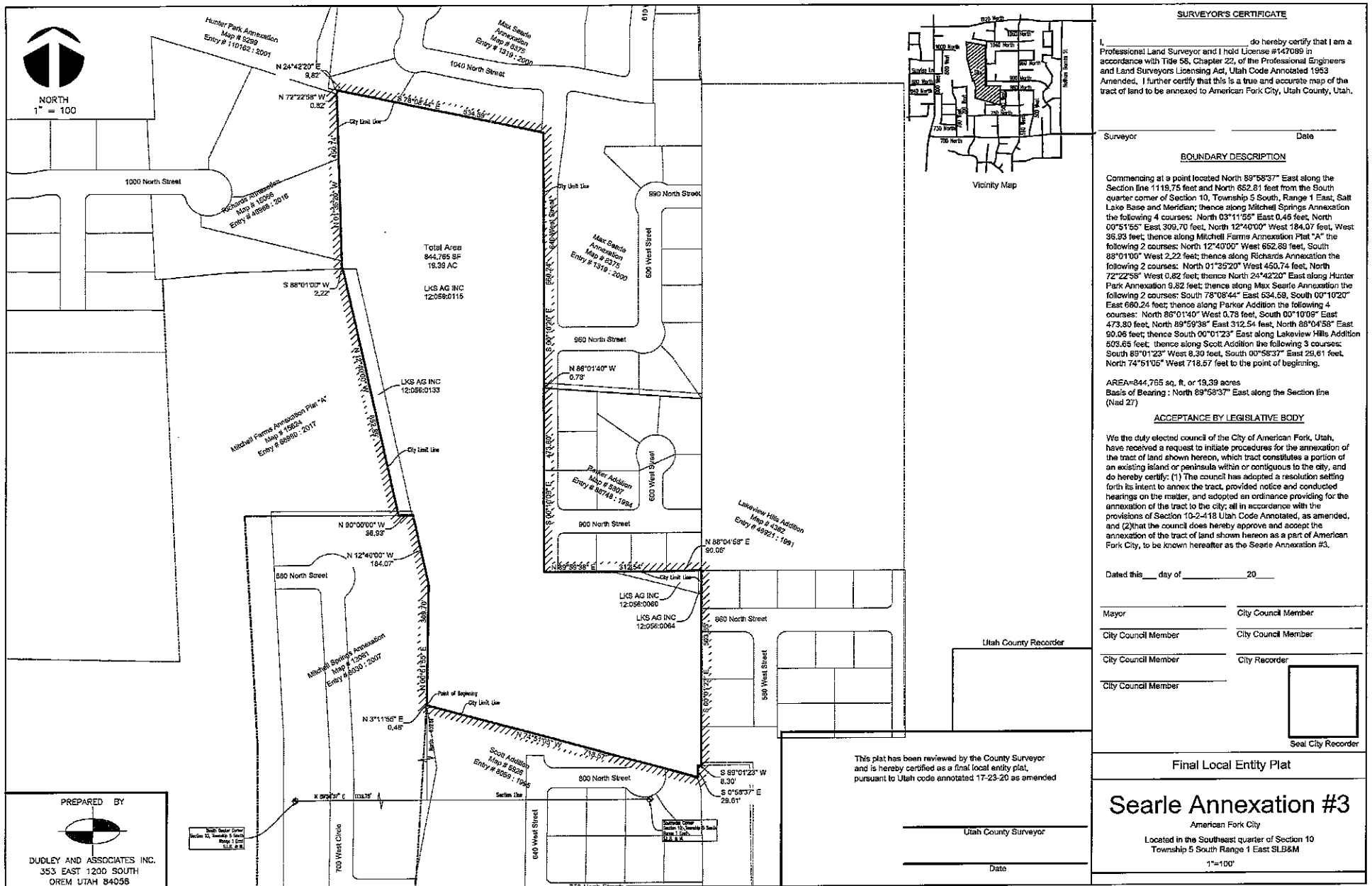
We hereby further acknowledge and affirm as follows:

- A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
- B. The municipality has provided one or more municipal type services to the area for at least one year.

Tax I.D. No.	Name(s) of Owner	Signature of Owner(s)
12:056:0115	LKS AG Inc.	x See Searle Craig Searle
12:056:0133	LKS AG Inc.	x See Searle Craig Searle
12:056:0060	LKS AG Inc.	x See Searle Craig Searle
12:056:0064	LKS AG Inc.	x See Searle Craig Searle

Attachment: NOI Resolution (Searle Annexation #3 - NOI)
Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

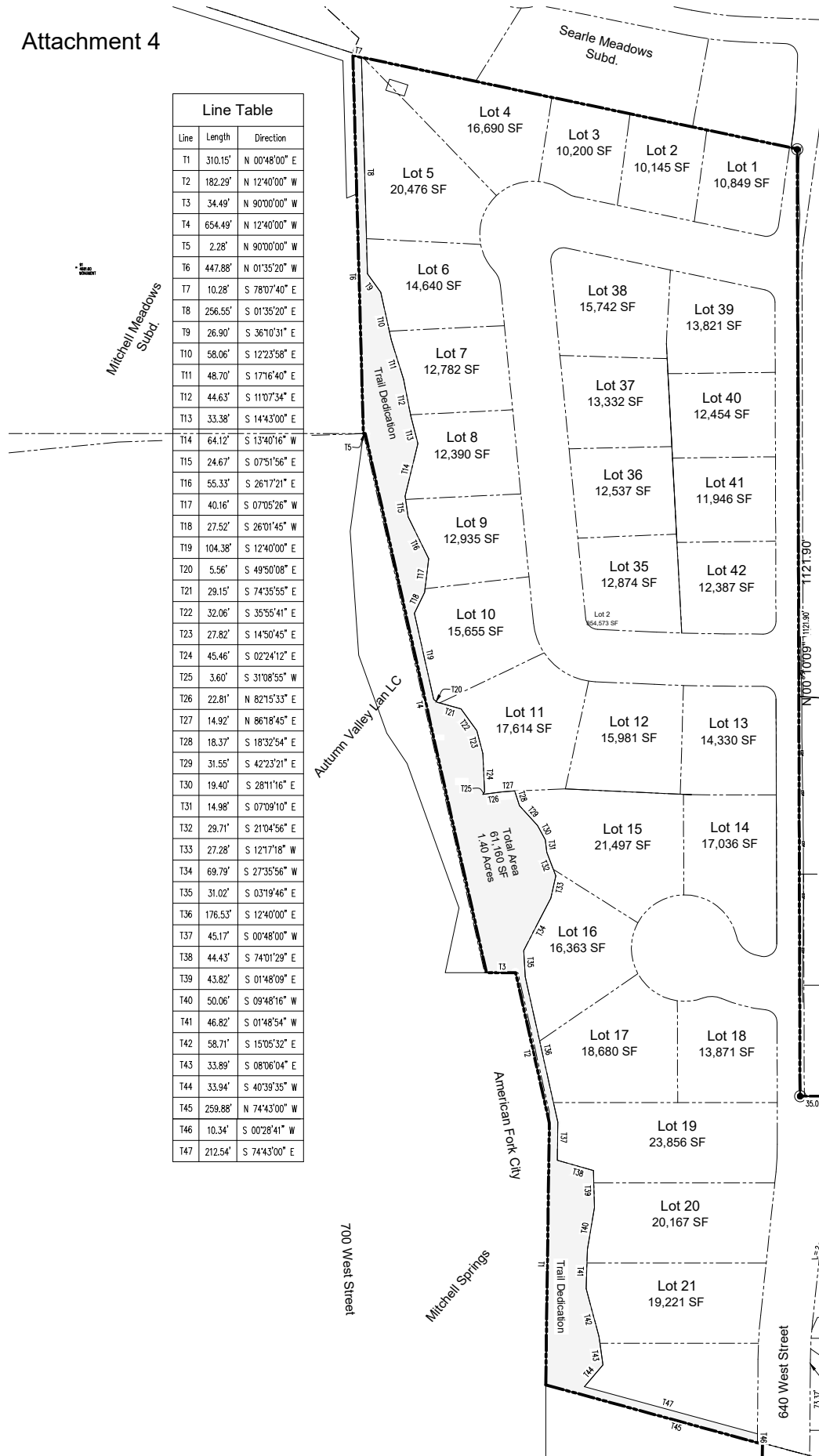
Exhibit "B"



[illegible]

Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

Attachment 4



Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

Attachment 4A

TRAIL DEDICATION PARCEL

Commencing at a point located North 89°58'37" East along the Section line 1117.71 feet and North 652.86 feet from the South quarter corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°48'00" East 310.15 feet; thence North 12°40'00" West 182.29 feet; thence West 34.49 feet; thence North 12°40'00" West 654.49 feet; thence West 2.28 feet; thence North 01°35'20" West 447.88 feet; thence South 78°07'40" East 10.28 feet; thence South 01°35'20" East 256.55 feet; thence South 36°10'31" East 26.90 feet; thence South 12°23'58" East 58.06 feet; thence South 17°16'40" East 48.70 feet; thence South 11°07'34" East 44.63 feet; thence South 14°43'00" East 33.38 feet; thence South 13°40'16" West 64.12 feet; thence South 07°51'56" East 24.67 feet; thence South 26°17'21" East 55.33 feet; thence South 07°05'26" West 40.16 feet; thence South 26°01'45" West 27.52 feet; thence South 12°40'00" East 104.38 feet; thence South 49°50'08" East 5.56 feet; thence South 74°35'55" East 29.15 feet; thence South 35°55'41" East 32.06 feet; thence South 14°50'45" East 27.82 feet; thence South 02°24'12" East 45.46 feet; thence South 31°08'55" West 3.60 feet; thence North 82°15'33" East 22.81 feet; thence North 86°18'45" East 14.92 feet; thence South 18°32'54" East 18.37 feet; thence South 42°23'21" East 31.55 feet; thence South 28°11'16" East 19.40 feet; thence South 07°09'10" East 14.98 feet; thence South 21°04'56" East 29.71 feet; thence South 12°17'18" West 27.28 feet; thence South 27°35'56" West 69.79 feet; thence South 03°19'46" East 31.02 feet; thence South 12°40'00" East 176.53 feet; thence South 00°48'00" West 45.17 feet; thence South 74°01'29" East 44.43 feet; thence South 01°48'09" East 43.82 feet; thence South 09°48'16" West 50.06 feet; thence South 01°48'54" West 46.82 feet; thence South 15°05'32" East 58.71 feet; thence South 08°06'04" East 33.89 feet; thence South 40°39'35" West 33.94 feet; thence South 74°43'00" East 212.54 feet; thence South 00°28'41" West along 640 West Street 10.34 feet; thence North 74°43'00" West 259.88 feet to the point of beginning.

