

**AMERICAN FORK CITY PLANNING COMMISSION
DECEMBER 8, 2021
REGULAR SESSION**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 8, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Hearing, review and action on adding Section 15.01.1526 to the American Fork City Municipal Code entitled “Minor Collector Cross-Section with Sidepath, Median and Bike Lanes”
2. Hearing, review and action on the preliminary plan and final plat for CK Farms, Terracom Communities, Phase 1 1st Amendment Plat, located at approximately 360 South 600 East in the PC Planned Community zone
3. Hearing, review and action on a District Framework Plan for Meadowbrook, located at approximately 560 South 800 West in the TOD Transit Oriented Development Zone
4. Review and action on the final plat for AF Crossing Plat E-1, located at approximately 950 South 900 West in the PR-3.0 Planned Residential Zone
5. Review and action on the final plat for AF Crossing Plat E-2, located at approximately 950 South 1000 West in the PR-3.0 Planned Residential Zone
6. Review and action on the final plat for AF PD South Plat A, located at approximately 650 South 900 West in the PR-3.0 Planned Residential Zone
7. Other Business – There will be no Planning Commission meeting held on December 22.
8. Site Plan Committee Report
9. Review and action on the minutes of the November 17, 2021 Planning Commission Regular Session
10. Adjournment

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

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/8/2021

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: Code Text Amendment Related to the addition of Section 15.01.1526

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: Hearing, review and action on adding Section 15.01.1526 to the American Fork City Municipal Code entitled “Minor Collector Cross-Section with Sidepath, Median and Bike Lanes”. The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

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

DENIAL

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

TABLE

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



ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 15.01.1526 OF THE AMERICAN FORK CITY CODE RELATING TO THE MINOR COLLECTOR CROSS SECTION WITH SIDEPATH MEDIAN, AND BIKE LANES AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

Whereas, American Fork City currently has minimum width standards for streets within the city;

Whereas, American Fork finds it is in the best interest of the City to create the Minor Collector Cross Section With Sidepath, Median, and Bike Lanes; and

Whereas, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

1. Section 15.01.1526 be created to include the Minor Collector Cross Section with Sidepath, Median, and Bike Lanes cross section as shown in the attached drawing.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS 14th DAY OF DECEMBER, 2021.

Bradley J. Frost, Mayor

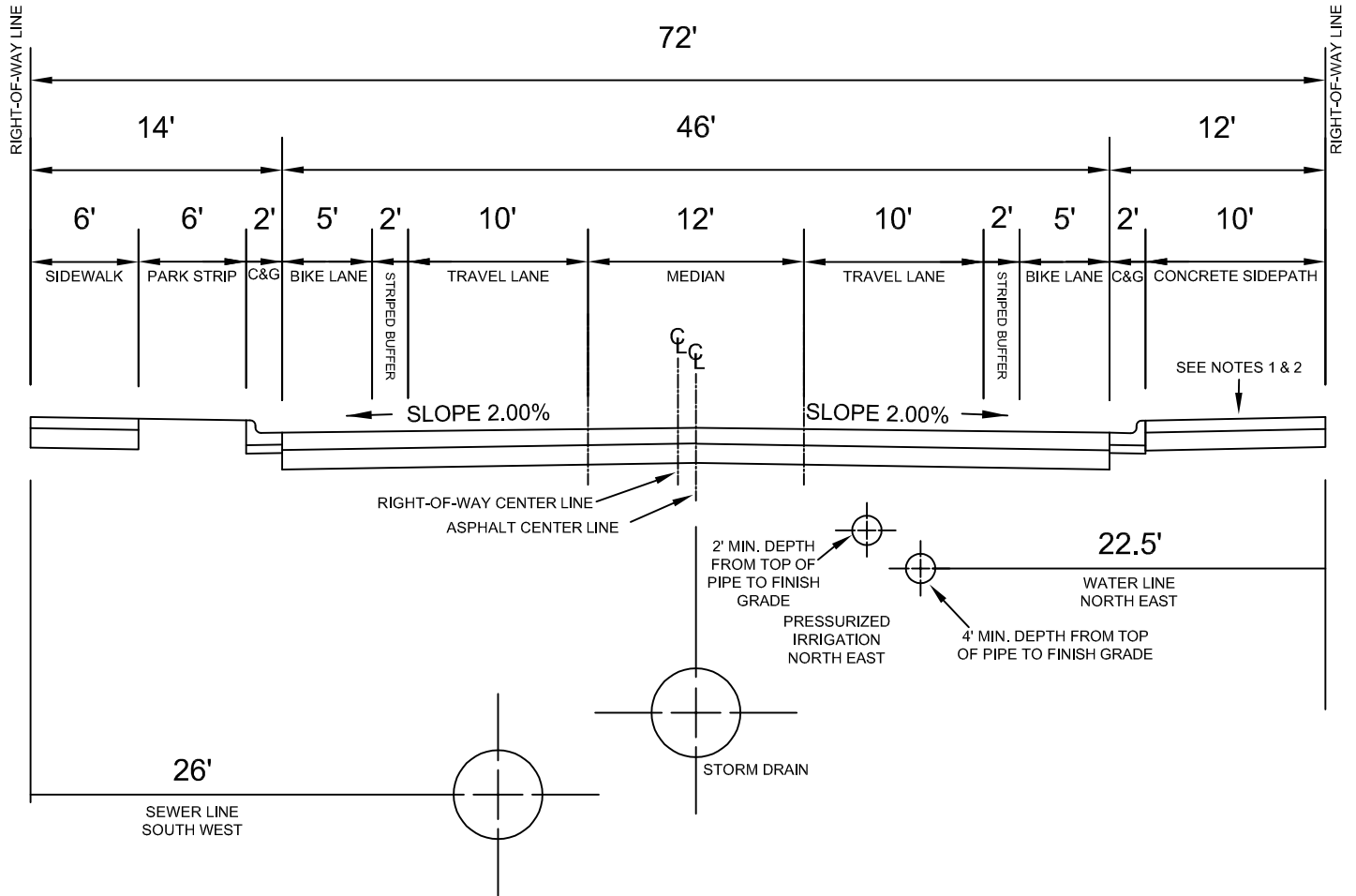
ATTEST:

Terilyn Lurker, City Recorder



NOTES:

1. WHEN FEASIBLE, FIRE HYDRANTS AND OTHER ABOVE GROUND FIXTURES ARE TO BE LOCATED ON OPPOSITE SIDE OF THE STREET TO MINIMIZE THE NUMBER OF ABOVE GROUND OBSTRUCTIONS ALONG 10' SIDEPATH.
2. WHEN UTILITY BOXES MUST BE INSTALLED IN SIDEPATH, LIDS SHALL BE FLUSH WITH CONCRETE AND TRAFFIC RATED.



**MINOR COLLECTOR CROSS-SECTION WITH
SIDEPAATH, MEDIAN, AND BIKE LANES**

DRAWN: JMM		AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR MINOR COLLECTOR CROSS-SECTION	DRAWING NO. FIG-06
REVISED:				
DATE: DEC 2021				
SCALE: VARIES				

AGENDA TOPIC: Hearing, review and action on a preliminary plan and final plat for CK Farms, Terracom Communities, Phase 1 1st Amendment Plat, located at approximately 360 South 600 East in the PC Planned Community zone

BACKGROUND INFORMATION				
Location:		360 South 600 East		
Applicants:		George Wright, Luminary Capital		
Existing Land Use:		Planned Community		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Design Commercial		
	South	Planned Community		
	East	Planned Community		
	West	Design Commercial		
Existing Zoning:		PC Planned Community		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	Planned Community and Shopping Center		
	South	Planned Community		
	East	Planned Community		
	West	GC-1 and GC-2 General Commercial		
Land Use Plan Designation:		Planned Community		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

CK Farms Phase 1 is an existing subdivision consisting of 184 lots. The proposed amendment adds 1 additional unit, bringing the total to 185 lots. The subdivision units meet or exceed the area and dimensional requirements of the PC Planned Community zone..

Consistency with the Land Use Plan

The plat and zoning comply with the Land Use Plan designation; therefore, the proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

The preliminary plan and final plat are processed concurrently and are consistent with one another.

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

This criterion has been met.

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

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

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

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

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

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

POTENTIAL MOTIONS

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East.

FINAL PLAT

N/A [If the preliminary plan is denied, there can be no recommendation on the final plat.]

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the CK Farms, Terracom Communities, Phase 1 1st Amendment plat, located at approximately 360 South 600 East.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/8/2021

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: CK Farms, Terracom Communities, Phase 1 1st Amendment Plat

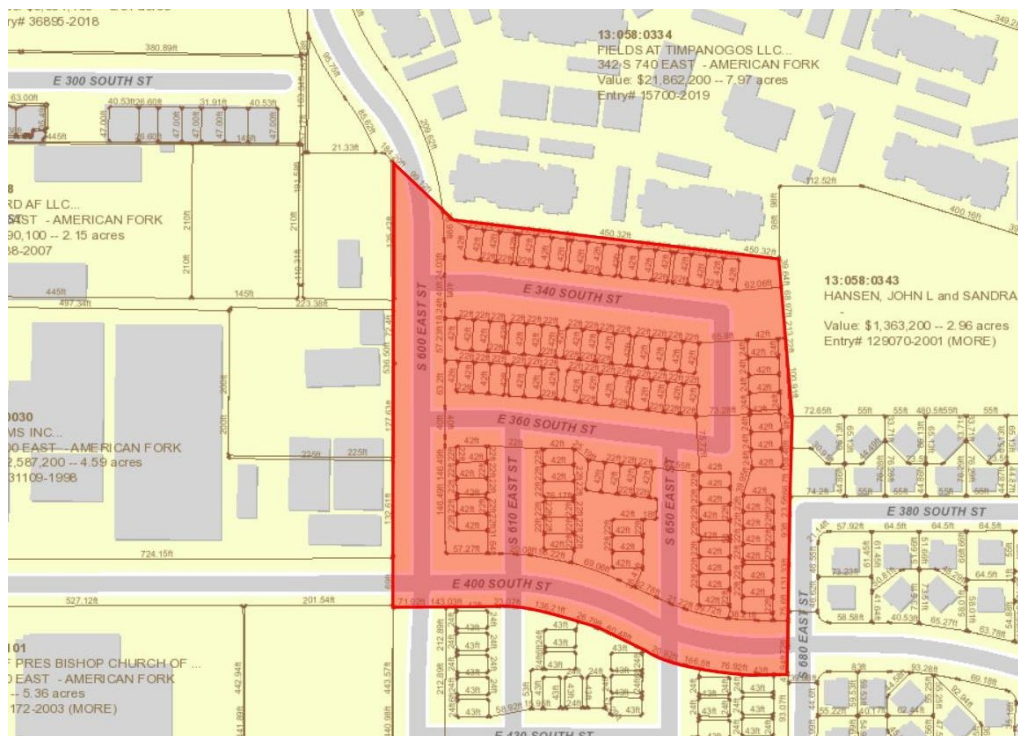
Project Address: 360 South 600 East

Developer / Applicant's Name: George Wright, Luminary Capital

Type of Application:

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

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Notes

1- WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY-WATER AND SEWER WILL BE DEDICATED TO AMERICAN FORK CITY. THE STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. EXCEPTIONS: NONE

2- ALL DIMENSION LINES TO RIGHT-OF-WAY LINE, OR BOUNDARY LINES, ARE PERPENDICULAR TO SAID LINES, UNLESS OTHERWISE NOTED.

3- ALL AREAS OTHER THAN PRIVATE ROADS, BUILDING PADS, AND DEDICATED RIGHT-OF-WAY ARE TO BE COMMON AREA.

4- ALL COMMON AREA AND PRIVATE ROADS HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS

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

6- ALL UNIT FRONTS ARE PARALLEL TO THE ADJOINING RIGHT-OF-WAY CENTERLINE, AND ALL SIDE ARE PERPENDICULAR TO SAID LINES.

7- ALL RIGHT-OF-WAY ARE 40' WIDE (20' ON EACH SIDE OF CENTERLINE) PRIVATE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.

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

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

Narrative

THE PURPOSE OF THIS PLAT WAS TO CREATE AN AMENDED PLAT OF CK FARMS, TERRACOM COMMUNITIES, PHASE 1.

Flood Zone Information Data

COMMUNITY PANEL NUMBER -- 49049C0306F
DATED -- 6-19-2020
FLOOD ZONE -- ZONE X, PER F.E.M.A. FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

COMMUNITY PANEL NUMBER -- 49049C0307F
DATED -- 6-19-2020
FLOOD ZONE -- ZONE X, PER F.E.M.A. FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°38'26"E.