AREA=60,160 sq. ft. or 1.40 acres

WATER DELAY AGREEMENT FOR ANNEXATION

This Water Delay Agreement for Annexation ("**Agreement**") is entered into as of the _____ day of _____, 20____ ("**Effective Date**"), by and between _____ ("**Owner**"), and AMERICAN FORK CITY, a municipal corporation and political subdivision of the State of Utah ("**City**").

RECITALS

WHEREAS Owner is the owner of Parcel Nos. _____ ("**Property**"), which are located outside of the City's current municipal boundaries; and

WHEREAS Owner has filed with the City a request to have the Property annexed into the City ("**Annexation Request**"); and

WHEREAS Section 17.1.400(C) of the City Code requires the conveyance of title to water rights concurrently with final action by the City Council on an annexation, except under pursuant to certain findings, terms, and conditions; and

WHEREAS City and Owner desire to enter into this Agreement as part of the findings, terms, and conditions required under Section 17.1.400(C) of the City Code.

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

AGREEMENT

1. Determination of City Council. The City Council, with the recommendation of the City Planning Commission, has determined that there is good and sufficient reason to delay the time of conveyance of water rights and/or water shares beyond the time of the City Council's final action on the Annexation Request. This determination was made in the City Council meeting held on _____, 20____. The basis and reasoning for the City Council's determination are included within the recording, minutes, and other documentation from said City Council meeting.

2. Water Rights/Shares. The specific water rights and/or water shares that may be conveyed to the City, and that pursuant to the terms and conditions of this Agreement are hereby committed to the City, which commitment is irrevocable by Owner and may be released by the City only as provided in this Agreement ("**Committed Water**"), are identified in Exhibit A of this Agreement.

3. Conveyance of Committed Water. Prior to the City's approval of any development on the Property that will require the delivery of water, the City will determine the amount of water rights/shares required for dedication and conveyance to the City in order to meet the water requirements of the development. Owner will convey clear title to the required amount of the Committed Water to the City. If the amount of water necessary for the development is less than the

total amount of the Committed Water, the City will release the commitment (provided in paragraph 2 above) as to the unnecessary portion of the Committed Water. If the amount of water necessary for the development is more than the total amount of the Committed Water, Owner shall convey additional acceptable water rights/shares to the City to meet the dedication requirements. If the Committed Water consists of any water rights, the conveyance shall be by Warranty Deed and an accompanying Water Rights Deed Addendum. If the Committed Water consists of any water shares, the conveyance shall be by assignment, endorsement, and delivery of the appropriate share certificates. Owner acknowledges that under the Article XI, Section 6 of the Utah Constitution, City is prohibited from returning to Owner any portion of the Committed Water once it has been conveyed to the City.

4. Change Application. If any of the Committed Water consists of water rights, an express prerequisite for conveyance shall be the filing and approval of an Application for Permanent Change of Water (“**Change Application**”) with the Utah Division of Water Rights (“**Division**”) to convert the water rights to municipal use to be diverted from the City’s wells. Prior to the filing of the Change Application, the water rights shall be reviewed by the City’s water attorneys to ensure that the water rights are suitable for dedication. The City’s water attorneys shall also prepare and prosecute the Change Application, with the full assistance and support of Owner. The water rights will be deemed acceptable for conveyance to the City under this paragraph upon the issuance of an Order approving the Change Application that is acceptable to the City and upon expiration of all applicable deadlines for requests for reconsideration and/or appeal of the Order. Owner shall be responsible for all costs associated with the Change Application, including but not limited to the City’s attorney fees, application filing fees, and document fees.

5. Title to Committed Water. Owner shall convey unencumbered title to the Committed Water to the City. If the Committed Water consists of water rights, the City will obtain a water rights title insurance policy for the water rights. Owner shall be responsible for all costs associated with the water rights title insurance, including but not limited to the policy premium and recording fees. Owner shall be responsible for satisfying the requirements and conditions of the Title Commitment in order for the title company to issue a title insurance policy that is acceptable to the City. A water rights title insurance policy that is agreeable to the City is an express condition to the acceptability of the water rights for dedication and conveyance to the City. If the Committed Water consists of water shares, the City will obtain written confirmation of share ownership and current payment of all assessments from the respective water company/companies. Owner shall be responsible for all costs associated with obtaining the written confirmation. From the date of this Agreement until the Committed Water is conveyed to the City, Owner shall not sell or otherwise dispose of the Committed Water, nor shall Owner allow any liens or encumbrances upon the Committed Water that would prevent Owner from conveying unencumbered title to the Committed Water to the City.

6. Cessation of Owner’s Use. Upon conveyance of the Committed Water to the City, Owner shall immediately cease any and all use of the Committed Water.

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

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

9. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior agreements and understandings concerning the commitment and conveyance of water rights for the Property. This Agreement shall not be amended, modified, or terminated except by written instrument signed by all parties.

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

11. Third Party Beneficiaries. This Agreement is not intended to and shall not create any rights in any person or entity not a party to this Agreement.

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

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

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

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

16. Counterparts. This Agreement may be executed in multiple counterparts, all of which taken together shall comprise one agreement.

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

AMERICAN FORK CITY

Bradley J. Frost, Mayor

Attest: _____
Terilyn Lurker, City Recorder

STATE OF UTAH)
:ss
COUNTY OF _____)

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

NOTARY PUBLIC

[OWNER]

STATE OF UTAH)
:ss
COUNTY OF _____)

On the ____ day of _____, 20____, _____ personally appeared before me and duly acknowledged that he/she executed this Water Delay Agreement for the purposes stated therein.

NOTARY PUBLIC

Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

EXHIBIT A**Description of Water Rights and/or Water Shares Committed to the City**

Attachment: Searle Annexation #3 - Ordinance of Annexation (Searle #3 Annexation)

Review and action on the Searle Annexation #3 agreement, consisting of 19.4 acres and located at approximately 950 North 650 West

The Searle Annexation #3 consists of approximately 19.4 acres and is located in the area of 950 North 650 West. The area is one of the last remaining County islands in the northwest portion of the City. The Mitchell Hollow runs largely along the west side of the annexation. Existing use of the area is agriculture. The City's Land Use Map designates the property as Low Density Residential and the resulting zone designations will be R1-9,000 and PF (Mitchell Hollow area). Area for the Mitchell Hollow Trail will be dedicated as part of the annexation and is identified in the agreement. The annexation agreement is the first step toward ultimate development of the property.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Searle Annexation #3 Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Annexation Agreement.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 5/19/2021

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: Searle Annexation

Project Address: 950 North 650 West

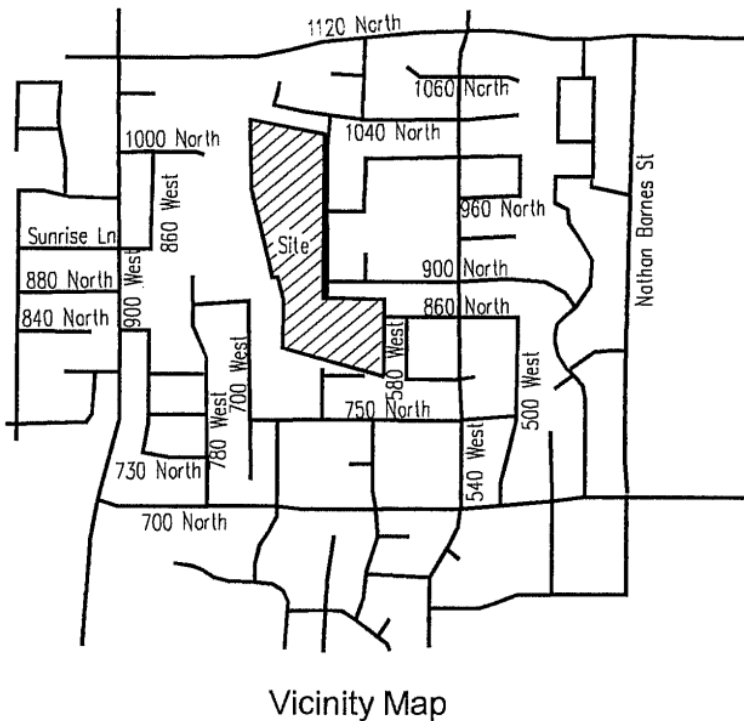
Developer / Applicant's Name: LKS AG Inc.

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed annexation agreement subject to the terms and conditions of the proposed annexation agreement.

Project Map:



UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MAY 19, 2021

The American Fork City Planning Commission met in a regular session on May 19, 2021 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden
Christine Anderson
Chris Christiansen
Geoff Dupaix
Harold Dudley
Rod Brocious

Absent:

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

Others Present: David Brotherson, Roger Dudley, Craig Searle, Lee Searle

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

1. Review and action on an agreement for the Searle Annexation #3, consisting of 19.369 acres and located at approximately 950 North 650 West

Mr. Olsen stated that the Searle Annexation #3 consists of approximately 19.4 acres and is located in the area of 950 North 650 West. The area is one of the last remaining county islands in the northwest portion of the City. The Mitchell Hollow runs largely along the west side of the annexation. Existing use of the area is agriculture. The City's Land Use Map designates the property as Low Density Residential and the resulting zone designations will be R1-9,000 and PF (Mitchell Hollow area).