Zoning Information

PC, PLANNED COMMUNITY ZONE

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	352.71'	23.30'	23.29'	11.65'	S88°05'53"E	3°47'05"
C2	350.07'	129.73'	128.98'	65.62'	S75°34'01"E	21°13'56"
C3	350.00'	33.26'	33.25'	16.64'	S67°40'20"E	5°26'41"
C4	350.00'	118.92'	118.35'	60.04'	S80°07'41"E	19°28'01"
C5	313.69'	59.81'	59.72'	30.00'	S77°25'47"E	10°55'31"
C6	314.80'	38.23'	38.21'	19.14'	S86°22'24"E	6°57'29"
C7	383.69'	69.15'	69.06'	34.67'	S70°24'38"E	10°19'34"
C8	383.69'	56.27'	56.22'	28.19'	S79°26'32"E	8°24'11"
C9	250.00'	20.16'	20.15'	10.09'	S87°41'24"E	4°37'13"
C10	250.00'	10.01'	10.01'	5.01'	S84°13'57"E	2°17'40"
C11	250.00'	30.17'	30.15'	15.10'	N86°32'33"W	6°54'53"
C12	353.00'	83.78'	83.59'	42.09'	N06°52'08"W	13°35'56"
C13	389.00'	39.01'	38.99'	19.52'	N02°56'18"W	5°44'44"
C14	386.00'	167.82'	166.50'	85.26'	N77°24'17"W	24°54'36"
C15	314.00'	137.30'	136.21'	69.77'	N77°28'36"W	25°03'13"
C16	317.00'	121.57'	120.82'	61.54'	N11°03'20"W	21°58'20"
C17	383.69'	20.05'	20.04'	10.02'	S88°08'01"E	2°59'36"
C18	383.69'	20.08'	20.07'	10.04'	S85°08'34"E	2°59'53"
C19	313.16'	21.80'	21.79'	10.90'	S66°07'49"E	3°59'17"
C20	313.16'	21.22'	21.21'	10.61'	S70°03'55"E	3°52'54"



Vicinity Map
(NOT TO SCALE)

Legend

- = SECTION CORNER
-

Scale: 1" = 40'

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF LUMINARY CK LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.
NOTARY PUBLIC (SEAL TO THE RIGHT)

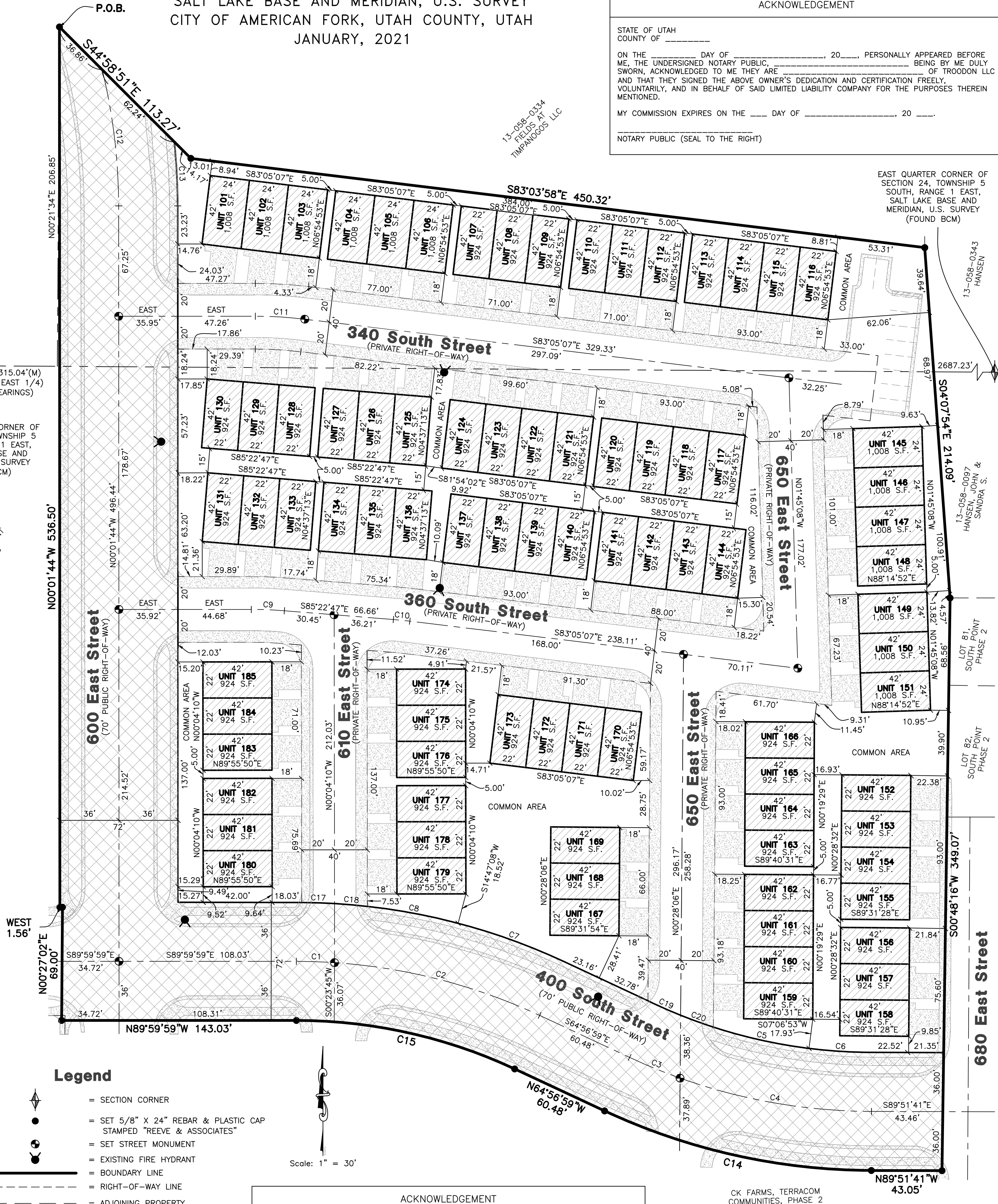
Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

CK Farms, Terracom Communities, Phase 1 1st Amendment

AMENDING THE OPEN SPACE OF CK FARMS, TERRACOM COMMUNITIES, PHASE 1

PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF AMERICAN FORK, UTAH COUNTY, UTAH
JANUARY, 2021

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF TROODON LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.
NOTARY PUBLIC (SEAL TO THE RIGHT)



Surveyor's Certification

I, **TREVOR J. HATCH** DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER **9031945**.
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description

PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES S89°38'26"E ALONG THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 24, 2650.98 FEET; AND N00°21'34"E 206.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 24; AND RUNNING THENCE S44°58'51"E 113.27 FEET; THENCE S83°03'58"E 450.32 FEET; THENCE S04°07'54"E 214.09 FEET TO THE NORTHWEST CORNER OF SOUTH POINT PHASE 2; THENCE S00°48'16"W ALONG THE WEST LINE OF SOUTH POINT PHASE 2, 349.07 FEET; THENCE N89°51'41"W 43.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 386.00 FEET, AN ARC LENGTH OF 167.82 FEET, A DELTA ANGLE OF 24°54'36", A CHORD BEARING OF N77°24'17"W, AND A CHORD LENGTH OF 166.50 FEET; THENCE N64°56'59"W 60.48 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 314.00 FEET, AN ARC LENGTH OF 137.30 FEET, A DELTA ANGLE OF 25°03'13", A CHORD BEARING OF N77°28'36"W, AND A CHORD LENGTH OF 136.21 FEET; THENCE N89°59'59"W 143.03 FEET; THENCE N00°27'02"E 69.00 FEET; THENCE WEST 1.56 FEET; THENCE N00°01'44"W 536.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,476 SQUARE FEET OR 6.737 ACRES MORE OR LESS (85 UNITS)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNERS HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON THE MEADOWS AT CK FARMS OWNERS ASSOCIATION (12227 BUSINESS DRIVE, SUITE 200, DRAPER, UT 84020).

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

LUMINARY CK LLC

CITY OF AMERICAN FORK

PANGEA HOLDINGS LLC

TROODON LLC

Acknowledgement

STATE OF UTAH
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE MAYOR OF AMERICAN FORK CITY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CITY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
(SEE SEAL BELOW)

Acceptance By Legislative Body

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

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED: _____
CITY ENGINEER

ATTEST: _____
CLERK - RECORDER
(SEE SEAL BELOW)

Planning Commission Approval

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

PLANNER

PLANNING COMMISSION CHAIRMAN

SURVEYOR'S SEAL	CLERK-RECORDER SEAL

PROJECT INFORMATION

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **1-29-2018**
Name: **CK FARMS, TERRACOM COMMUNITIES, PHASE 1**
Number: **6626-15**
Revision: **5-10-21**
Scale: **1"=40'**

UTAH COUNTY RECORDER'S OFFICE

AGENDA TOPIC: Hearing, review, and action on the Meadowbrook District Framework Plan, located in the area of 560 South 800 West, in the TOD (Transit Oriented Development) zone.

BACKGROUND INFORMATION				
Location:		Approximately 560 South 800 West		
Applicants:		Woodside Homes		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Agriculture and Residential		
	East	Agriculture		
	West	Residential		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	PR-3.0 Planned Residential and Unincorporated		
	East	RA-5 Residential Agricultural		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning within Land Use Plan designation?		x	Yes	No

Background

The area comprising the NBFF District Framework Plan consists of approximately 26 acres. It is located in the area of 560 South 800 West. The entirety of the property lies within the Garden District. Within this district, the General Mixed-Use and Garden Edge sub-districts are present. South of this area, a traditional low-density 3 du/ac designation is present.

District Framework Plans are covered in Section 4 of the TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning Commission and City

Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval “if not acted upon further through the submittal of a block plan”. Extensions may be granted by the Council, if requested and deemed appropriate.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Transit Oriented Development”. The District Framework Plan is consistent with the Land Use Plan designation.

Section 4.02 of the TOD Code, “Submission Requirements”

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

A legal description of the area comprising the District Framework Plan has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan; illustrating the district (Garden District). The sub-districts (General Mixed Use and Garden Edge) are illustrated and labeled on Exhibit 6A.

d. Exhibit 4: Boundary Map.

Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. This map identifies the following constraints: existing irrigation ditches and existing TSSD and CUWCD easements. All future submittals will work within the parameters of this constraint.

e. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6 (multiple pages). Included in the exhibit is the following, as required:

- i. Block type boundaries and IDs and a data table including block type assignment and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 2 and 3. Block type locations and gross acreage of each block type have been identified.

Of note: applicants request that block type 3 replace block type 2 on a small portion of the southwest corner of the site. This extension (block type 3) was approved with the ADG District Framework Plan (directly west), due to access restrictions off of 900 West, and for the allowance of rear-loaded product. Applicants request a similar extension of block type 3, to create consistency with the ADG Framework Plan; creating cohesive, consistent block types.

- ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for both sub-districts within the Garden District. It is too early in the process to identify where all open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, through future submittals.
- iii. A data table indicating the total aggregated gross acreage of each block type.

f. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

- i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types as identified in the City's Transportation Master Plan.
- ii. Existing, new, and modified thoroughfares.
**Applicants request modifications of roads within the underlying operational overlay. They have coordinated with Engineering on these modifications; preserving the integrity of the underlying operational

overlay, as well as providing connections to adjacent properties. Engineering will discuss proposed modifications in greater detail.**

- iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
- iv. Existing, new, and relocated major utility easements.
- v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

g. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

- i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

h. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

- i. Existing and new bicycle networks. The exhibit notes existing bike lanes along 900 West, 700 West and 620 South as well as proposed trails and bike lanes.

i. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the area have been provided and labeled as Exhibit 10.

j. Exhibit 11: Civic District Plan

An exhibit, noting the types of allowable open space within block types 2 and 3 has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance with open space types, locations, and percentages in future reviews, pursuant to the applicable sections of the TOD Code.

k. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and assembly types are provided for neighborhood streets and neighborhood collectors, as identified in the exhibit.

l. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections are identified.

m. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in four phases, as indicated in the exhibit.

n. Exhibit 15: Detailed Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may be placed within the area, per the block types found therein; however, approval of such standards is not part of a District Framework Plan approval.

o. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets; extension of block type 3 to coincide with approval of block type 3 directly to the west (ADG DFP); The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties (found directly south of the TOD overlay). Additionally, since 620 south is a minor collector with a separated cycle track as well as 700 West, no individual direct access from individual units will be permitted onto these streets. Exhibit 16 illustrates these requests.

FINDING OF FACT

After reviewing the application for District Framework Plan approval, the following finding of fact is offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.
2. The Planning Commission finds that the requests made by applicants (realignment of certain streets, and designations of block type 3) permissible.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the Meadowbrook District Framework Plan, with the findings as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the Meadowbrook District Framework Plan.

Findings of denial may be attached to a recommendation of denial.

TABLE

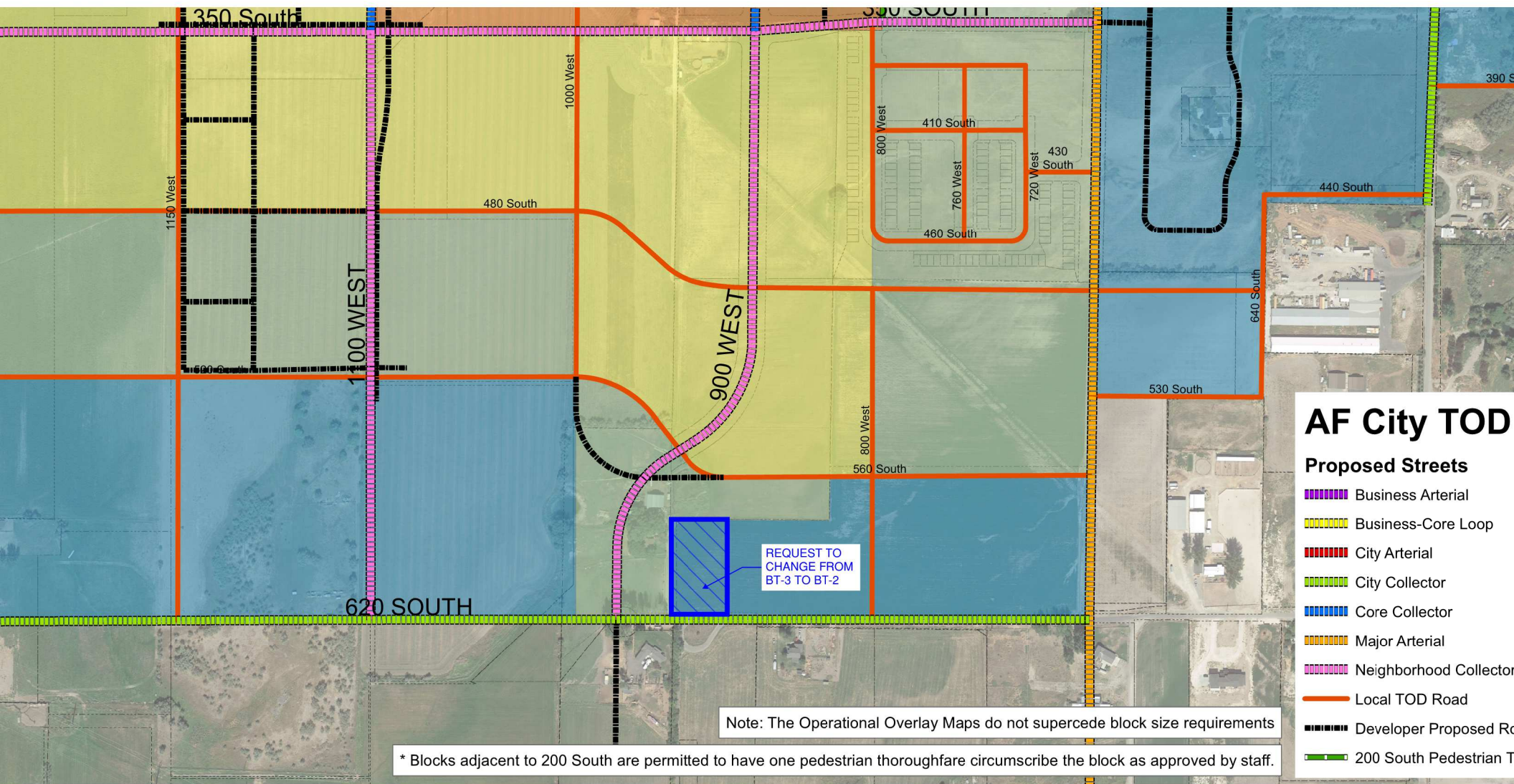
Mr. Chairman, I move that we table action on the Meadowbrook District Framework Plan.

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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



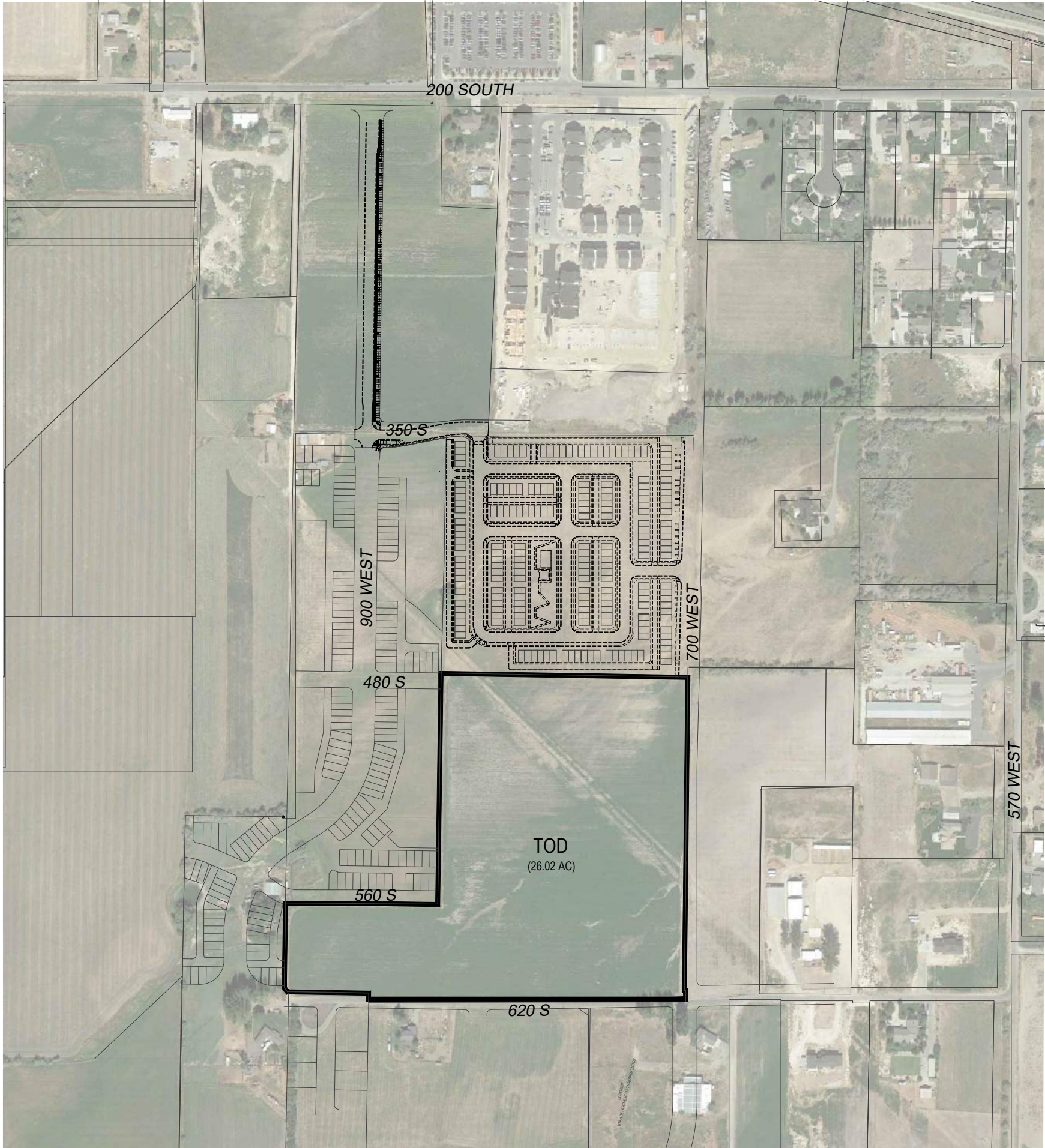
AF City TOD

Proposed Streets

- Business Arterial
- Business-Core Loop
- City Arterial
- City Collector
- Core Collector
- Major Arterial
- Neighborhood Collector
- Local TOD Road
- Developer Proposed Road
- 200 South Pedestrian Thoroughfare

Note: The Operational Overlay Maps do not supercede block size requirements

* Blocks adjacent to 200 South are permitted to have one pedestrian thoroughfare circumscribe the block as approved by staff.



OVERALL LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 0°03'33" EAST ALONG SECTION LINE 605.91 FEET AND WEST 1824.15 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE WEST 1100.91 FEET; THENCE NORTH 0°58'19" EAST 20.34 FEET; THENCE NORTH 89°01'56" WEST 278.34 FEET; THENCE SOUTH 1°00'15" WEST 4.80 FEET; THENCE NORTH 36°42'37" WEST 23.49 FEET; THENCE NORTH 0°50'17" EAST ALONG THE EASTERLY BOUNDARY OF B.K. PENROD PLAT "A" A DISTANCE OF 292.57 FEET; THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 5099:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 89°58'32" EAST 287.99 FEET, 2) SOUTH 89°11'42" EAST 239.99 FEET AND 3) NORTH 0°50'18" EAST 164.78 FEET; THENCE NORTH 0°50'20" EAST 637.56 FEET; THENCE SOUTH 89°05'07" EAST ALONG THE SOUTHERLY BOUNDARY OF WILLOW GLEN PHASE 1 A DISTANCE OF 856.93 FEET; THENCE SOUTH 0°37'47" WEST 1088.16 FEET; THENCE SOUTH 89°13'41" EAST 4.15 FEET; THENCE SOUTH 28.78 FEET TO THE POINT OF BEGINNING.

AREA = 26.02 ACRES



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0 100 200 400 600
SCALE: 1"= 200'


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ACTION	DATE
DISTRICT PLAN	10/27/2021

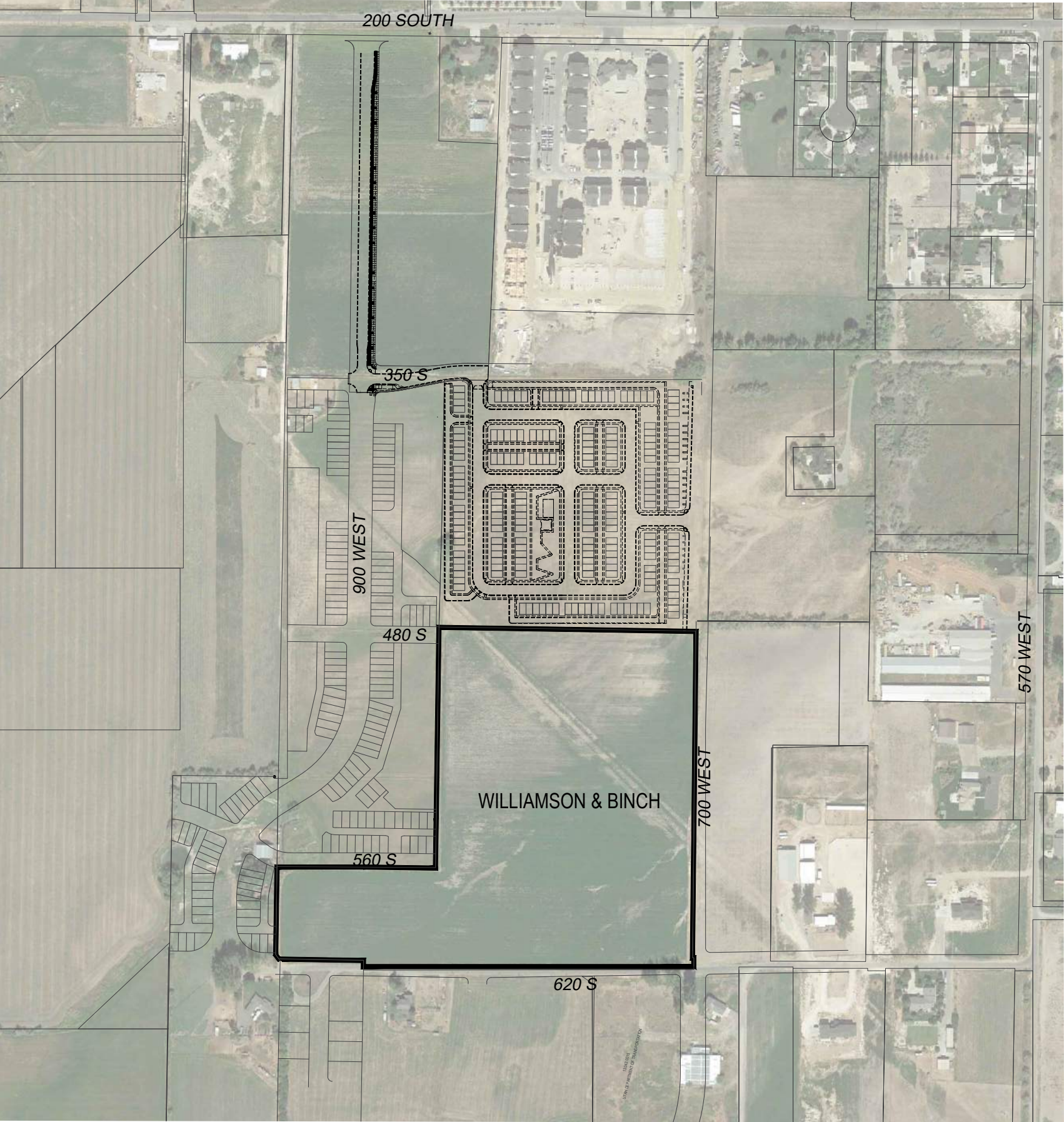
PROJECT

DISTRICT
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LEGAL
DESCRIPTION

SHEET NAME		SHEET NUMBER
EXHIBIT		1



BOUNDARY SURVEYS
WILLIAMSON & BINCH PARCELS

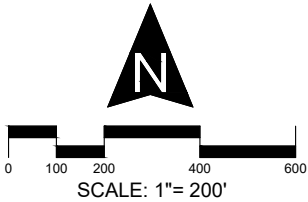


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ACTION	DATE
DISTRICT PLAN	10/27/2021

PROJECT

DISTRICT
PLAN

DESCRIPTION

BOUNDARY
SURVEYS

SHEET NAME	SHEET NUMBER
EXHIBIT	2



CHARACTER DISTRICTS (DT)

DT	Garden District		
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GARDEN DISTRICT TABULATIONS

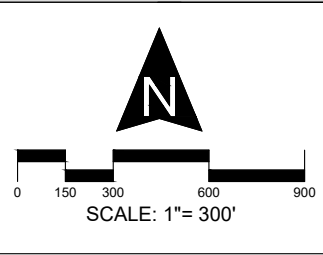
OVERALL DISTRICT AREA	120.28 AC	100%
PROJECT AREA	26.02 AC	22%



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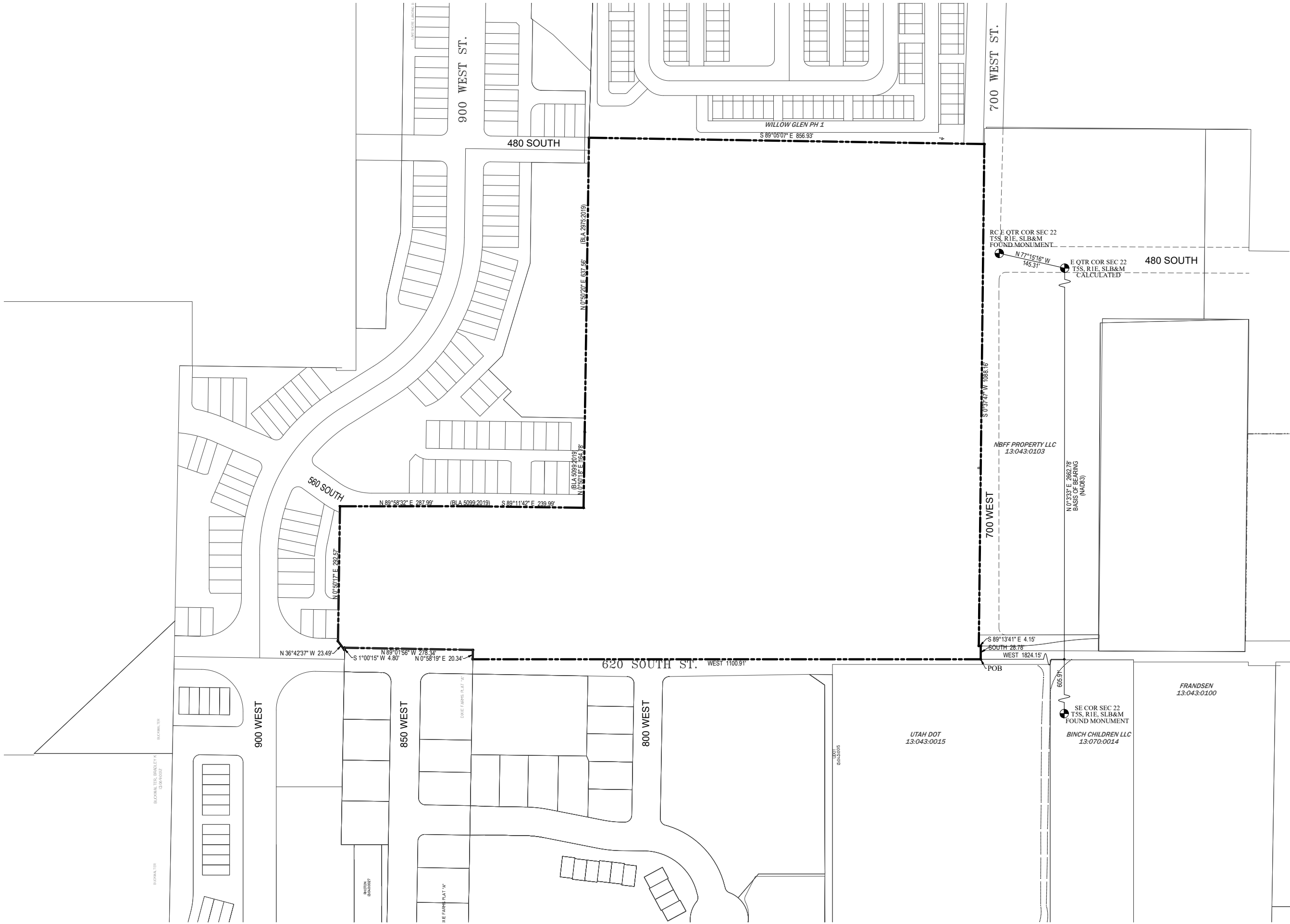
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ACTION	DATE
DISTRICT PLAN	10/27/2021