Area for the Mitchell Hollow Trail will be dedicated as part of the annexation and is identified in the agreement. The annexation agreement is the first step toward ultimate development of the property.

Mr. Brocious asked if the open space was all wetland area.

UNAPPROVED MINUTES

1 Mr. Olsen replied that there is area within the open space that is not wetland that can be
2 dedicated for a trail.

3 Christine asked if the trail requires fencing on its edge.

4 Mr. Olsen replied that there is no requirement to fence it off, it depends on what the property
5 owner will want.

6 Mr. Dupaix is concerned about connectivity between the neighborhoods in general. He prefers to
7 see some attempts to connect subdivisions as land is being developed.

8 Mr. Olsen says that connectivity is typically a requirement, but because of the wetland and the
9 hollow it's not geographically possible. On the east side there is a partial street that is already
10 constructed.

11 Mr. Christiansen lives just south of this property, and he says this annexation will actually
12 increase the connectivity through the wetland area.

13 Mr. Brocious added that there are east-west connections (700 North, 1120 North).

14 Ms. Anderson asks if these roads will go into the subdivision or if they will end at the border.

15 Mr. Olsen affirmed that these streets will go into the subdivision.

16 Mr. Hunter said that the trail dedication is part of the annexation agreement, there is no right-of-
17 way dedication required. Most of the east-west roads will go through, the Engineering Division
18 recommends approval.

19 Mr. David Brotherson, property developer, is looking forward to doing this project. There are a
20 possible 42 lots for custom homes in their concept plan.

21 Ms. Anderson asked what their intention is for the existing trees along the stream.

22 Mr. Brotherson said some trees will be left and some will be removed.

23 Chairman Woffinden asked that the developer please take care of the wetland areas.

24

25 **Mr. Dupaix moved to approve the Searle Annexation #3 Agreement.**

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

27

28 **Chairman Woffinden** Aye

29 **Christine Anderson** Aye

30 **Chris Christiansen** Aye

31 **Geoff Dupaix** Aye

32 **Harold Dudley** Aye

33 **Rod Brocious** Aye

34 **The motion passed.**



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an appeal by Greg Livingston regarding the water and sewer rates for the Fields at Timpanogos project.

SUMMARY RECOMMENDATION

Staff recommends denial of the modification of water rate and sewer rate charges for Fields at Timpanogos to a commercial rate structure or modified rate structure. Staff recommends adhering to the current water and sewer rate structures for residential uses until at such time the city formally modifies and adopts a new fee structure.

BACKGROUND

Mr. Livingston is appealing the water and sewer rates for the Fields at Timpanogos project located at approximately 300 South 740 East. The project consists of 192 residential apartments. The property is currently being assessed residential multi-family unit utility rates as adopted per city resolution.

Mr. Livingston is petitioning the city to consider the project as a commercial entity and desires to be billed according to a commercial rate structure or actual usage rather than a per unit residential rate structure.

The project was developed as a residential project and according to county tax records is being assessed as a residential use (tax rate is assessed at 55% of valuation). The Fields at Timpanogos project, along with other multi-family projects, are not considered a commercial use even though the owners of these projects rent or lease the units for profit.

Currently all multi-family units throughout the city are billed at the multi-family residential rates, which are based on system-wide capacity evaluations of water demand and sanitary sewer flow discharge. A deviation from the rate structure may have consequential effects not immediately known.

BUDGET IMPACT

Full impact to be determined. Fields at Timpanogos is one of many multi-family projects throughout the city. Additional analysis would be needed to determine full budgetary impact.

SUGGESTED MOTION

Mayor, I would make a motion to deny the petition of Fields at Timpanogos to modify the water rate and sewer rate structure to a commercial rate or alternate rate structure.

SUPPORTING DOCUMENTS

Fields at Timpanogos - Sewer Appeal (AF City) (DOCX)

Fields at Timpanogos - Water Appeal (AF City) (DOCX)

To whom it may concern,

This is an appeal to change the sewer charges for Fields at Timpanogos LLC, located at 302 S 740 E St, American Fork, UT 84003. The following American Fork City Sewer account numbers are included in this appeal: 18160.01, 18182.01, 18410.01, 18585.01, 18586.01, 18587.01, 18588.01, 18653.01, 18665.01. I am requesting that the sewer rates for the referenced accounts are updated to more accurately represent the sewer discharged into the sewer system.

The property should be charged based on its sewer discharge from the property as it is owned by one entity with 8 accounts/meters. This is a more appropriate and accurate method of applying the ERU's to the property rather than considering the property to be 193 single family homes as it is currently being charged.

Currently the sewer charges are based on a multi-family dwelling which charges the base charge per unit plus a per 1000 gallon charge based on the winter water usage. The per unit charge is based on an ERU, which is 6200 Gallons per month (or 205 gallons per day) according to the American Fork City Sewer Master Plan. The property was analyzed to determine the actual water usage from Feb 2019-Feb 2021 based on the water meter reads provided by American Fork City. A table below shows the actual charges vs the actual usage(all accounts combined):

Current Monthly Charges vs. Recorded Usage vs. Estimated Sewer Processed		
	Current Charges	Average Monthly Recorded Usage
Monthly Gallons (av. 2018-2020)	N/A (1196000 equivalent)	424,162
Equivalent Users (ERU)	193	68
Gal/Month/Unit	6200	2198

As shown above, the actual discharge into the sewer system is only about a third of the ERU's usage being applied to the account based on the established 6200 Gallon per month ERU. Additionally, there are only 8 meters/accounts that are recorded only each February to determine the monthly sewer charge, which does not justify the \$35.55 unit charge that is imposed on every single apartment on the property.

We request that the sewer fees for the property be adjusted according to the actual usage, not based on a per unit fee.

To whom it may concern,

This is an appeal to change the sewer charges for Fields at Timpanogos LLC, located at 302 S 740 E St, American Fork, UT 84003. The following American Fork City Sewer account numbers are included in this appeal: 18160.01, 18182.01, 18410.01, 18585.01, 18586.01, 18587.01, 18588.01, 18653.01, 18665.01. I am requesting that the water rates for the referenced accounts are updated to more accurately represent the water used on the property.

The property is a single owned for profit business consisting of 192 apartments with water served by 8 water meters. This property uses water at a rate that can be more accurately measured and charged based on a commercial rate. The usage of the property is currently being charged at a per unit rate which is based on the number of units on site, this does not take into account the water consumption of each unit. The charge is the same as if it were 192 single family homes, even the apartment complex is nowhere near the usage, management, or infrastructure needed for the equivalent number of single family homes. The commercial rate is more appropriate due to the fact that it uses a water consumption method instead of simply the number of units on site. We recommend that the water rate for the property be changed to a commercial rate to reflect the more accurate billing of the water that is used on site.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Public Works

Director Approval Scott Sensanbaugher

AGENDA ITEM Review and action on an ordinance approving amendments to Section 15.01.150 of the city code relating to drainage system plan.

SUMMARY RECOMMENDATION

The City Engineer recommends that section 15.01.150 - Drainage System Plan be changed as proposed in the attached document.

BACKGROUND

To be consistent with the Storm Drain Master Plan modeling, provide for adequate access of public storm drain infrastructure for maintenance purposes and to meet current industry standard practices, the following amendments are proposed to the city code.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance approving amendments to Section 15.01.150 - Drainage System Plan.

SUPPORTING DOCUMENTS

06-08-21 - Code Amendment Ordinance - Section 15.01.150 (DOCX)

ORDINANCE NO. 2021-06-_____

AN ORDINANCE AMENDING SECTION 15.01.150 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO DRAINAGE SYSTEM PLAN.

WHEREAS, Chapter 15.01.150 of the American Fork Municipal Code relates to drainage system plan;

WHEREAS, City Council desires to amend the minimum standard pipe size for storm water drainage;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to connection standards to require each individually owned unit to be served by a separate connection; and

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

PART I**TEXT OF ORDINANCE**

SECTION 1. Section 15.01.150 of the Municipal Code of American Fork City, relating drainage system plan is hereby amended to read as follows:

The drainage plan shall include an analysis of potential drainage problems, along with a proposal indicating how the surface water will be disposed of. Detention basins may be required to alleviate the impact on existing drainage facilities. Said plan shall also include the projected quantity of waters anticipated for a ten-year storm (piping), one-hundred-year storm (detention facilities, if required), and one-hundred-year storm (retention facilities). All drainage facilities shall be installed in conformance with approved city drainage master plans.

Storm drainage pipe design standards to be in harmony with the American Fork City Storm Water Technical Manual. Thereby requiring piping of the 100-year return frequency storm event with the provision that storm water conveyance pipes may be sized for the 25-year return frequency storm event provided the 100-year event can be routed overland to a catchment directing the 100-year event to the detention or retention basin.

The development shall include necessary culverts, drain pipes, basins, and drainage channels. In order to insure the safety of the occupants of a subdivision, the planning commission may require the developer to cover or fence culverts and canals.

In areas where the highest water level in the ground is no closer than eight feet to the ground surface and percolation rates are high and the area is designated on the city's drainage master plan, pre-treatment sumps may be used to dispose of surface waters. They must be designed for the ten-year storm and an auxiliary excess drainage system provided. All design data including ten-foot

soil log, percolation tests, etc., must be submitted with the drainage plans. The sump design shall comply with applicable city and county requirements. In general, all discharges from development should be limited to a maximum of 0.2 cfs/acre with the utilization of on-site detention except as approved otherwise by the city engineer.

Drainage basins (detention or retention) shall be designed for a one-hundred-year storm and have a one-foot freeboard, 3:1 slope (max), and grass covering with a sprinkler system unless otherwise approved. Where possible, the design shall incorporate pipe networking to minimize open channel flow through all drainage basins.