DISTRICT
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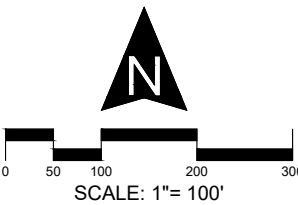
DEVELOPMENT
AREA PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	3



DEVELOPMENT

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DISTRICT PLAN	10/27/2021

PROJECT

**DISTRICT
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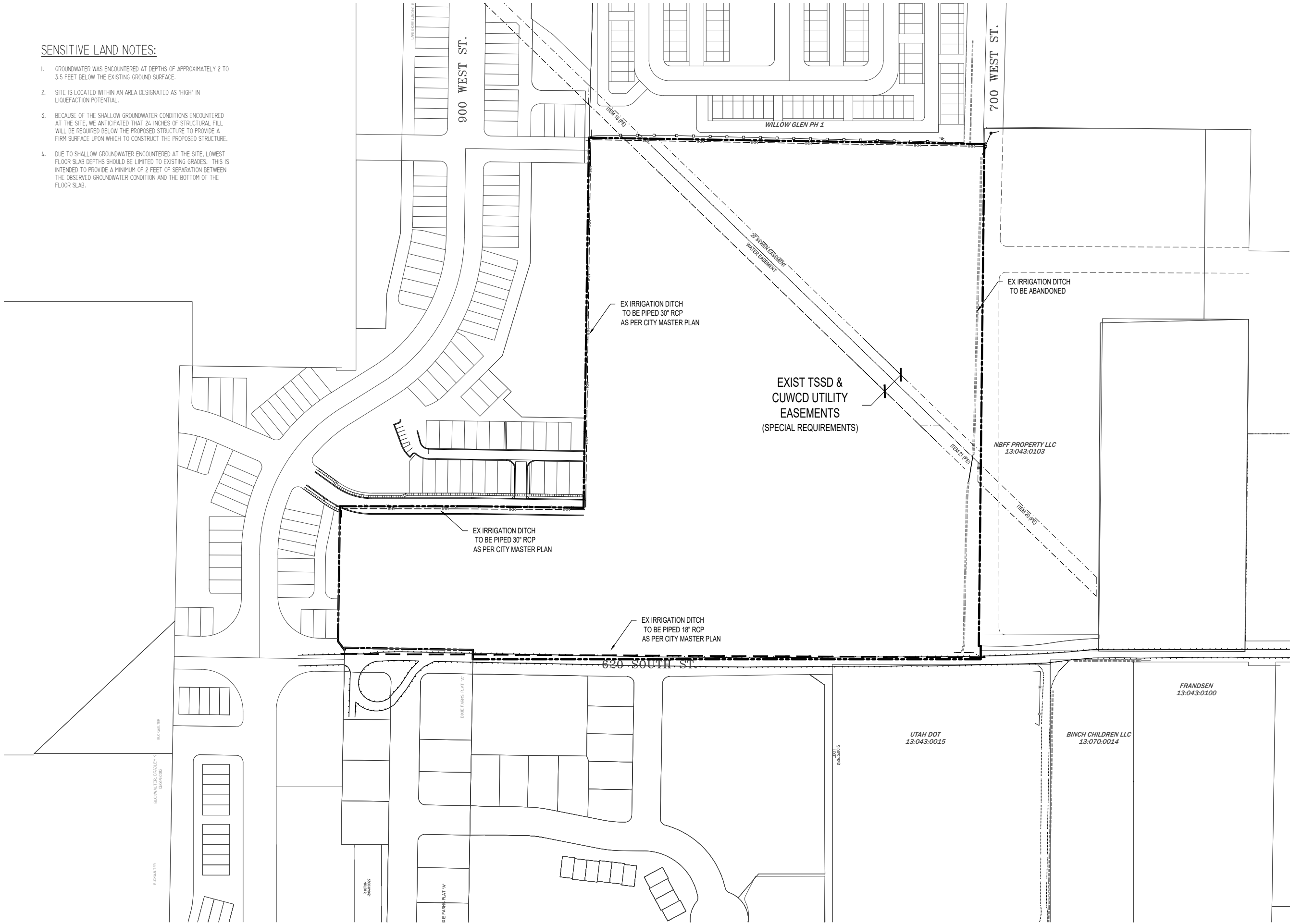
DESCRIPTION

**BOUNDARY
MAP**

SHEET NAME	SHEET NUMBER
EXHIBIT	4

SENSITIVE LAND NOTES:

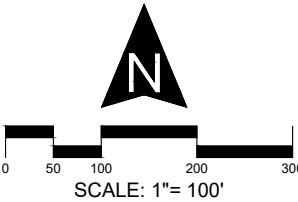
1. GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF APPROXIMATELY 2 TO 3.5 FEET BELOW THE EXISTING GROUND SURFACE.
2. SITE IS LOCATED WITHIN AN AREA DESIGNATED AS "HIGH" IN LIQUEFACTION POTENTIAL.
3. BECAUSE OF THE SHALLOW GROUNDWATER CONDITIONS ENCOUNTERED AT THE SITE, WE ANTICIPATED THAT 24 INCHES OF STRUCTURAL FILL WILL BE REQUIRED BELOW THE PROPOSED STRUCTURE TO PROVIDE A FIRM SURFACE UPON WHICH TO CONSTRUCT THE PROPOSED STRUCTURE.
4. DUE TO SHALLOW GROUNDWATER ENCOUNTERED AT THE SITE, LOWEST FLOOR SLAB DEPTHS SHOULD BE LIMITED TO EXISTING GRADES. THIS IS INTENDED TO PROVIDE A MINIMUM OF 2 FEET OF SEPARATION BETWEEN THE OBSERVED GROUNDWATER CONDITION AND THE BOTTOM OF THE FLOOR SLAB.



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ACTION	DATE
DISTRICT PLAN	10/27/2021

PROJECT

DISTRICT
PLAN

DESCRIPTION

CONSTRAINTS
MAP

SHEET NAME	SHEET NUMBER
EXHIBIT	5

GARDEN DISTRICT (DT)

GARDEN DISTRICT TABULATIONS

OVERALL DISTRICT AREA	120.28 AC	100%
PROJECT AREA	26.02 AC	22%



NEIGHBORHOOD EDGE (ST)

NEIGHBORHOOD EDGE OVERALL AREA

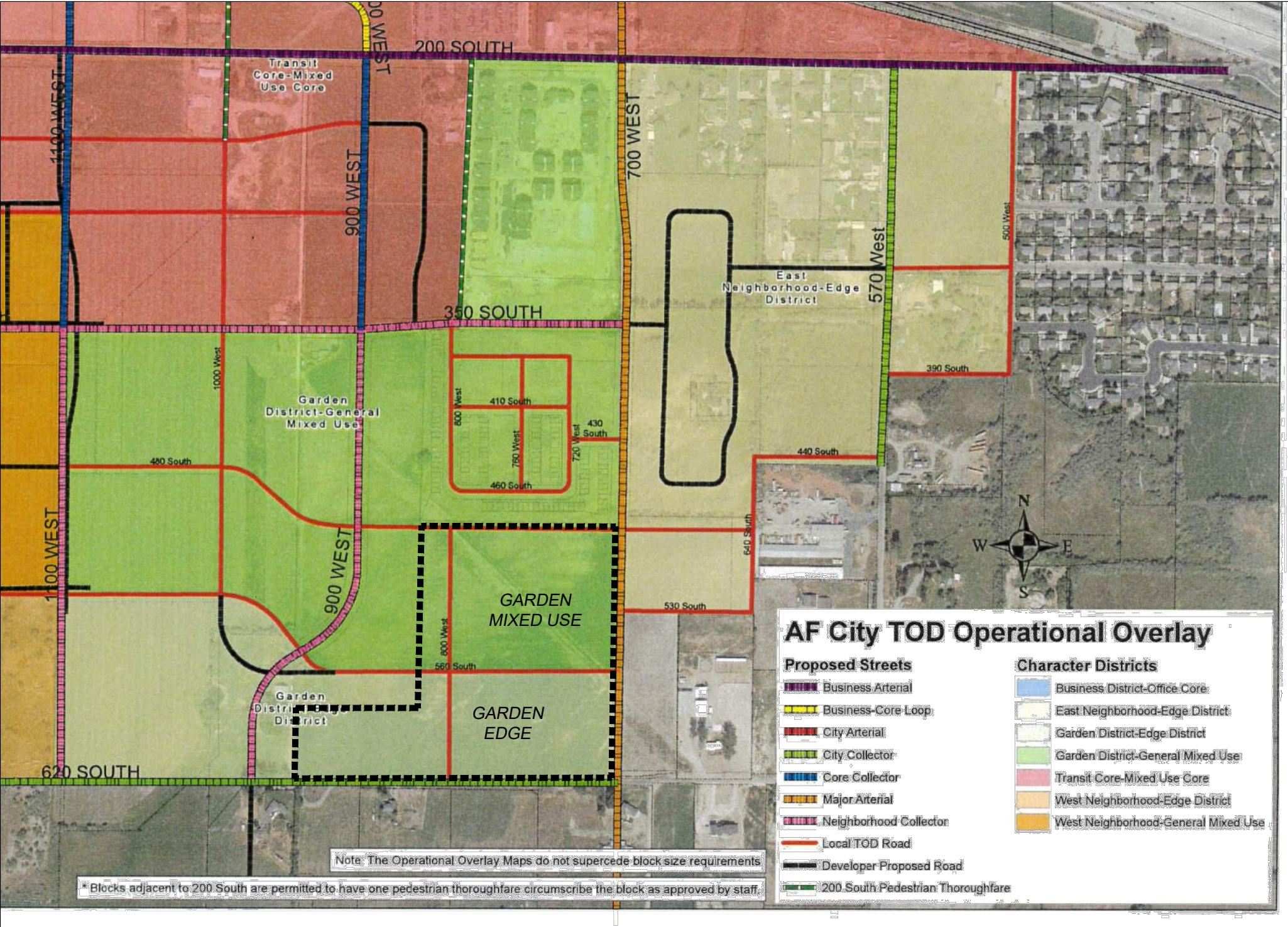
37.63 AC	100%
PROJECT AREA	9.92 AC

GENERAL MIXED-USE (ST)

GENERAL MIXED-USE OVERALL AREA

82.65 AC	100%
PROJECT AREA	16.10 AC

SUB-DISTRICT PLAN



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ACTION	DATE
DISTRICT PLAN	10/27/2021

PROJECT

DISTRICT
PLAN

DESCRIPTION

SUB-DISTRICT
PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	6A

BLOCK A						
	Total Acres	%	DENSITY	UNITS	ACTUAL	
GROSS ACREAGE	1.08					
LOT TYPE 6 (0%- 5%)	0.00	0.0%	30 DU/AC	0	0	
LOT TYPE 5 (30%-50%)	0.53	49.1%	20 DU/AC	11	10	
LOT TYPE 4 (10%-40%)	0.43	39.8%	14 DU/AC	6	4	
LOT TYPE 3 (0%-40%)	0.00	0.0%	8 DU/AC	0	0	
CIVIC (10%-20%)	0.12	11.1%		0	-	
TOTALS	1.08	100.0%		17	14	

BLOCK B						
	Total Acres	%	DENSITY	UNITS	ACTUAL	
GROSS ACREAGE	9.16					
LOT TYPE 5 (0%-10%)	0.91	10.0%	20 DU/AC	18	18	
LOT TYPE 4 (0%-20%)	1.83	20.0%	14 DU/AC	26	26	
LOT TYPE 3 (20%-50%)	1.83	20.0%	8 DU/AC	15	9	
LOT TYPE 2 (40%-60%)	3.66	40.0%	4 DU/AC	15	11	
CIVIC (10%-20%)	0.92	10.0%		0	-	
TOTALS	9.15	99.9%		74	64	

BLOCK C						
	Total Acres	%	DENSITY	UNITS	ACTUAL	
GROSS ACREAGE	2.40					
LOT TYPE 6 (0%- 5%)	0.00	0.0%	30 DU/AC	0	0	
LOT TYPE 5 (30%-50%)	1.20	50.0%	20 DU/AC	24	24	
LOT TYPE 4 (10%-40%)	0.96	40.0%	14 DU/AC	13	12	
LOT TYPE 3 (0%-40%)	0.00	0.0%	8 DU/AC	0	0	
CIVIC (10%-20%)	0.24	10.0%		0	-	
TOTALS	2.40	100.0%		37	36	