For single lots or small areas, the above may be waived so that pre-treatment sumps can be installed or drainage directed on to private property with a drainage easement.

Allowable use of streets for initial storm runoff in terms of pavement encroachment are as follows:

Street Classification	Maximum Encroachment
Minor street, collector, arterial	No curb over-topping. Flow may inundate the shoulder only

Inlet grating maximum design capacity for a standard grate is 5.0 cfs.

All drainage piping for surface and subsurface drainage (~~twelve-inch~~**eighteen-inch** minimum size **within the public right-of-way**) shall have manholes at four-hundred-foot spacing and at angle points. **The minimum drainage pipe size within the public right-of-way between a catch basin and the next downstream junction box may be reduced to a fifteen-inch drainage pipe size. Design engineer shall prepare calculations, as required by the design standards stated herein, which demonstrate that a reduced fifteen-inch size is sufficient to carry the required peak flows.** Minimum slopes shall be the same as required by the Utah State Division of Health for sanitary sewers. Piping, testing, etc., shall comply with specific requirements as defined in the section of these specifications covering storm drainage requirements unless otherwise approved by the city engineer.

In addition to the standards stated herein, all design and construction of storm drainage systems shall comply with the latest version of the American Fork Storm Water Technical Manual, American Fork City Storm Water Management Program manual, American Fork City Storm Drain Element of the General Plan, and any other associated or applicable storm water management manuals or ordinance as adopted by American Fork City.

Roof drainage systems: Commercial and Multi-Family Applications: Roof drainage systems shall be designed such that all run-off from primary collection roof drains shall be routed to the underground storm water management system without creating a collected flow condition either across sidewalks or parking lot pavement systems. In all cases, roof drainage systems shall be designed in accordance with the adopted city building codes.

Roof drain retention systems are acceptable provided that they comply with all grading provisions of the adopted city building code and are sized to contain the one-hundred-year design event with no percolation used for calculation purposes to account for frozen conditions in American Fork

City's winter climate. Roof drain retention systems are not allowed in sensitive lands areas of the city as defined by the city sensitive land ordinance.

Single-family residential applications: Roof drainage systems shall be constructed in accordance with the adopted city building codes. These systems shall be installed to prevent collected flow conditions on sidewalks or driveways and shall not discharge onto the adjacent property. Generally, roof drainage shall be either discharged to an approved street drainage system or retained on site and are sized to contain the one-hundred-year design event with no percolation used for calculation purposes to account for frozen conditions in American Fork City's winter climate. Roof drain retention systems are not allowed in sensitive lands areas of the city as defined by the city sensitive land ordinance.

General property drainage: American Fork City code prohibits the discharge of storm waters onto an adjacent site. Where minor off-site or off-property landscape sheet-flow storm drainage discharge occurs, drainage systems shall comply with the laws of the State of Utah regarding off-site discharge of water. Applicant shall prove compliance with applicable laws where such drainage is proposed to occur. Substantial or any type collected drainage is prohibited from leaving a given site outside of an approved storm drainage management and discharge system.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

EFFECTIVE DATE

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

Passed by the American Fork City Council this 8 day of June, 2021.

ATTEST:

Bradley J. Frost
American Fork City Mayor

Terilyn Lurker
City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 8, 2021**

Department Finance

Director Approval Anna Montoya

AGENDA ITEM Review and action on a resolution approving the 2021-2022 General Fee Schedule.

SUMMARY RECOMMENDATION

Staff would recommend approval of the proposed fee schedule.

BACKGROUND

On an annual basis staff reviews the fee schedule and proposes suggested changes to the fee schedule. Each department was asked to look closing at the existing fees and charges to ensure they are appropriate and fair. The fees are based on actual costs, anticipated expenditures, and appropriate schedules within the industry. Many of the adjustments are due to increased costs, inflationary pressures or further evaluation.

The proposed fee schedule was reviewed during the work session on May 4, 2021. All recommended changes are incorporated herein.

BUDGET IMPACT

See attached fee schedule.

SUGGESTED MOTION

I move to approve the resolution establishing the Fiscal Year 2021-2022 General Fee Schedule.

SUPPORTING DOCUMENTS

General Fee Schedule resolution (DOCX)

06-22-21 - Resolution Fee Schedule adoption Exhibit A (PDF)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF AMERICAN FORK FOR THE PURPOSE OF
ESTABLISHING A GENERAL SCHEDULE OF THE FEES CHARGED BY THE CITY
FOR WATER, SEWER, GARBAGE, STORM DRAIN, CEMETERY FEES,
RECREATION USE FEES, BUILDING FEES, AND OTHER FEES**

WHEREAS, the Mayor and City Council of American Fork finds and declares that it is desirable and in the public interest to pass a single Resolution for the purposes of establishing and setting forth a general schedule of the most common fees charged by the City of American Fork;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, UTAH, RESOLVES AS FOLLOWS:

The following Resolution is hereby enacted, entitled "General Fee Schedule:"

GENERAL FEE SCHEDULE

Section 1. General Fee Schedule Established. The following is an enactment listing the specific fees for the city shown in Exhibit A. General Fee Schedule shall be effective July 1, 2021:

Section 2. All fees and charges not listed in this Resolution which are contained in or promulgated pursuant to any current resolutions shall remain in full force and effect, unless and until duly modified.

Section 3. All fees and charges contained in any current resolutions inconsistent herewith, are hereby repealed to the extent of the inconsistency, but in all other respects such resolutions shall remain in full force and effect.

Section 4. This Resolution is to be construed to be consistent with any all State, County, and Federal laws and regulations concerning the subject matter hereof. If any section, sentence, clause or phrase of this Resolution is held invalid by any court of competent jurisdiction, then said ruling shall not affect the validity of the remaining portions.

PASSED by the American Fork City Council this 8 day of June 2021.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: General Fee Schedule resolution (2021-2022 General Fee Schedule)



AMERICAN FORK CITY
General Fee Schedule

Exhibit A

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

TAXES		Proposed	Justification
Certified Tax Rate	Set by Resolution		
Telecommunications Tax	3.5%		
Franchise Tax	5.0%		
Energy Sales/Use Taxes	6.0%		
LICENSES, PERMITS, AND FEES			
Administration and Miscellaneous		Proposed	Justification
Advertising Costs	Actual Cost		
Chicken Permit	\$ 15.00		
Violation as assessed by Enforcement Officer	\$ 75.00		
Dog Licenses (North Utah Valley Animal Services Special Service District)	As per NUVASSD		
GRAMA Requests (Non-Police or Non-Fire related)			
As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.			
Note: The city will not copy onto personal thumb drives			
Copies			
8.5" x 11" - Black and White	\$ 0.25		
8.5" x 11" - Color	\$ 0.50		
11" x 17" - Black and White	\$ 0.50		
11" x 17" - Color	\$ 1.00		
Agendas, Blank Forms	No Charge		
History Books			
Early History of American Fork	\$ 8.00		
The Growing Years	\$ 39.95		
Recording Fees	Actual Costs		
Stop Payment on Checks Fee	\$ 25.00		
Insufficient Funds Fee	\$ 25.00		
Facility Rental (Old City Hall, Senior Center)		\$ 500.00	
Facility Rental Deposit (in addition to fee)		\$ 400.00	refundable, recover damage or cleaning if needed
Special Event & Film Permit Base Fee	\$ 25.00	\$ -	
Processing Fee		\$ 50.00	We get a lot of requests to film. It's a similar cost to the city to process these requests, though the information we need is slightly different than a regular special event permit. We will be setting up a separate permit for filming but use the same fee schedule as special events.
Refundable Deposit	\$ 500.00		
Late Fee	\$ 25.00		
Parks Service (per hour)	\$ 25.00		
Public Works Service (per hour)	\$ 25.00		
Street Sweeper (per hour)	\$ 125.00		
Police Services per officer (per hour, 2 officer minimum)	\$ 50.00		
Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$ 50.00		
Ambulance or brush truck (per event, per hour)	\$ 100.00		
Fire Engine or Tower (per event, per hour)	\$ 200.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Senior Citizen Fees		Proposed	Justification
Membership - per year	\$ 5.00		
Business Licenses		Proposed	Justification
Annual Business License Processing Fee (commercial, home occupations with impacts)	\$ 40.00		
New Home Occupation Application Fee - No impacts, No certificate of license	\$ -		
New Home Occupation Application Fee - No impacts, certificate of license needed	\$ 10.00		
New Home Occupation Application Fee - with impact and certificate of license	\$ 40.00		
New Commercial Application Business License Fee	\$ 60.00		
New Commercial Business License Fire Inspection Fee (Initial Inspection)	\$ 100.00		
Penalty Fee (assessed if business is open prior to obtaining license)	\$ 100.00		
Late fee for late renewals	\$ 50.00		
Change of Location Fee (plus annual processing fee)	\$ 125.00		
Name Change Fee	\$ 10.00		
Alcohol/Beer License Fee	\$ 300.00		
Amusement Device Fee (per machine, maximum of \$200)	\$ 25.00		
Short-Term Rental Business License	\$ 80.00		
Initial Landlord Permit Fee	\$ 50.00		
Annual Landlord Permit Fee - Renewal	\$ 25.00		
Temporary Business License (Up to 10 consecutive days)	\$ 200.00		
Seasonal Business License (up to 4 months)	\$ 300.00		
Solicitor Fees (individual)	\$ 15.00		
Mobile Vendor (excluding food trucks)	\$ 325.00		
Fingerprinting for Mobile Vendor	\$ 25.00		
Food Truck Vendors Annual Processing Fee (If already licensed in another city with current fire inspection)	\$ 40.00		
Food Truck Vendors - per company (if a business license is needed) (Plus Processing Fee)	\$ 60.00		
Food Truck Vendors - per company (if a business license is needed) Fire Inspection Fee	\$ 100.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Cemetery	Proposed	Justification
Sale of Single Lot		
Lot purchase (not including perpetual care fee) \$ 1,100.00		
Veteran's lots (not including perpetual care fee) \$ 600.00		
Perpetual Care - per lot \$ 200.00		
Opening and Closing costs		
Adult		
Week day \$ 600.00		
Saturday/ Holiday \$ 850.00		
Holiday \$ 1,500.00		
Double Deep (lower) Week day \$ 850.00		
Double Deep (lower) Saturday/ Holiday \$ 1,450.00		Cemetery staff off on holidays
Double Deep (lower) Holiday \$ 2,125.00		
Double Deep (Upper) Week day \$ 600.00		
Double Deep (Upper) Saturday/ Holiday \$ 850.00		Cemetery staff off on holidays
Double Deep (upper) Holiday \$ 1,500.00		
Child (less than 4 ft)		
Week day \$ 250.00		
Saturday/ Holiday \$ 450.00		Cemetery staff off on holidays
Holiday \$ 625.00		
Cremation		
Week day \$ 200.00		
Saturday/ Holiday \$ 400.00		Cemetery staff off on holidays
Holiday \$ 500.00		
Disinterment		
Under 4 feet in length \$ 1,000.00		
Over 4 feet in length \$ 1,500.00		
Court Ordered Double Deep \$ 3,000.00		
Burial Lot Refunds or Transfers of Ownership		Added refunds as they require similar time and paperwork to process. Also, fixes loophole in system where someone can avoid a transfer fee by selling back a lot and buying a new one.
Title and recording fee (per lot) \$ 50.00		
Headstone removal fee		
Flat or Wedge \$ 150.00		
Upright \$ 250.00		
Large Headstones may require removal through contracting company Actual Cost		
After hours fee (4:00 p.m.) \$ 250.00		
The City will buy back lots at the present day lot purchase price (less refund fee)		Most cities around us that buy back a lot do so at today's rate rather than the initial purchase value. We have done both at different times but wanted to codify once and for all what we are doing now.

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Fire Department Fees		Proposed	Justification
**At the discretion of the Fire Marshal, any or all fire protection system plans may be sent to an independent 3rd party fire protection engineering consultant of the Marshal's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed.			
GRAMA Requests (Fire related)		Relocated	Moved up from Inspections/Enforcement category
As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.		Relocated	Moved up from Inspections/Enforcement category
Note: The city will not copy onto personal thumb drives		Relocated	Moved up from Inspections/Enforcement category
Standard Reports		Relocated	Moved up from Inspections/Enforcement category
1st 10 pages	\$ 20.00	Relocated	Moved up from Inspections/Enforcement category
Each additional page	\$ 0.25	Relocated	Moved up from Inspections/Enforcement category
Administrative Fee	\$ 100.00		
Automatic Fire Protection System**			
In house plan review			
<100 heads	\$ 75.00		
101-199 heads	\$ 100.00		
200-299 heads	\$ 150.00		
>300 heads - base fee plus \$.50 per head	\$ 200.00		
Fire Alarm Systems** (Fees are for In-house Plan reviews only)			
Plan Review			
New System	\$ 100.00		
Remodel	\$ 50.00		
Additional Floors	\$ 50.00		
Commercial Hood System**			
Plan Review each hood	\$ 100.00		
Reimbursed for material replacement, plus \$50 per hour per firefighter			
Fire Inspections associated with Business Licenses (unless specifically identified below)			
Day Care/Residential Non-Ambulatory Care Facility Fire Inspection			
Initial Business Inspection (non specified)	\$ 100.00	\$ -	Covered with Business License fee
3rd and subsequent fire inspections	\$ 500.00		Moved down to Inspections and Enforcement
Specific Assessments for Fire Inspections			
Assembly Inspections - A-1 and A-2	\$ 100.00	\$ -	Discriminatory
Commercial Day Care/Pre-school	\$ 100.00		
Residential Day Care/Pre-school	\$ 100.00		
Nursing Homes/Assisted Living	\$ 100.00		
Firework Sales - per location	\$ 60.00		
Special Amusement Building	\$ 100.00		
Hospitals	\$ 200.00	\$ -	They are already to pay \$500 for their Hazmat. This can be incorporated to their inspection

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Fire Inspections/Enforcement		Proposed	Justification
Stop Work Removal	\$ 500.00		Relocated for ease of locating in the same category
Installation without a permit	\$ 500.00		
*Each additional day the violation continues without proper permitting or attempting to acquire appropriate permits, additional fees may be assessed in the amount of the initial \$500.00 fee.			
2nd Business Inspection - no charge			Written Warning will be issued
Third inspection due to non-compliance. Fine is to follow written warning	\$ 500.00		Relocated and defined
Inspection on businesses operating without a license	\$ 500.00	\$ 200.00	This was supposed to be changed previously
Fire Alarm Panel Inspection - submitted to 3rd party	\$ 25.00	Relocated	Moved down from General Fire Fees
Fire Riser Inspection - submitted to 3rd party	\$ 25.00	Relocated	Moved down from General Fire Fees
Fire Permits		Proposed	New Category to simplify schedule
Annual Burn Permit	\$ 20.00	Relocated	Moved to Fire Permit Category
Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum)	\$ 50.00		Repeated from Operations since permits are associated
Single Use Permit			
Fireworks Display	\$ 135.00	Relocated	Moved to Fire Permit Category
Pyrotechnics (other)	\$ 100.00	Relocated	Moved to Fire Permit Category
Carnivals < 10 attractions	\$ 60.00	Relocated	Moved to Fire Permit Category
Carnivals > 10 attractions	\$ 100.00	Relocated	Moved to Fire Permit Category
Temporary Membrane Structure in excess of 400 sq. ft	\$ 50.00	Relocated	Moved to Fire Permit Category
Special Amusement Building	\$ 100.00	Relocated	Moved to Fire Permit Category
Hot Work permit fee	\$ 50.00	Relocated	Moved to Fire Permit Category
Scrap Tire Storage over 2,500 Cubic ft.	\$ -	\$ 200.00	This should encourage clean-up
Lumber Yards and Woodworking Plant	\$ 75.00	Relocated	Moved to Fire Permit Category
Minimum Storage/Use Site (solids 500 lbs or less; liquids 55 gal or less)	\$ 175.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
Battery Site	\$ 125.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
Backup Generator Fuel Storage(Pipeline Natural Gas Exempt)	\$ 100.00		Defined Fuel Type Exemption
Body Shop/Garage	\$ 175.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
HM Storage Site (solids - 500 lbs or more; liquids 55 gal or more)	\$ 220.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
HM Dispensing/Use Site To include LP Gas	\$ 370.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
HM Production/Processing - conducted on an annual basis	\$ 500.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
(solids - 1000 lbs; liquids - 100 gal; compressed gas as defined by code)			Moved to Fire Permits; Also Tier II Report is required
100+ Gallons of Hazardous Materials - conducted on an annual basis	\$ 500.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
Oil/Hydrocarbon Refinery - conducted on an annual basis	\$ 500.00	Relocated	Moved to Fire Permits; Also Tier II Report is required
Fire Operations		Proposed	Justification
Equipment Damaged	Actual Cost		
Material utilized in mitigation	Actual Cost		
Man hours for clean up - per hour, per firefighter	\$ 50.00		
Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum)	\$ 50.00		
False Fire Alarm Responds (per calendar year)			
First two (2) false alarms	\$ -		
Third through fifth false alarms (per call)	\$ 200.00		
Sixth and each succeeding false alarm (per call)	\$ 500.00		
Ambulance		Proposed	Justification

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Ambulance fees will comply with the fees set forth by the State of Utah Bureau of EMS and may vary annually.			
Library Fees		Proposed	Justification
Overdue fines per day - maximum of \$5.00 for each item	\$ 0.15	\$ -	eliminate overdue fines
Media Items overdue fines per day - maximum of \$5.00 for each item	\$ 0.50	\$ -	eliminate overdue fines
Lost Items Processing Fee	\$ 5.00	\$ -	eliminate overdue fines
Lost Items	Replacement Cost		
Out of Town Library Cards			
Quarterly	\$ 25.00		
Semi-Annual	\$ 45.00		
Annual	\$ 80.00		
Northern Utah County Library Cooperative partial member yearly card fees	\$ 40.00		
Library Card replacement	\$ 2.00		
Copies - black and white - per page	\$ 0.10		
Copies - color - per page	\$ 0.25		
Faxes			
First page - local	\$ 1.00		
Additional pages - per page	\$ 0.75		
Long distance - per page	\$ 2.00		
Inter-library Loan Postage	\$ 3.00		
Room Rental			
Medium (per hour)	\$ 30.00		
Large (per hour)	\$ 50.00		
Laminating - per foot	\$ 0.75		
Book Sales			
Paperback books	\$ 0.50		
Hardback books	\$ 1.00		
Internet Use (per session, up to 2 hours) for non-American Fork City Library Card holders	\$ 1.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Police Department Fees		Proposed	Justification
Accident Reports and/or Incident Reports			
Residents	\$ 5.00		
Non Residents	\$ 20.00		
GRAMA Requests (Police related)			
As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.			
Note: The city will not copy onto personal thumb drives			
Standard Reports			
1st 10 pages	\$ 20.00		
each additional page	\$ 0.25		
CD Media Files - photograph, audio, visual	\$ 25.00		
Fingerprints - Wednesday and Thursday, 8 a.m. to 11 a.m.			
Residents	No Charge		
Non Residents	\$ 25.00		
Alarm License	\$ 25.00		
False Alarm Penalty (per calendar year)			
First two (2) false alarms	\$ -		
Third through fifth false alarms (per call)	\$ 200.00		
Sixth and each succeeding false alarm (per call)	\$ 500.00		
Reinstatement of suspended alarm permit	\$ 50.00		
Late fees (base fee plus 12% APR until paid in full)	\$ 15.00		
Civil Penalty - uses, maintains, operates without a permit	\$ 200.00		
Civil Penalty - all other violations (per day of violation)	\$ 100.00		
Initial Landlord Permit Fee (see business license fees)	\$ 50.00		
Annual Landlord Permit Fee - Renewal (see business license fees)	\$ 25.00		
Animal Traps Usage (refundable deposit)	\$ 75.00		
Weekly Charge (after first week)	\$ 10.00		
Special Events/Standby - per hour, per officer (2 officer minimum)	\$ 50.00		
Public Works			
Public Works Administration Fees		Proposed	Justification
Printed maps and copies			
8.5" x 11" - Black and White	\$ 0.25		
8.5" x 11" - Color	\$ 0.50		
11" x 17" - Black and White	\$ 0.50		
11" x 17" - Color	\$ 1.00		
Credit Card Processing Fees (all permit, development and impact fee payments over \$300 with credit cards)		3.00%	cost recovery