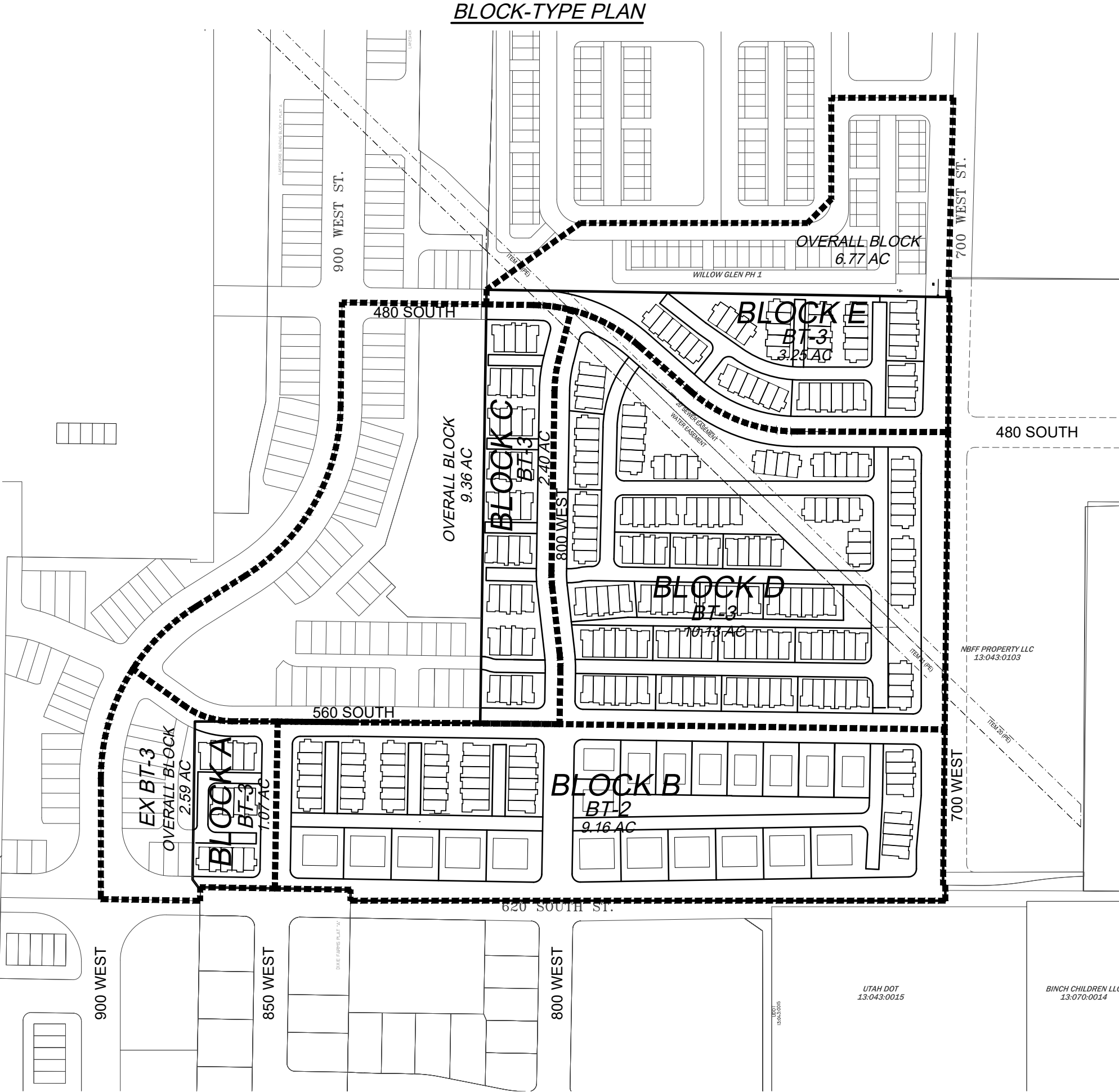
BLOCK D						
	Total Acres	%	DENSITY	UNITS	ACTUAL	
GROSS ACREAGE	10.13					
LOT TYPE 6 (0%- 5%)	0.00	0.0%	30 DU/AC	0	0	
LOT TYPE 5 (30%-50%)	4.97	49.0%	20 DU/AC	99	94	
LOT TYPE 4 (10%-40%)	3.98	39.3%	14 DU/AC	56	55	
LOT TYPE 3 (0%-40%)	0.00	0.0%	8 DU/AC	0	0	
CIVIC (10%-20%)	1.18	11.7%		0	-	
TOTALS	10.13	100.0%		155	149	

BLOCK E						
	Total Acres	%	DENSITY	UNITS	ACTUAL	
GROSS ACREAGE	3.25					
LOT TYPE 6 (0%- 5%)	0.00	0.0%	30 DU/AC	0	0	
LOT TYPE 5 (30%-50%)	1.62	49.8%	20 DU/AC	32	30	
LOT TYPE 4 (10%-40%)	1.19	36.6%	14 DU/AC	17	16	
LOT TYPE 3 (0%-40%)	0.00	0.0%	8 DU/AC	0	0	
CIVIC (10%-20%)	0.42	12.9%		0	-	
TOTALS	3.23	99.3%		49	46	

LOT TYPE 5 (0%-10%)	184	176
LOT TYPE 4 (0%-20%)	118	113
LOT TYPE 3 (20%-50%)	15	9
LOT TYPE 2 (40%-60%)	15	11
LEGACY	302	289
SFR	30	20
TOTAL	332	309

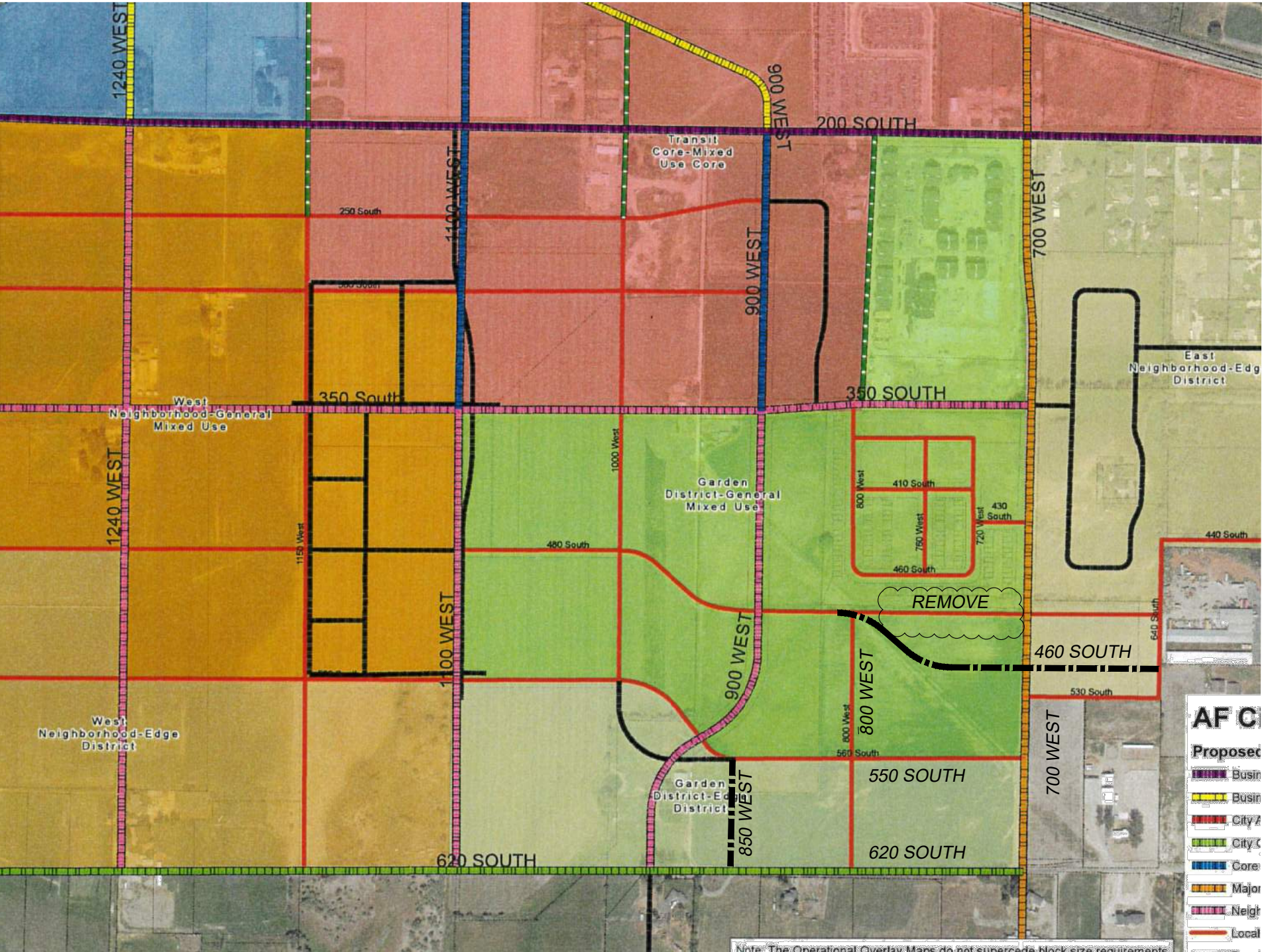
FRAMEWORK TABULATIONS

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



THOROUGHFARE

STREET	OWNERSHIP	RIGHT-OF-WAY	# OF VEHICLE LANES	THOROUGHFARE TYPE
700 WEST	PUBLIC	84'	4	ARTERIAL
620 SOUTH	PUBLIC	72'	2	COLLECTOR
460 SOUTH	PUBLIC	56'	2	STREET (ST)
550 SOUTH	PUBLIC	56'	2	STREET (ST)
800 WEST	PUBLIC	56'	2	STREET (ST)
850 WEST	PUBLIC	56'	2	STREET (ST)

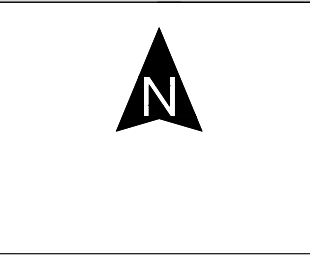




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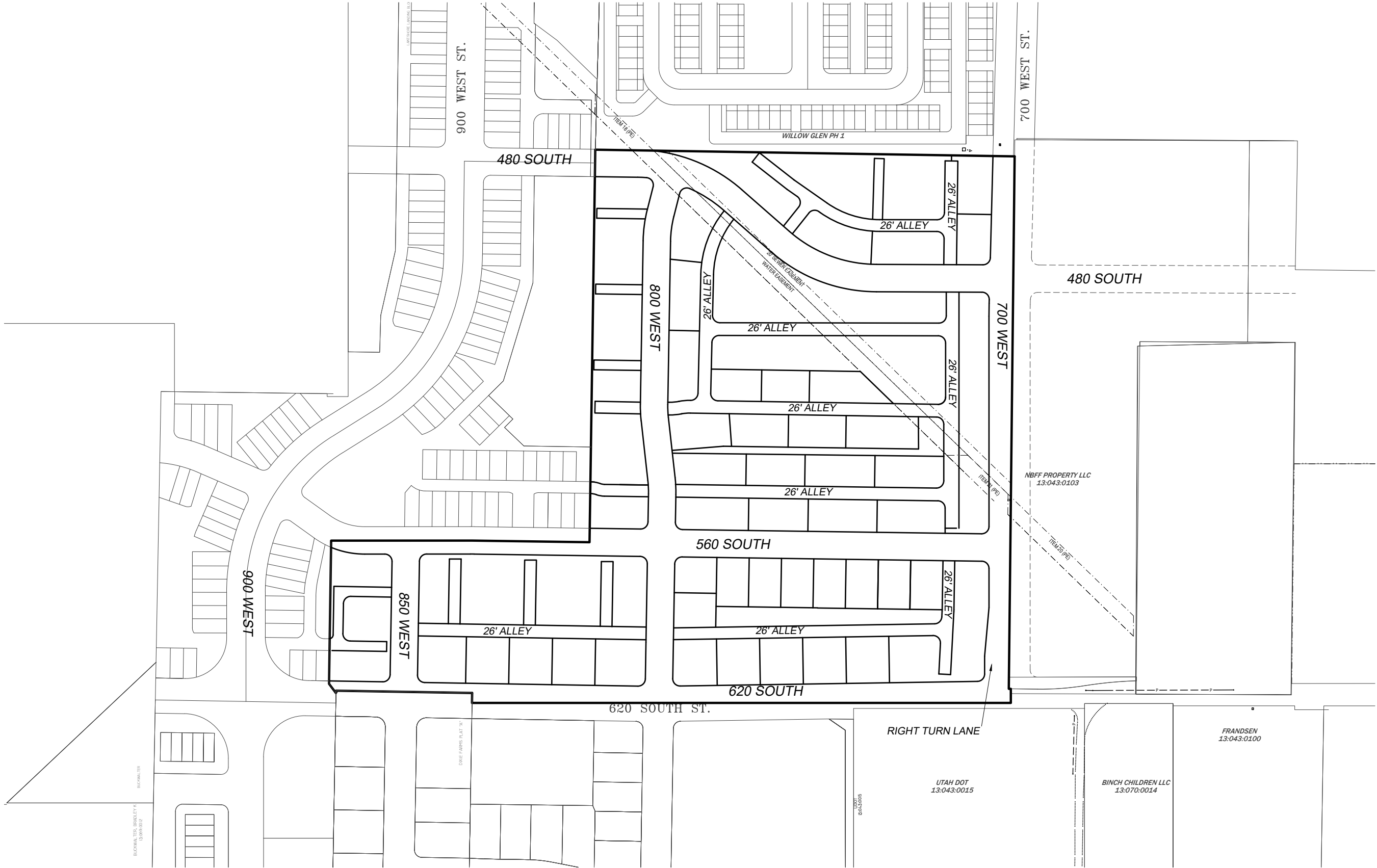
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ACTION	DATE
DISTRICT PLAN	08/25/2021

DISTRICT
PLAN

TRANSPORATION
NETWORK PLAN

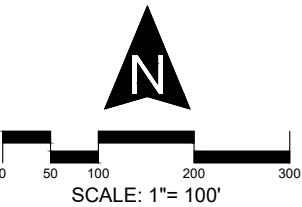
SHEET NAME	SHEET NUMBER
EXHIBIT	7



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DEVELOPMENT

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ACTION	DATE
DISTRICT PLAN	10/27/2021

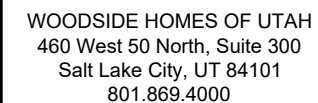
PROJECT

DISTRICT
PLAN

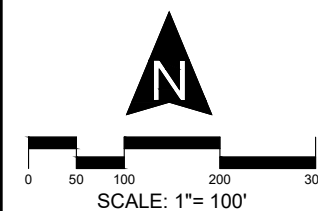
DESCRIPTION

THOROUGHFARE
NAMING
PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	8



DEVELOPMENT

MEADOWBROOK
TOD

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ACTION	DATE
DISTRICT PLAN	10/27/2021