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Residential Building Division Fees		Proposed	Justification
Carport	Use IBC Eval Table		
Garage	Use IBC Eval Table		
Unfinished Basement	Use IBC Eval Table		
Finished Basement	Use IBC Eval Table		
Main Level	Use IBC Eval Table		
2nd Level	Use IBC Eval Table		
Plan Review	\$ 500.00		
Once plan review has been initiated, the plan review fee is non-refundable.			
Expedited Review Fee (in addition to plan review fee of \$500)		\$ 400.00	New Fee for expedited review
Cardstock Plan Review Fee (for identical house plans, after the initial plan)	\$ 200.00		
Remarking Fee	\$ 50.00		
Reinspection Fee	\$ 50.00		
Electrical Meter Change Out	\$ 50.00		
Temporary Power	\$ 50.00		
Occupancy Fee	\$ 50.00		
Construction Water (residential)	\$ 50.00	\$ 100.00	
Commercial Building Division Fees		Proposed	Justification
Reinspection Fee	\$ 50.00		
Remarking Fee	\$ 50.00		
Electrical Meter Change out	\$ 50.00		
Temporary Power	\$ 50.00		
Up Front Partial Plan Review Fee - New Commercial	\$ 500.00		
The complete plan review fee are 65% of the building permit fee.			
Up Front Partial Plan Review Fee - Tenant Improvement/Remodel	\$ 200.00		
The complete plan review fee are 65% of the building permit fee.			
Occupancy Fee	\$ 125.00		
Construction Water (Commercial)	\$ 100.00	\$ -	change to metered volume rate (same as development construction water)
Base Allowance			
0 to 3,000 gallons/month		\$ 250.00	base rate up to 3,000 gallons + commercial volume rate in excess of 3,000 gallons
Block 2 Rate			
Above 3,000 gallons/month (base fee + volume rates in excess of base usage)		\$ 3.50	base rate up to 3,000 gallons + commercial volume rate in excess of 3,000 gallons
Construction Water (hydrant use) deposit	\$ 1,500.00		
Racking Permit Fee Plan Review	Use IBC Eval Table		
Sign Permit Review	Use IBC Eval Table		
Miscellaneous Fee per hour charge	\$ 50.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Other Building Division Fees		Proposed	Justification
Basement Plan Review Fee - per hour	\$ 50.00		
Miscellaneous Administrative Fee per hour charge	\$ 50.00		
Building Inspection Fee and 1% State Tax	Varies		
Based on home valuation as determined by the Plans Examiner			
Occupancy Violation - \$100 plus \$30 per day			
Commercial Plan Review	65% of Building Permit Fee		
Inspections outside of normal working hours (2 hour max)	\$ 200.00		
Each additional hour	\$ 100.00		
Address change request	\$ 25.00		
Fees listed under Building Inspection Fees are not inclusive. Other fees may apply or be required.			
Impact Fees		Proposed	Justification
Culinary Water Impact Fee - based on water meter size			
3/4" meter	\$ 2,502.45		
1" meter	\$ 4,179.09		
1.5" meter	\$ 8,333.16		
2" meter	\$ 13,338.06		
3" meter	\$ 26,701.15		
4" meter	\$ 41,715.85		
6" meter	\$ 83,406.67		
8" meter	\$ 133,455.68		
Fire Impact Fees			
Single Family Residential - per unit	\$ 429.30		
Multiple Family Residential - per unit	\$ 392.08		
Non-Residential - per 1,000 square feet	\$ 187.39		
Non-Residential Apparatus Fee - per 1,000 square feet	\$ 54.59		
Parks and Recreation Impact Fees			
Single Family Residential - per unit	\$ 3,855.99		
Multiple Family Residential - per unit	\$ 3,064.51		
Police Impact Fee			
Single Family Residential - per unit	\$ 326.45		
Multiple Family Residential - per unit	\$ 216.55		
Non-Residential - per 1,000 square feet	\$ 196.28		
Pressurized Irrigation Impact Fee			
Single Family Residential - per irrigated square feet	\$ 0.42		
Multiple Family Residential - per irrigated square feet	\$ 0.42		
Non-Residential - per irrigated square feet	\$ 0.42		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Impact Fees (continued)														Proposed	Justification																	
Roads Impact Fees																																
Single Family Residential (non-TOD) - per unit												\$	3,548.30																			
Multiple Family Residential (Non-TOD) - per unit												\$	2,003.07																			
Single Family Residential (TOD) - per unit												\$	3,016.05																			
Multiple Family Residential (TOD) - per unit												\$	1,702.61																			
Non-TOD Mixed Use																																
<table><tr><td>ITE Trips Peak PM Trips</td><td>X</td><td>% Entering</td><td>X</td><td>% Primary Trip</td><td>X</td><td>Final ITE PM Peak Hr Adjusted Trips</td><td>X</td><td>Cost per Trip (\$5,723.06)</td><td>=</td><td>Base Non- Residential Impact Fee</td><td>X</td><td>Internal- Internal Trips (85%)</td><td>=</td><td>Final Non- Residential Mixed Use Impact Fee Outside of the TOD Areas</td></tr></table>														ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	Internal- Internal Trips (85%)	=	Final Non- Residential Mixed Use Impact Fee Outside of the TOD Areas				
ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	Internal- Internal Trips (85%)	=	Final Non- Residential Mixed Use Impact Fee Outside of the TOD Areas																		
Non-TOD Other Non-Residential																																
<table><tr><td>ITE Trips Peak PM Trips</td><td>X</td><td>% Entering</td><td>X</td><td>% Primary Trip</td><td>X</td><td>Final ITE PM Peak Hr Adjusted Trips</td><td>X</td><td>Cost per Trip (\$5,723.06)</td><td>=</td><td>Base Non- Residential Impact Fee</td><td colspan="4"></td></tr></table>														ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee								
ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee																						
TOD (All Non-Residential)																																
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ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	TOD Trip Reduction (84%)	X	Internal- Internal Trips (85%)	=	Final Non- Residential Impact Fee in the TOD Area																
Sanitary Sewer Impact Fees - based on water meter size																																
3/4" meter												\$	840.08																			
1" meter												\$	1,402.93																			
1.5" meter												\$	2,797.46																			
2" meter												\$	4,477.61																			
3" meter												\$	8,963.63																			
4" meter												\$	14,004.10																			
6" meter												\$	27,999.79																			
8" meter												\$	44,801.34																			
Storm Drain Impact Fee																																
Single Family Residential - per gross square feet												\$	0.1536																			
Multiple Family Residential - per gross square feet												\$	0.1536																			
Non-Residential - per gross square feet												\$	0.1536																			
TSSD Impact Fee - per ERU (this is included on the building permit but paid to TSSD)												\$	1,708.00																			
Multiple Family												\$	1,110.00																			

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Hook Up Fees		Proposed	Justification
Water - residential and non-residential - based on water meter size			
0.750 inch	\$ 475.00		
1.000 inch	\$ 525.00		
1.500 inch	\$ 706.00		
2.000 inch	\$ 856.00		
3.000 inch	\$ 1,965.00		
4.000 inch	\$ 3,065.00		
6.000 inch	\$ 4,950.00		
Sewer - residential and non-residential	\$ 235.00		
Pressurized Irrigation - residential and non-residential - based on water meter size			
0.750 inch	\$ 475.00		
1.000 inch	\$ 525.00		
1.500 inch	\$ 706.00		
2.000 inch	\$ 856.00		
3.000 inch	\$ 1,965.00		
4.000 inch	\$ 3,065.00		
6.000 inch	\$ 4,950.00		
Development Fees		Proposed	Justification
<i>General</i>			
Performance Guarantee Administrative Fee - per year	\$ 50.00		
Right-of-Way or Utility Excavation Permit (base fee)	\$ 150.00		
Asphalt cut (per cut - first 100 square feet)	\$ 200.00		
Asphalt cut (per each additional 100 square feet of the same cut)	\$ 40.00		
<i>Traffic Control fees</i>			
Base fee (includes first day of barricading for one lane)	\$ 50.00		
Barricading roads base fee plus (per square foot per day of barricaded area)	\$ 0.01		
Local road sidewalk closures (per day)	\$ 10.00		
Arterial or collector sidewalk closures (per day)	\$ 25.00		
Arterial or collector shoulder/bike lane closures (per day)	\$ 25.00		
Bike path closure (per day)	\$ 10.00		
Construction Water (base fee plus \$3.50 per 1,000 gallons)	\$ 250.00		
Usage rate per 1,000 gallons	\$ 3.50		
Construction Water (hydrant use) deposit	\$ 1,500.00		
Water share conveyance (per share, if surface water)	\$ 500.00		
<i>Engineering Division Review Fees</i>			
Development Review and Inspection Fees - per hour			
Public Works Director		\$ 180.00	New
Public Infrastructure Manager	\$ 110.00		
Other Inspector	\$ 71.00		
Engineer In Training (EIT)	\$ 90.00		
Professional Engineer (PE)	\$ 134.00		
City Engineer	\$ 162.00		
GIS Supervisor	\$ 92.00		
Contracted Engineering Review	Actual Consultant Costs		
Contracted Inspection Work	Actual Consultant Costs		