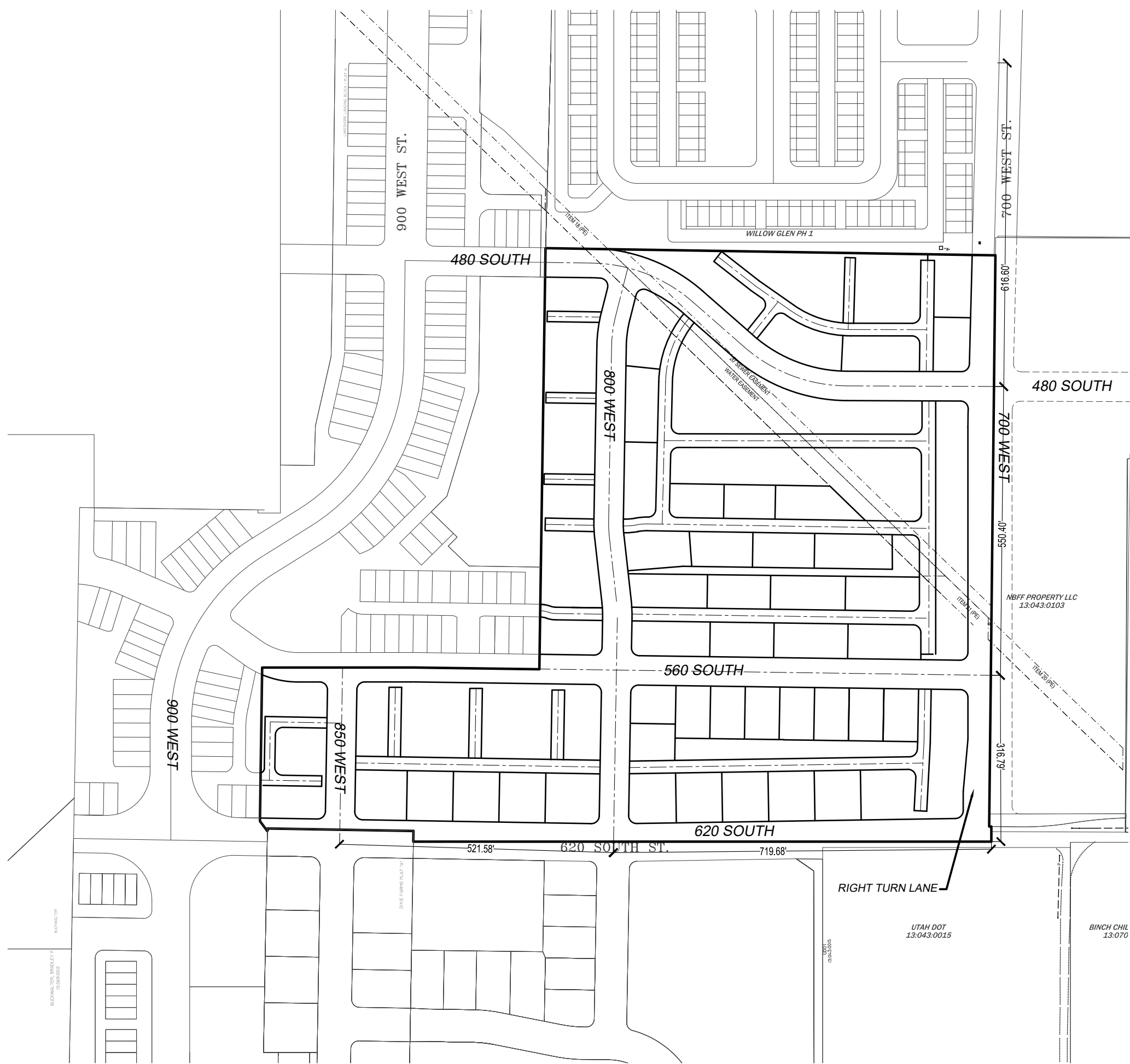
PROJECT

DISTRICT PLAN

DESCRIPTION

*BICYCLE
NETWORK
PLAN*

SHEET NAME	SHEET NUMBER
EXHIBIT	9



PRIMARY ACCESS

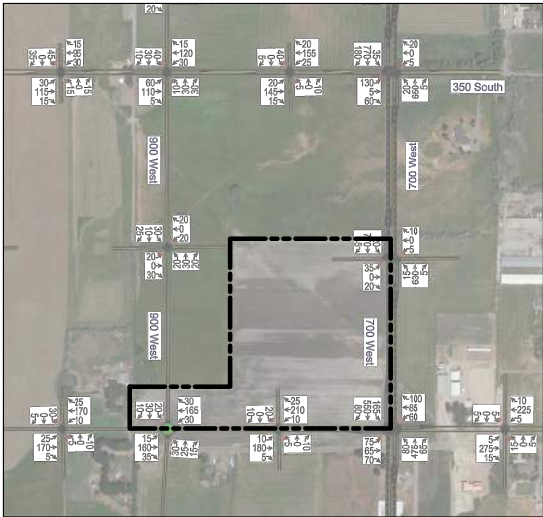
900 WEST, 700 WEST & 620 SOUTH WILL BE THE PRIMARY ACCESS TO THE DEVELOPMENT. CONSTRUCTION OF THESE PRIMARY ACCESS ROADS WILL BE REQUIRED AS PART OF THE DEVELOPMENT.

A DETAILED SITE SPECIFIC TRAFFIC STUDY IS REQUIRED WITH THE PRELIMINARY BLOCK PLAN. THIS PLAN WILL UPDATE THE TURNING COUNTS SHOWN BELOW.

TRAFFIC COUNT

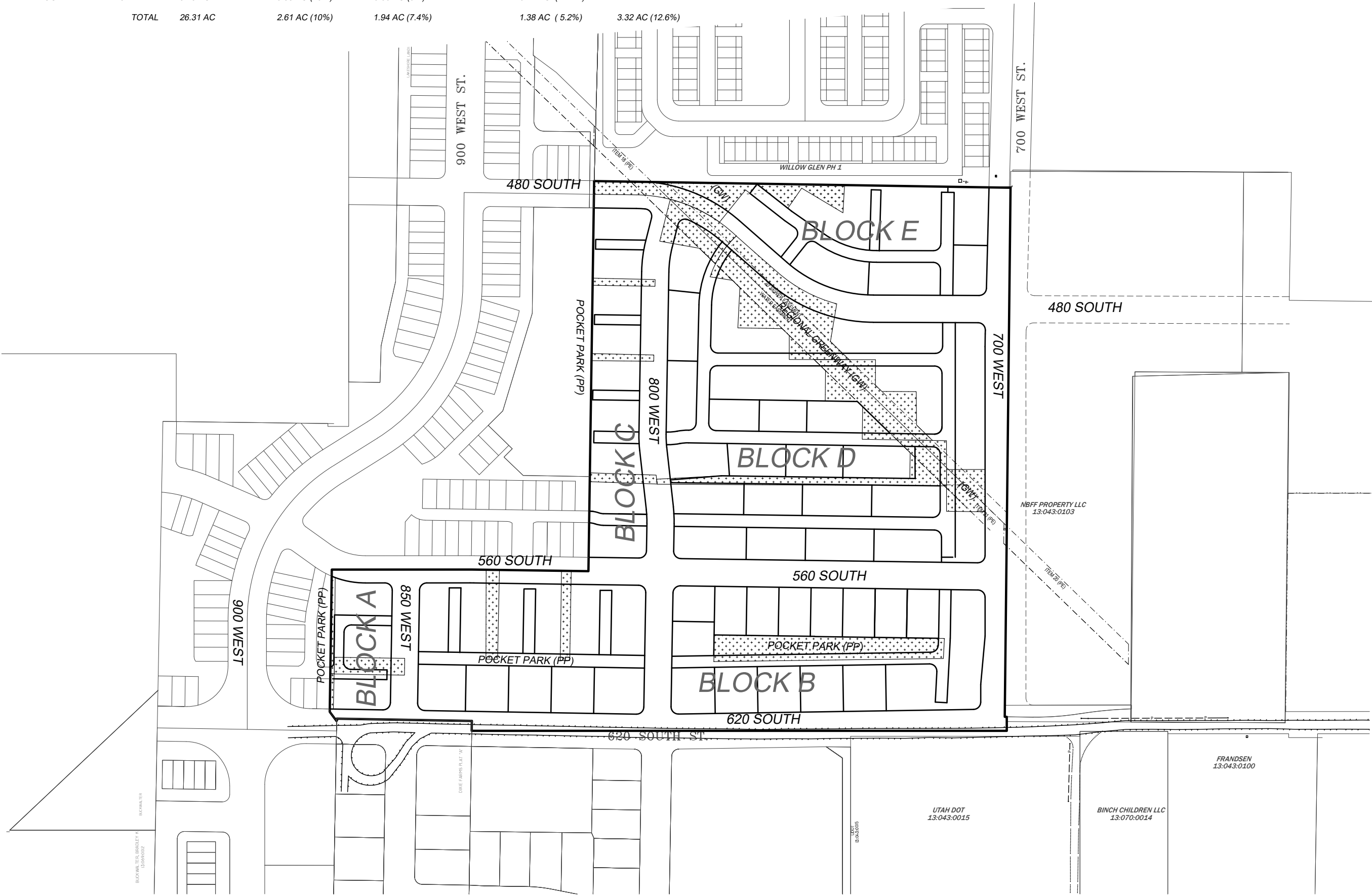


TURNING COUNTS



GARDEN DISTRICT (DT)

NAME	BLOCK TYPE	GROSS AREA	REQ'D CIVIC SPACE	PROVIDED TRAIL NETWORK	PROVIDED OPEN SPACE NETWORK
BLOCK A	BT-3	1.07 AC	0.11 AC (10%)	0.00 AC (0%)	0.11 AC (10.0%)
BLOCK B	BT-2	9.16 AC	0.92 AC (10%)	0.00 AC (0%)	0.72 AC (7.8 %)
BLOCK C	BT-3	2.40 AC	0.24 AC (10%)	0.00 AC (0%)	0.14 AC (5.8%)
BLOCK D	BT-3	10.13 AC	1.01 AC (10%)	1.94 AC (19.1%)	0.00 AC (0.0%)
BLOCK E	BT-3	3.25 AC	0.33 AC (10%)	0.00 AC (0%)	0.41 AC (12.7%)
TOTAL		26.31 AC	2.61 AC (10%)	1.94 AC (7.4%)	1.38 AC (5.2%) 3.32 AC (12.6%)

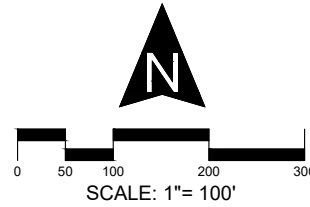




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ACTION	DATE
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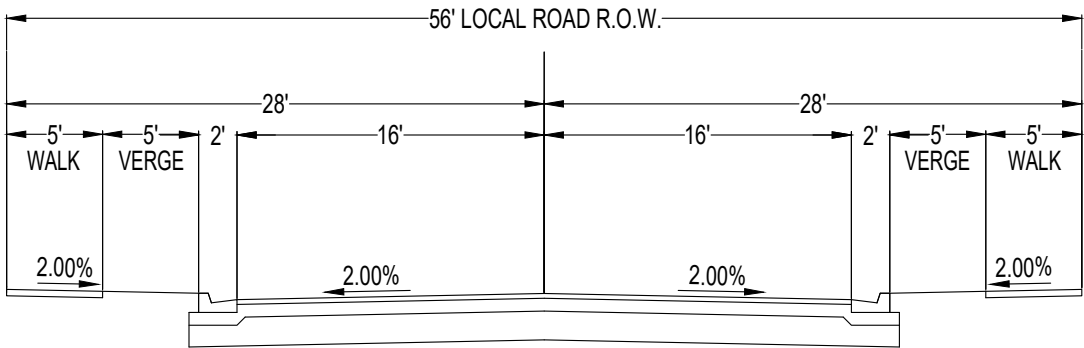
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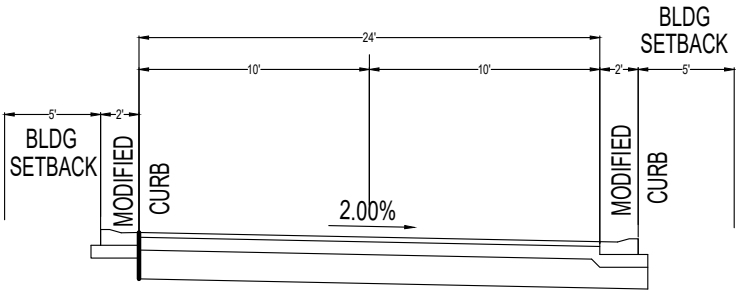
SHEET NAME	SHEET NUMBER
EXHIBIT	11