Attachment: 06-22-21 - Resolution Fee Schedule adoption Exhibit A (2021-2022 General Fee Schedule)

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Development Fees (contined)		Proposed	Justification
Independent Soils Review	Actual Consultant Costs		
Hydraulic model analysis and/or certification	Actual Consultant Costs		
Legal Review Fees	Actual Consultant Costs		New
Water Rights Review	Actual Consultant Costs		
Geotechnical Peer Review	Actual Consultant Costs		
Planning and Zoning Division Review Fees		Proposed	Justification
Subdivisions			
Preliminary Plans (Does not include Engineering Fees)	\$ 500.00		
Final Plat (Does not include Engineering Fees)	\$ 250.00		
Historic Preservation Conversion Project	\$ 500.00		
Residential Accessory Structure (Does not include Engineering Fees)	\$ 300.00		
Commercial Site Plans (Does not include Engineering Fees)	\$ 500.00		
Zone Map or Development Code text change	\$ 250.00		
General Plan Amendment	\$ 250.00		
Annexation			
Under 1 acre	\$ 350.00		
Between 1 and 5 acres	\$ 750.00		
Over 5 acres	\$ 1,250.00		
Utilities		Proposed	Justification
Utility Deposits (refunded after two years if bills are kept current)			
Per Residential Unit	\$ 150.00	\$ -	new application fee in lieu of refundable deposit
Per Commercial Unit	\$ 200.00	\$ -	new application fee in lieu of refundable deposit
Garbage Accounts only	\$ 20.00	\$ -	new application fee in lieu of refundable deposit
Utility Application Fee		\$ 30.00	Cost to set up review, process, & set up new utility customer
Tenant/Landlord copy of utility bill - per mailing	\$ 0.40	\$ 0.55	cost of postage
Utility Bills			
CUP/Water Assessment Fee	\$ 6.50		
Drain Fees			
Residential Customers (including duplexes) - 1 ESU of impervious surface	\$ 6.00		
Undeveloped Parcel	No Charge		
Commercial Customers - per ESU (ESU's = impervious surface/3.400)	\$ 6.00		
Garbage Fees			
1st Container	\$ 10.00	\$ 10.40	Reflects contractual increase with Republic services FY 2021 & FY 2022 - 2% each year
Additional containers - each	\$ 6.65	\$ 6.92	Reflects contractual increase with Republic services FY 2021 & FY 2022 - 2% each year
Recycling	\$ 6.00	\$ 6.24	Reflects contractual increase with Republic services FY 2021 & FY 2022 - 2% each year
Recycling cancellation fee	\$ 10.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Utilities (continued)	Proposed	Justification
Sewer Fees		
Residential Customers - base	\$ 35.55	
Residential Customers - Usage rate per 1,000 gallons	\$ 1.40	
Commercial Customers - base	\$ 35.55	
Commercial Customers - Usage rate per 1,000 gallons	\$ 1.40	
Industrial Customers - base	\$ 35.55	
Industrial Customers - Usage rate per 1,000 gallons	\$ 1.40	
Pressurized Irrigation		
Unmetered		
Base Rate (per month, 9,000 square foot lot)	\$ 21.68	
Overage (per month, per square foot over 9,000)	\$ 0.00271	
Metered		
Base rate - 0 to 8,000 gallons per month usage	\$ 21.68	
Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93	
Block 3 rate - over 16,000 gallons per month usage	\$ 5.12	
Pressurized Irrigation - Shareholder rates		
Unmetered		
Base Rate (per month, 9,000 square foot lot)	\$ 10.84	
Overage (per month, per square foot over 9,000)	\$ 0.001355	
Pressurized Irrigation - Additional discount for shares owned in excess of required minimum		
Possible Additional discount	\$ 43.36	
Large Residential Property Lot Owners		
Metered		
Base rate - 0 to 8,000 gallons per month usage	\$ 21.68	
Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93	
Block 3 rate - over 16,000 gallons per month usage	\$ 5.12	
Pressurized Irrigation - Ratio of permeable area for commercial users		
Ratio of permeable areas for commercial	15%	
Ratio of permeable areas for schools	50%	
Ratio of permeable areas for churches	30%	

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Utilities (continued)	Proposed	Justification
Culinary Water Rates - Rate adjustments effective July 1, 2018		
Single Family Rates		
Monthly Base Rate (\$/meter/month)		
3/4" and smaller	\$ 16.49	
1"	\$ 18.13	
1.5"	\$ 19.76	
2"	\$ 24.27	
Volume Rates (\$/thousand gallons)		
Base Allowance		
0 to 3,000 gallons/month	\$ -	
Block 2 Rate		
3,000 to 6,000 gallons/month	\$ 3.59	
Block 3 Rate		
6,000 to 9,000 gallons/month	\$ 4.32	
Block 4 Rate		
Above 9,000 gallons/month	\$ 5.06	
Multi-Family Rates		
Monthly Base Rate (\$/unit/month)		
First Unit	\$ 16.49	
Each Additional Unit	\$ 11.89	
Volume Rates (\$/thousand gallons)		
Base Allowance		
0 to 3,000 gallons/month/unit	\$ -	
Block 2 Rate		
3,000 to 6,000 gallons/month/unit	\$ 3.59	
Block 3 Rate		
6,000 to 9,000 gallons/month/unit	\$ 4.32	
Block 4 Rate		
Above 9,000 gallons/month/unit	\$ 5.06	
Commercial, Industrial, and Institutional		
Monthly Base Rate (\$/meter/month)		
3/4" and smaller	\$ 18.14	
1"	\$ 19.77	
1.5"	\$ 21.41	
2"	\$ 25.92	
3"	\$ 59.12	
4"	\$ 71.40	
6"	\$ 100.09	
8"	\$ 132.87	
10"	\$ 177.95	
Volume Rates (\$/thousang gallons)		
Base Allowance		
0 to 3,000 gallons/month	\$ -	
Block 2 Rate		
Above 3,000 gallons/month	\$ 3.15	

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Utilities (continued)	Proposed	Justification
Hardship Exception Rates - for seniors who qualify under Utah County Circuit Breaker Abatement		
Pressurized Irrigation		
Base Rate (per month up to 8,000 gallons) As Adopted		
Each additional 1,000 gallons \$ 1.25		
The city will pay entire cost to purchase and install meter for those seniors who qualify.		
Culinary Water		
10% of the base rate of the adopted culinary rates		
Hardship Exception Rates - for other cases, heard by City Council after filing a relief petition with City Recorder		
Reconnection Fee - <i>normal business hours</i> \$ 50.00		
Reconnection - after hours \$ 150.00		
Tampering Fee \$ 80.00		
Fine for use without current utility account	\$ 250.00	punitive for using water without an billing account
Mapping Fee \$ 200.00		
Pressurized Irrigation Connection fee \$ 250.00		
Account Suspension Fee \$50.00		
NSF (Not Sufficient Funds) Fee \$15.00	\$ 25.00	Matches NSF Fee above (bank costs)
Full-Time Front Line Personnel Residing in American Fork Discount As Adopted		Resolution 2020-01-01R
Military Discount Active Military (With Deployment Papers-While Deployed)		
Garbage Fees As Adopted		
Recycling Fees As Adopted		
Water Fees Waived		
Sewer Fees Waived		
Storm Drain Fees Waived		
Properties outside of American Fork City Limits will have double the rate of American Fork City residents for all utility services.		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Fitness Center Fees		Proposed	Justification
12 Month Contract			
Resident Rate			
Annual Family	\$ 465.00	\$ 480.00	increased cost of services
per Month	\$ 47.00	\$ 48.00	increased cost of services
Annual Couple	\$ 385.00	\$ 400.00	increased cost of services
per Month	\$ 39.00	\$ 40.00	increased cost of services
Annual Individual	\$ 265.00	\$ 280.00	increased cost of services
per Month	\$ 27.00	\$ 28.00	increased cost of services
Annual Senior Couple	\$ 265.00	\$ 280.00	increased cost of services
per Month	\$ 27.00	\$ 25.00	increased cost of services
Annual Senior Individual	\$ 155.00	\$ 170.00	increased cost of services
per Month	\$ 16.00	\$ 17.00	increased cost of services
Non-Resident Rate			
Annual Family	\$ 520.00	\$ 540.00	increased cost of services
per Month	\$ 52.00	\$ 54.00	increased cost of services
Annual Couple	\$ 440.00	\$ 460.00	increased cost of services
per Month	\$ 44.00	\$ 46.00	increased cost of services
Annual Individual	\$ 310.00	\$ 330.00	increased cost of services
per Month	\$ 31.00	\$ 33.00	increased cost of services
Annual Senior Couple	\$ 310.00	\$ 330.00	increased cost of services
per Month	\$ 31.00	\$ 33.00	increased cost of services
Annual Senior Individual	\$ 185.00	\$ 200.00	increased cost of services
per Month	\$ 19.00	\$ 20.00	increased cost of services
6 Month Rate			
Resident Rate			
Semi-Annual Family	\$ 280.00	\$ 295.00	increased cost of services
Semi-Annual Couple	\$ 230.00	\$ 245.00	increased cost of services
Semi-Annual Individual	\$ 160.00	\$ 175.00	increased cost of services
Semi-Annual Senior Couple	\$ 160.00	\$ 175.00	increased cost of services
Semi-Annual Senior Individual	\$ 110.00	\$ 125.00	increased cost of services
Non-Resident Rate			
Semi-Annual Family	\$ 310.00	\$ 325.00	increased cost of services
Semi-Annual Couple	\$ 260.00	\$ 275.00	increased cost of services
Semi-Annual Individual	\$ 185.00	\$ 200.00	increased cost of services
Semi-Annual Senior Couple	\$ 185.00	\$ 200.00	increased cost of services
Semi-Annual Senior Individual	\$ 115.00	\$ 140.00	increased cost of services
3 Month Rate			
Resident Rate			
Quarterly Family	\$ 205.00	\$ 220.00	increased cost of services
Quarterly Couple	\$ 165.00	\$ 180.00	increased cost of services
Quarterly Individual	\$ 115.00	\$ 140.00	increased cost of services
Quarterly Senior Couple	\$ 115.00	\$ 140.00	increased cost of services
Quarterly Senior Individual	\$ 75.00	\$ 90.00	increased cost of services