LOCAL STREET CROSS SECTION

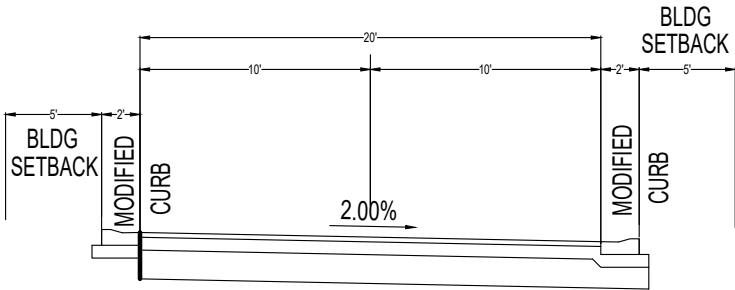
ALL OTHER STREETS



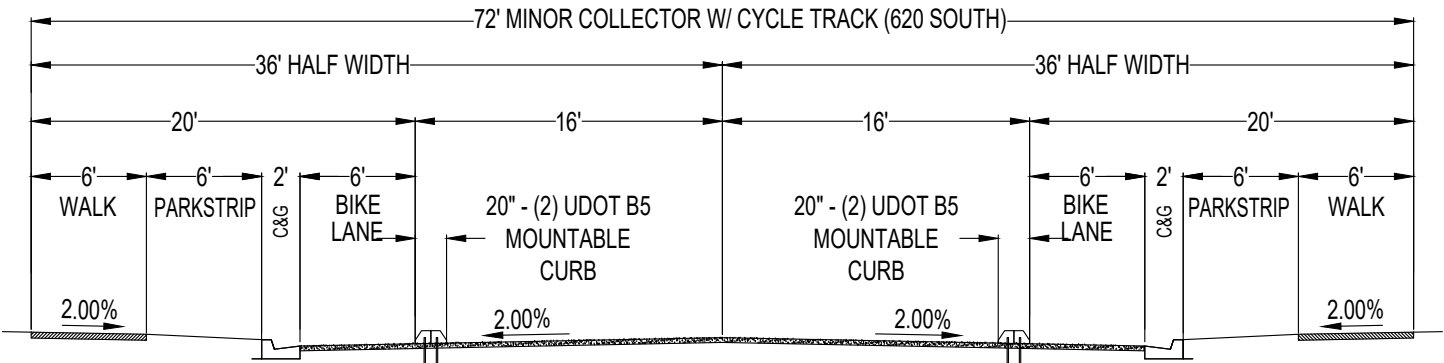
ALLEY CROSS SECTION



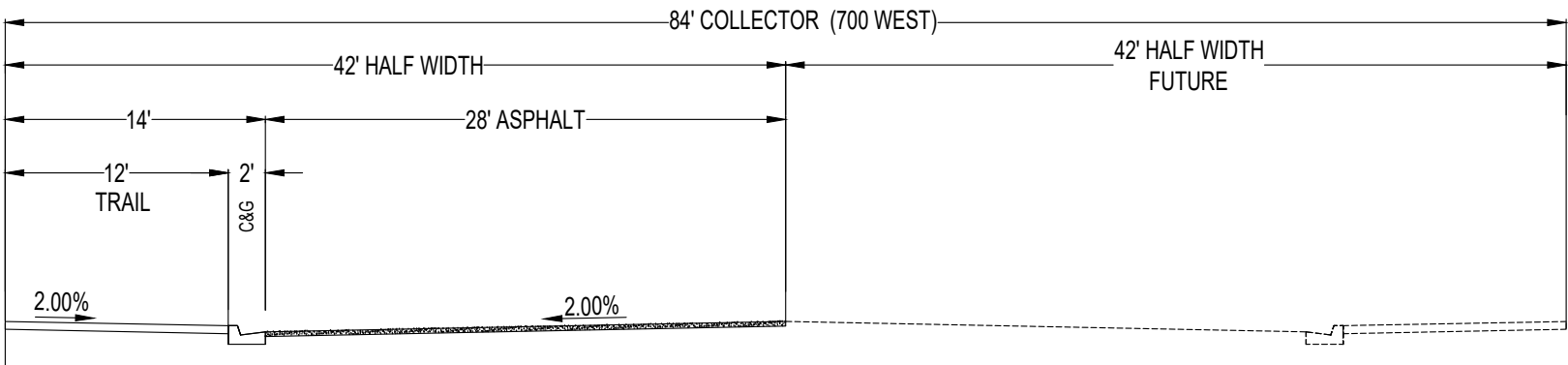
DRIVE CROSS SECTION



620 SOUTH STREET CROSS SECTION



700 WEST STREET CROSS SECTION



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DESCRIPTION

THOROUGHFARE
ASSEMBLIES

SHEET NAME	SHEET NUMBER
EXHIBIT	12

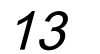
INTERSECTION TYPES

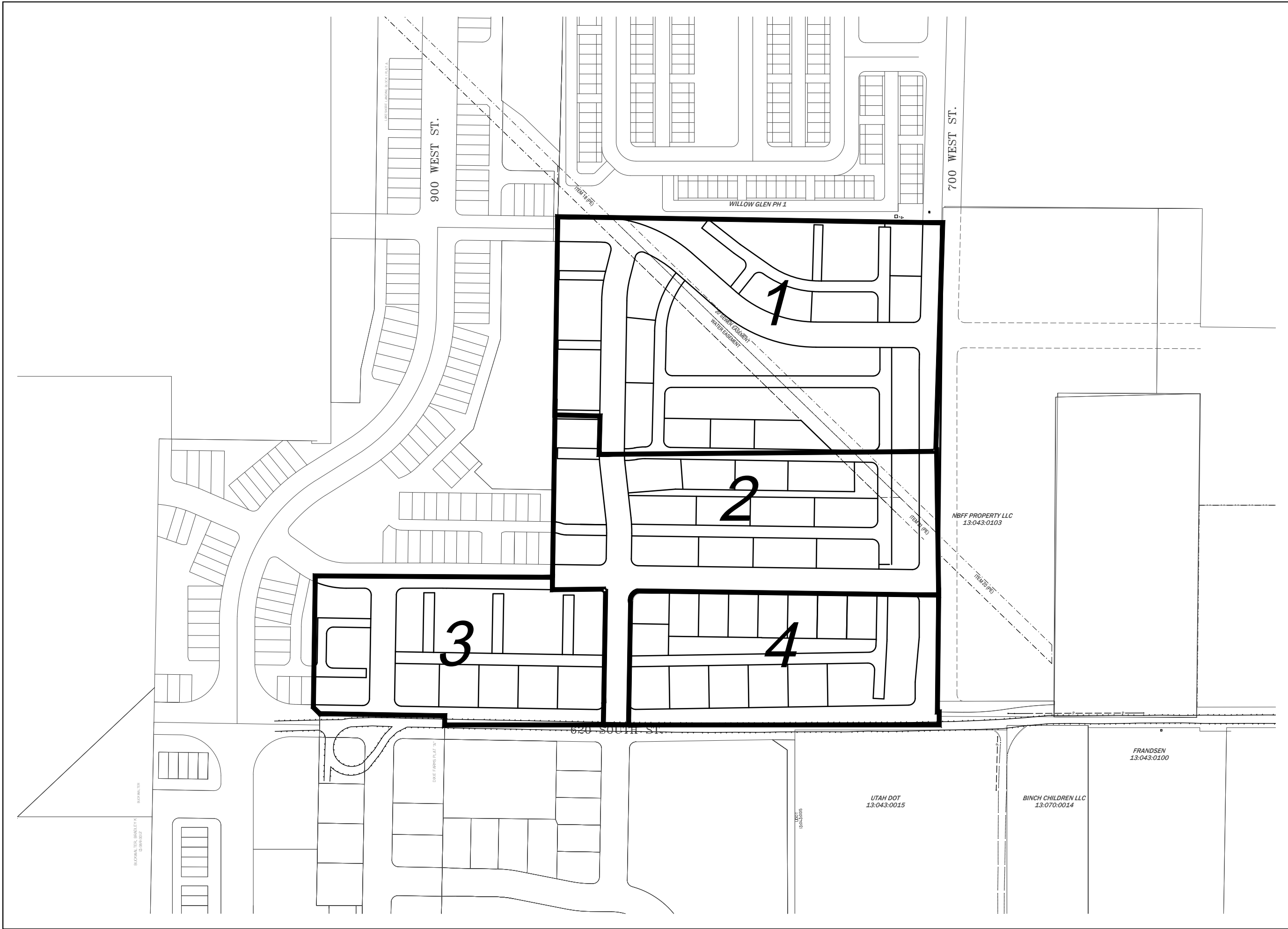
TABLE 7C - INTERSECTION ASSEMBLY TYPES

INTERSECTION TYPE	ST	Neighborhood Edge									DESCRIPTION	ILLUSTRATION
		General Mixed-Use			Office Core			Neighborhood				
T-INTERSECTION (T)	BT	BT-1	BT-2	BT-3	BT-4	BT-5	BT-6				A standard intersection between two thoroughfares where one is terminated. T-Intersections cause the least vehicle to vehicle and vehicle to pedestrian conflict points. Urban T-Intersections provide opportunities for terminated vistas.	
	LT	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9		
4-WAY INTERSECTION (4W)		x	x	x	x	x	x	x	x	x	A standard intersection between two continuous thoroughfares at or near right angles.	

The map illustrates a street grid with various intersection types. Key features include:

- Streets:** 900 WEST ST., 800 WEST ST., 700 WEST ST., 620 SOUTH ST., 560 SOUTH, 480 SOUTH, and 300 SOUTH.
- Intersection Types:** Labeled as "T" (T-intersection) and "4W" (4-way intersection).
- Property and Easements:** Willow Glen PH 1, NBFF Property LLC 13-043-0103, and Binch Children 13-070-0014.
- Legend:** Located in the top left corner, defining intersection types and their assembly types.

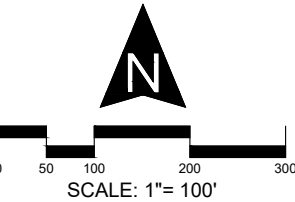




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DESCRIPTION

PHASING
PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	14

MINIMUM ARCHITECTURAL STANDARDS

1. ARCHITECTURAL STYLES MUST TIE TO REGIONAL PRECEDENT (WHAT HAS BEEN USED HISTORICALLY) AND NATURAL CONTEXT (ABILITY TO PLAY TO CLIMATE AND GEOGRAPHY).
2. USE EXTERIOR MATERIALS IN AN AUTHENTIC MANNER, CONSISTENT WITH THE ARCHITECTURAL STYLE, AND THEIR HISTORIC APPEARANCE/ PLACEMENT ON THE BUILDING.

A. NO MORE THAN THREE WALL MATERIALS SHALL BE VISIBLE ON ANY EXTERIOR WALL (EXCLUDING THE FOUNDATION AND TRIM WORK).

B. HEAVIER (LOAD BEARING) MATERIALS MUST BE CLOSER TO THE BASE OF THE BUILDING.

C. CHANGE OF MATERIALS SHALL OCCUR NATURALLY (ACCORDING TO STYLE) RATHER THAN INDISCRIMINATELY.

1. MATERIALS MUST WRAP OUTSIDE CORNERS; TERMINATION OF MATERIALS MUST OCCUR AT INSIDE CORNERS.

D. CONSISTENT USE OF MATERIALS MUST OCCUR ON ALL BUILDING FACADES.

E. COLORS FOR ALL EXTERIOR MATERIALS (SIDING, TRIM, BRICK, STONE, MORTAR, STUCCO, ETC.) MUST BE SELECTED APPROPRIATE TO THE BUILDING’ S ARCHITECTURAL STYLE AND TO LOCAL PRECEDENT.
3. STREETScreens, WHERE REQUIRED, SHOULD BE CONSTRUCTED OF A MATERIAL MATCHING THE ADJACENT BUILDING FACADE, A HEDGE, MASONRY OR STONE WALL, WROUGHT IRON OR DECORATIVE METAL FENCE NO LESS THAN 4 FEET IN HEIGHT.
4. BUILDING MECHANICAL EQUIPMENT AND REFUSE STORAGE MUST NOT BE LOCATED ALONG FRONTAGES.
5. CLOTHESLINES MUST NOT BE LOCATED ALONG FRONTAGES.
6. ALL OPENINGS, INCLUDING PORCHES, GALLERIES, DOORS AND WINDOWS, EXCEPT FOR SHOPFRONTS, MUST BE SQUARE OR VERTICAL IN PROPORTION.

A. DOORS AND WINDOWS THAT OPERATE AS SLIDERS ARE PROHIBITED ALONG FRONTAGES, EXCEPT AT SHOPFRONTS.

B. GLAZED OPENINGS ABOVE THE FIRST STORY MAY NOT EXCEED 60% OF THE TOTAL BUILDING WALL AREA AND 80% IN LT-8 AND LT-9, WITH EACH FACADE BEING CALCULATED INDEPENDENTLY.
7. PHOTO VOLTAIC (PV) SYSTEMS ALONG FRONTAGES MUST BE FLEXIBLE PANEL TYPE OR BUILDING INTEGRATED PHOTO VOLTAIC (BIPV), ATTACHED DIRECTLY TO THE ROOFING MATERIAL, PV ROOFING SHINGLES, OR OTHER CONDUCTING SYSTEM THAT APPLIES DIRECTLY TO ROOFING MATERIAL OR SHEATHING WITH LESS THAN ONE HALF INCH AVERAGE VERTICAL DIMENSION OR INTEGRATED INTO BUILDING SHADING DEVICES.

ADDITIONAL ARCHITECTURAL STANDARDS

THE FOLLOWING PLAN SHEETS SHOW THE PROPOSED ELEVATIONS FOR THE PROPOSED TOWNHOMES AND SINGLE FAMILY LOTS



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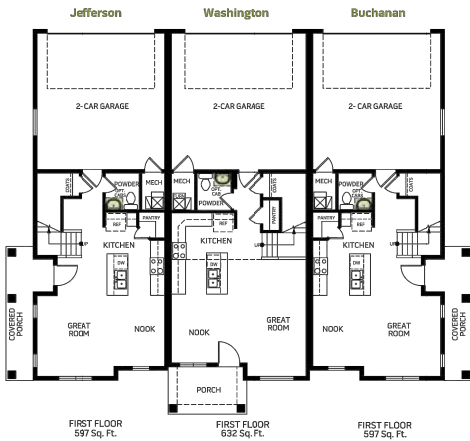
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DESCRIPTION			
ARCHITECTURAL STANDARDS			
SHEET NAME		SHEET NUMBER	
EXHIBIT		15A	



3 Plex

Legacy
at Salt Point



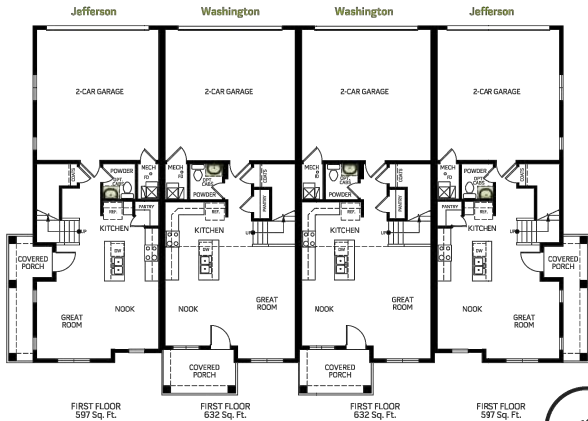
Woodside Homes reserves the right to change elevations, specifications, materials and prices without notice. All square footages are approximate. Window location, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select homes. Renderings are artist's conception only. Rev. 07/20

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4 Plex B

Legacy
at Salt Point



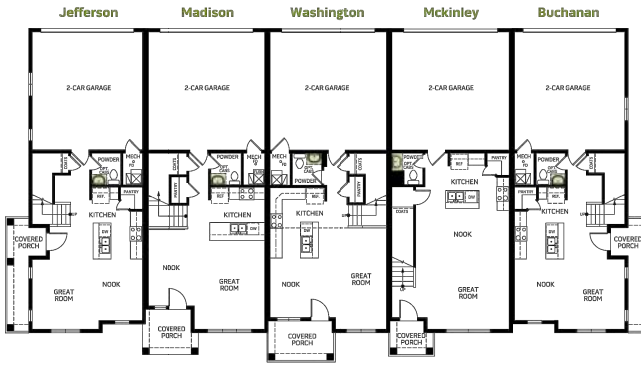
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5 Plex

Legacy
at Salt Point



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PLAN

DESCRIPTION

ARCHITECTURAL
STANDARDS

SHEET NAME SHEET NUMBER

EXHIBIT

15B



Legendary

Pinnacle
At Stonecreek

Rambler • 1,965 Finished Sq. Ft. • 3-4 Bedrooms • 2.5-3.5 Baths • Open Great Room
Living Room • Opt. Covered Patio • Opt. Den • Opt. Bonus Room • Opt. Bedroom 4 • Opt. Loft • 3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)



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Mcintosh

Pinnacle
At Stonecreek

Two-story • 2,863 Sq. Ft. • 4-6 Bedrooms • 2.5 - 4 Baths • Open Great Room • Living Room • Dining Room
Den /Study • Opt. Covered Patio • Opt. Bonus Room • Opt. Guest Room
Opt. Bedroom 5 With Full Bath • 2-3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)



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DISTRICT
PLAN

DESCRIPTION

ARCHITECTURAL
STANDARDS

SHEET NAME	SHEET NUMBER
EXHIBIT	15C

SPECIAL CONDITION NARRATIVE:

700 WEST AND 620 SOUTH STREETS HAVE A SPECIAL
CONDITION IN WHICH ACCESS TO THE PUBLIC ROAD IS
RESTRICTED.

DUE THE LAYOUT OF THE ROADWAYS AND PROPERTY LINES
THE BEST PRACTICE METHOD OF ACCESS WOULD BE A
REAR LOT ALLEYWAY.