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Fitness Center Fees (continued)		Proposed	Justification
Non-Resident Rate			
Quarterly Family	\$ 225.00	\$ 240.00	increased cost of services
Quarterly Couple	\$ 190.00	\$ 205.00	increased cost of services
Quarterly Individual	\$ 135.00	\$ 150.00	increased cost of services
Quarterly Senior Couple	\$ 135.00	\$ 150.00	increased cost of services
Quarterly Senior Individual	\$ 85.00	\$ 100.00	increased cost of services
Summer Family Pass (May 15 to Sept 15)			
Resident Rate			
Quarterly Family	\$ 225.00	\$ 240.00	increased cost of services
Quarterly Couple	\$ 185.00	\$ 200.00	increased cost of services
Quarterly Individual	\$ 125.00	\$ 140.00	increased cost of services
Quarterly Senior Couple	\$ 125.00	\$ 140.00	increased cost of services
Quarterly Senior Individual	\$ 85.00	\$ 100.00	increased cost of services
Non-Resident Rate			
Quarterly Family	\$ 250.00	\$ 265.00	increased cost of services
Quarterly Couple	\$ 210.00	\$ 225.00	increased cost of services
Quarterly Individual	\$ 150.00	\$ 165.00	increased cost of services
Quarterly Senior Couple	\$ 150.00	\$ 165.00	increased cost of services
Quarterly Senior Individual	\$ 95.00	\$ 110.00	increased cost of services
Daily Admission Fees and Punch Card Rates			
Daily Adult (18 years and older)	\$ 5.00		
Daily Youth (4 years to 17 years)	\$ 4.00		
Daily Toddler (up to 3 years)	Free		
Daily Senior (60 years and older)	\$ 3.00		
Daily "Track Only"	\$ 2.00		
Daily Senior "Track Only"	\$ 1.00		
Daily family	\$ 20.00		
Monday Night (family night)	\$ 15.00		
Adult 20 Punch Card	\$ 80.00	\$ 90.00	increased cost of services
Youth 20 Punch Card	\$ 70.00		
Senior Citizen 20 Punch Card	\$ 50.00		
"Track Only" 20 Punch Card	\$ 25.00	\$ 30.00	increased cost of services
Senior Citizen "Track Only" 20 Punch Card	\$ 15.00		
Day Care Pricing - Monthly Pass (2 hour max per day)			
One child	\$ 28.00		
Two children	\$ 38.00		
Three or more children	\$ 48.00		
Day Care - Hourly Rates (2 hour max per day)			
Half Hour	\$ 1.00		
Hour	\$ 2.00		
20 Time Punch Card	\$ 35.00		

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Fitness Center Fees (continued)		Proposed	Justification
Business Rates			
Resident Rate 15% (1-20 employees)			
Annual Family	\$ 387.00	\$ 410.00	increased cost of services
Annual Couple	\$ 319.00	\$ 330.00	increased cost of services
Annual Individual	\$ 221.00	\$ 240.00	increased cost of services
Non-Resident Rate 15%			
Annual Family	\$ 434.00	\$ 460.00	increased cost of services
Annual Couple	\$ 366.00	\$ 390.00	increased cost of services
Annual Individual	\$ 255.00	\$ 280.00	increased cost of services
Resident Rate 20% (21-59 employees)			
Annual Family	\$ 364.00	\$ 385.00	increased cost of services
Annual Couple	\$ 300.00	\$ 320.00	increased cost of services
Annual Individual	\$ 208.00	\$ 225.00	increased cost of services
Non-Resident Rate 20%			
Annual Family	\$ 408.00	\$ 430.00	increased cost of services
Annual Couple	\$ 344.00	\$ 370.00	increased cost of services
Annual Individual	\$ 240.00	\$ 265.00	increased cost of services
Resident Rate 25% (60+ employees)			
Annual Family	\$ 341.00	\$ 360.00	increased cost of services
Annual Couple	\$ 281.00	\$ 300.00	increased cost of services
Annual Individual	\$ 195.00	\$ 210.00	increased cost of services
Non-Resident Rate 25%			
Annual Family	\$ 383.00	\$ 405.00	increased cost of services
Annual Couple	\$ 323.00	\$ 345.00	increased cost of services
Annual Individual	\$ 225.00	\$ 250.00	increased cost of services
Gymnastics	Member/Non Member		
Parent Tot	\$ 29.00/\$32.00		
Gym Stars, Breeze, Thunder	\$ 32.00/\$36.00		
Kinder	\$ 34.00/\$38.00		
Blizzards	\$ 60.00/\$65.00		
Tumbling	\$ 30.00/\$34.00		
Levels 3-7	\$70.00-\$155.00		
Itty Bitty Sports	\$ 30.00		
Dance Classes	\$ 25.00-\$60.00		
Karate	\$ 35.00-\$80.00		
Merit Badge Classes	\$ 8.00-\$26.00		
Preschool	\$ 65.00-\$85.00		
Boat Harbor Fees		Proposed	Justification
Day Use	\$ 8.00		
Walk-in	\$ 2.00		
Fishing	\$ 5.00		
Senior Fishing and Launch - Drive in, per person, per day	\$ 5.00		
Senior Fishing and Launch - Drive in, per person, per season	\$ 40.00		
Annual Launch Pass	\$ 80.00		

Attachment: 06-22-21 - Resolution Fee Schedule adoption Exhibit A (2021-2022 General Fee Schedule)

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Park and Field Rentals		Proposed	Justification
Amphitheater Rental			
Full Day Rental	\$ 600.00		
Half Day Rental	\$ 300.00		
Refundable Deposit	\$ 100.00		
Skate Park - 200 East 500 South			
Day	\$ 200.00		
Pavilions - Rotary, Quail Cove, Evergreen			
Large Pavilion - Resident/Non-resident	\$ 40.00/\$60.00		
Small Pavilion - Resident/Non-resident	\$ 30.00/\$50.00		
Baseball Field Rentals - Rotary, Pony, Art Dye, Beehive, Greenwood, and JC Parks			
Hourly	\$ 25.00		
Half Day	\$ 75.00	\$ -	delete
Full Day	\$ 150.00	\$ 200.00	
Field Prep	\$ 45.00	\$ 50.00	
Field Lights - per hour	\$ 25.00		
Playing Field Rentals - Evergreen, Hindley, Art Dye East or South Fields, Legacy, Bamberger, Easton, and Kimberly Parks			
Hourly	\$ 25.00		
Half Day	\$ 75.00	\$ -	delete
Full Day	\$ 150.00	\$ 200.00	
Field Prep	\$ 45.00	\$ 50.00	
Field Lights - per hour	\$ 25.00		
Art Dye - Full Rental - East Field, OR South Field, OR Baseball Field			
Half Day	\$ 350.00		
Full Day	\$ 500.00		
Entire Complex	\$ 1,500.00		
**Other Arrangements can be made on a case by case basis.			
**Playground Equipment for all parks is on a first-come, first-served basis at no charge			

AMERICAN FORK CITY
FEE SCHEDULE - July 1, 2021 to June 30, 2022

Recreation Fees	Proposed	Justification
Baseball		
T-ball, Coach Pitch \$ 40.00		
Machine Pitch I \$ 45.00		delete
Machine Pitch II \$ 50.00		delete
1st & 2nd Grade-Pinto	\$ 75.00	add
3rd & 4th Grade-Mustang-Gold	\$ 125.00	add
3rd & 4th Grade-Mustang-Silver	\$ 65.00	add
Pony and Colt \$ 95.00		
Softball		
Machine Pitch I \$ 45.00		delete
Machine Pitch II \$ 50.00		delete
3rd-4th Grade	\$ 60.00	add
5th-6th Grade \$ 50.00	\$ 70.00	
7th-12th Grade \$ 65.00	\$ 70.00	
Tennis Lessons \$ 50.00		
Tennis Team \$ 95.00		delete
Soccer		
3 years old through 2nd grade \$ 40.00	\$ 45.00	
3rd-4th grade \$ 45.00	\$ 50.00	
5th-9th grade \$ 55.00		
Flag Football		
1st-4th grade \$ 40.00	\$ 45.00	
5th-6th grade \$ 50.00	\$ 55.00	
7th-12th grade \$ 50.00	\$ 55.00	
Youth Basketball (no longer Jr. Jazz)		
1st-2nd grade \$ 40.00		
3rd-4th grade \$ 50.00		
5th-6th grade \$ 60.00		
7th-12th grade \$ 85.00		
Volleyball \$ 50.00		
Ski School		
Bus, Lessons, Pass \$ 230.00		
Skate Camp \$ 65.00		
Bowling lessons \$ 55.00		
Golf lessons \$ 35.00-\$80.00		
Adult Softball		
Mens \$ 620.00		
Coed \$ 435.00		
Ultimate Frisbee - Grades 10th to 12th \$ 32.00		
Reusable Sports Jersey - utilized in some programs \$ 9.00		
All Recreation Programs require a \$20 non-resident fee		
\$5 multi-family discount for registering multiple family members at same time for same program		
All Recreation Programs require a \$5 late fee for registering after the deadline		

Attachment: 06-22-21 - Resolution Fee Schedule adoption Exhibit A (2021-2022 General Fee Schedule)