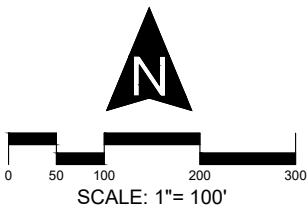


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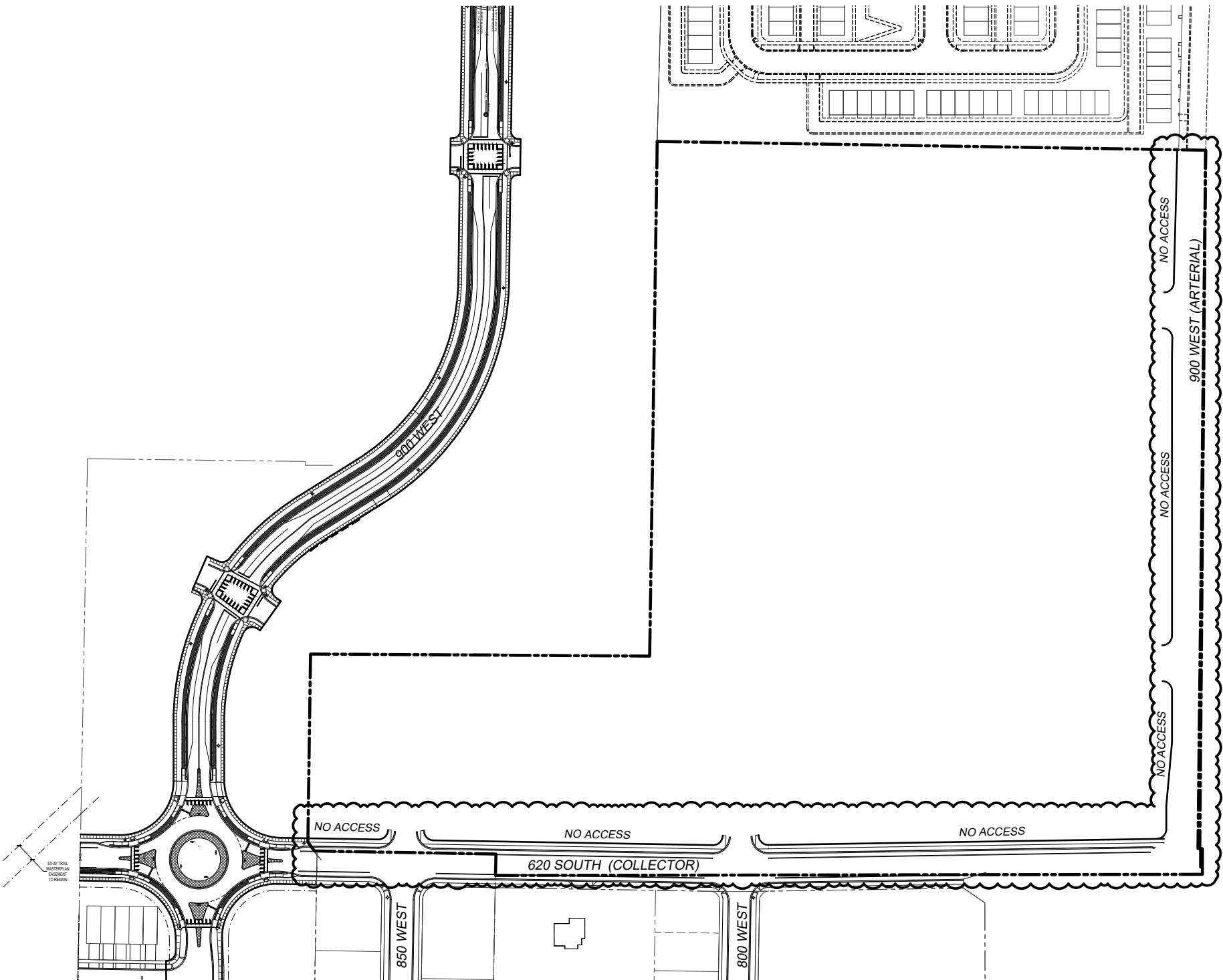
SPECIAL
REQUIREMENTS

SHEET NAME

EXHIBIT

SHEET NUMBER

16



AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for AF Crossing Plat E-1, located at 1000 South 800 West in the PR-3.0 Planned Residential Zone.

BACKGROUND INFORMATION				
Location:		1000 South 800 West		
Applicants:		Blue Peak Holding/Jake Horan		
Existing Land Use:		Planned Residential Zone		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential Low Density		
	South	Shoreline Protection		
	East	Residential Low Density		
	West	Residential Very-Low Density/ Shoreline Protection		
Existing Zoning:		PR-3.0 Planned Residential Zone		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD/ Unincorporated		
	South	PR-3.0 Planned Residential Zone/ PF Public Facilities Zone		
	East	Unincorporated		
	West	PR-3.0 Planned Residential Zone/ Shoreline Preservation Zone		
Land Use Plan Designation:		Residential Low Density		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

AF Crossing Plat E-1 is a subdivision of parcel 13:068:00028 and 13:068:0027 which was previously approved by City Council as Dixie Farms Plat E-1. This project proposes to construct 40 residential units and incorporates a slight boundary adjustment with the adjacent property to the west. The subdivision units meet or exceed the area and dimensional requirements of the PR-3.0 Planned Residential Zone.

Consistency with the Land Use Plan

The plat and zoning comply with the Land Use Plan designation; therefore, the proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

The preliminary plan and final plat are processed concurrently and are consistent with one another.

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

This criterion has been met.

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

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

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

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

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

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

AF Crossing Plat E-1, located at 1000 South 800 West

POTENTIAL MOTIONS

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat for the AF Crossing Plat E-1, located at 1000 South 800 West with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

FINAL PLAT

Mr. Chairman, I move that we deny the final plat for the AF Crossing Plat E-1, located at 1000 South 800 West.

TABLE

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the AF Crossing Plat E-1, located at 1000 South 800 West.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/8/2021

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: AF Crossing Plat E-1

Project Address: 1000 South 800 West

Developer / Applicant's Name: Blue Peak Holding/Jake Horan

Type of Application:

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

Project Map:





Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	513.00	87.45	09°46'00"	87.34	S17°25'20"E
C2	364.00	140.87	22°10'27"	139.99	S11°13'07"E
C3	25.00	40.00	91°40'58"	35.87	S45°42'36"W
C4	63.00	48.67	44°16'49"	47.49	N73°13'34"W
C5	15.00	14.28	54°33'13"	13.75	N78°21'46"W
C6	68.00	82.42	69°26'34"	77.46	N34°35'23"E
C7	15.00	42.49	162°18'44"	29.64	S81°01'29"W
C8	63.00	88.21	80°13'27"	81.18	S57°55'53"W
C9	100.00	127.03	72°46'55"	118.66	S36°15'34"W
C10	275.00	75.89	15°48'40"	75.65	N08°02'13"W
C11	20.00	31.42	90°00'00"	28.28	N45°07'53"W
C12	15.00	23.56	90°00'00"	21.21	S44°52'07"W
C13	132.00	24.26	10°31'46"	24.22	S05°08'00"W
C14	15.00	14.28	54°33'13"	13.75	S16°52'43"E
C15	63.00	141.61	128°47'21"	113.63	S20°14'21"W
C16	243.00	67.06	15°48'40"	66.85	N08°02'13"W
C17	15.00	16.80	64°10'33"	15.94	N48°01'50"W
C18	63.00	312.13	283°51'55"	77.69	N61°48'51"E
C19	15.00	10.39	39°41'22"	10.18	S03°54'07"W
C20	307.00	84.72	15°48'40"	84.45	S08°02'13"E
C21	15.00	23.56	90°00'00"	21.21	S45°07'53"E
C22	20.00	31.42	90°00'00"	28.28	N44°52'07"E
C23	63.00	190.30	173°04'10"	125.77	S42°22'45"W
C24	513.00	74.26	08°17'38"	74.19	S08°23'32"E
C25	513.00	150.28	16°47'03"	149.74	S04°08'49"W
C26	513.00	224.54	25°04'41"	222.75	SOUTH

AF CROSSING
PLAT "E-1"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

13:069:0012
BUCKWALTER, BRADLEY K

PARCEL A
CITY PARK
DEDICATED TO AMERICAN FORK CITY
1.80 SF
0.10 AC

EAST
39.18'

107 PALE
(MP)

SOUTH
222.75'

S89°52'20"W
874.10'

SOUTH
793.95'

ROADWAY (900 W)
DEDICATED TO AMERICAN FORK
1.80 SF
0.04 AC

N 1/4 SEC 27
T5S, R1E, SLB&M

BASIS OF BEARING
N 89°52'20" E (2651.87')

NE COR SEC 27
T5S, R1E, SLB&M

P.O.B.

S89°23'29"E 231.89'

N13°25'43"W
135.83'

N19°28'44"E
94.33'

N71°44'43"W
60.17'

N29°57'13"W
124.12'

S89°23'29"E 231.89'

N10°19'08"W
64.54'

N00°07'53"W 270.52'

N00°07'53"W 270.52'

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LEGEND

SECTION CORNER

PROPERTY CORNER

SUBDIVISION MONUMENT

BOUNDARY LINE

CENTER LINE

EASEMENT LINE

FIRE HYDRANT

STREET LIGHT

PRIVATE AREA

COMMON AREA
(AS SPECIFIED)

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

VICINITY SKETCH

scale 1:1/2 MILE

TABULATIONS

DEVELOPMENT AREA

5.78 AC

EXISTING ZONING

PR 3.0

LAND USE:

VERY LOW RESIDENTIAL

FLOOD ZONE DESIGNATION:

A / X

FIRM MAP PANEL #:

495517 0110 B

EFFECTIVE DATE:

JULY 17, 2002

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

- NOTES
1.

IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
2.

NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.
3.

OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 58" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4.

BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL: 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
5.

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT (THE DEVELOPMENT) HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF _____ FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (THE DECLARATION*) PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.



SURVEYOR

THE STANDARD IN ENGINEERING

ENGINEER

CIVIL ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500

Sandy, UT 84070

Phone: 801.255.0529

11030 N Highland Blvd Suite 400

Highland UT 84003

Phone: (801) 460-1277

cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,

BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 286882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 874.10 FEET AND SOUTH 793.95 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°56'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" WEST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°35'23"E 77.46 FEET); THENCE NORTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 71°44'43"W 60.17 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°25'43" WEST 135.83 FEET; THENCE SOUTH 89°23'29" EAST 231.89 FEET; THENCE NORTH 01°01'26" EAST 400.72 FEET; THENCE EAST 39.18 FEET; THENCE SOUTH 222.75 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°46'00" AND LONG CHORD BEARS S17°25'20"E 87.34 FEET); TO THE POINT OF BEGINNING.

AREA = 251,624 SF OR 5.78 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF UNITS = 40

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

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

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ APPROVED	_____ ATTEST
_____ CITY ENGINEER	_____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER

CHAIRMAN, PLANNING COMMISSION

AF CROSSING
PLAT "E-1"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET

SURVEYOR'S SEAL

CITY RECORDER

COUNTY RECORDER SEAL

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for AF Crossing Plat E-2, located at 1000 South 800 West in the PR-3.0 Planned Residential Zone.

BACKGROUND INFORMATION				
Location:		1000 South 800 West		
Applicants:		Blue Peak Holding/Jake Horan		
Existing Land Use:		Planned Residential Zone		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential Low Density		
	South	Shoreline Protection		
	East	Residential Low Density		
	West	Residential Very-Low Density/ Shoreline Protection		
Existing Zoning:		PR-3.0 Planned Residential Zone		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD/ Unincorporated		
	South	PR-3.0 Planned Residential Zone/ PF Public Facilities Zone		
	East	Unincorporated		
	West	PR-3.0 Planned Residential Zone/ Shoreline Preservation Zone		
Land Use Plan Designation:		Residential Low Density		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

AF Crossing Plat E-2 is a subdivision of parcel 13:068:00028 and 13:068:0027 which was previously approved by City Council as Dixie Farms Plat E-2. This project proposes to construct 32 residential units and incorporates minor adjustments due to boundary line agreements with the adjacent property to the west. The subdivision units meet or exceed the area and dimensional requirements of the PR-3.0 Planned Residential Zone.

Consistency with the Land Use Plan

The plat and zoning comply with the Land Use Plan designation; therefore, the proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

The preliminary plan and final plat are processed concurrently and are consistent with one another.

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

This criterion has been met.

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

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

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

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

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

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

AF Crossing Plat E-2, located at 1000 South 800 West

POTENTIAL MOTIONS

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat for the AF Crossing Plat E-2, located at 1000 South 800 West with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

FINAL PLAT

Mr. Chairman, I move that we deny the final plat for the AF Crossing Plat E-2, located at 1000 South 800 West.

TABLE

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the AF Crossing Plat E-2, located at 1000 South 800 West.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/8/2021

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: AF Crossing Plat E-2\Dice Farms Plat E-2

Project Address: 1000 South 800 West

Developer / Applicant's Name: Blue Peak Holding/Jake Horan

Type of Application:

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

Project Map:





Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

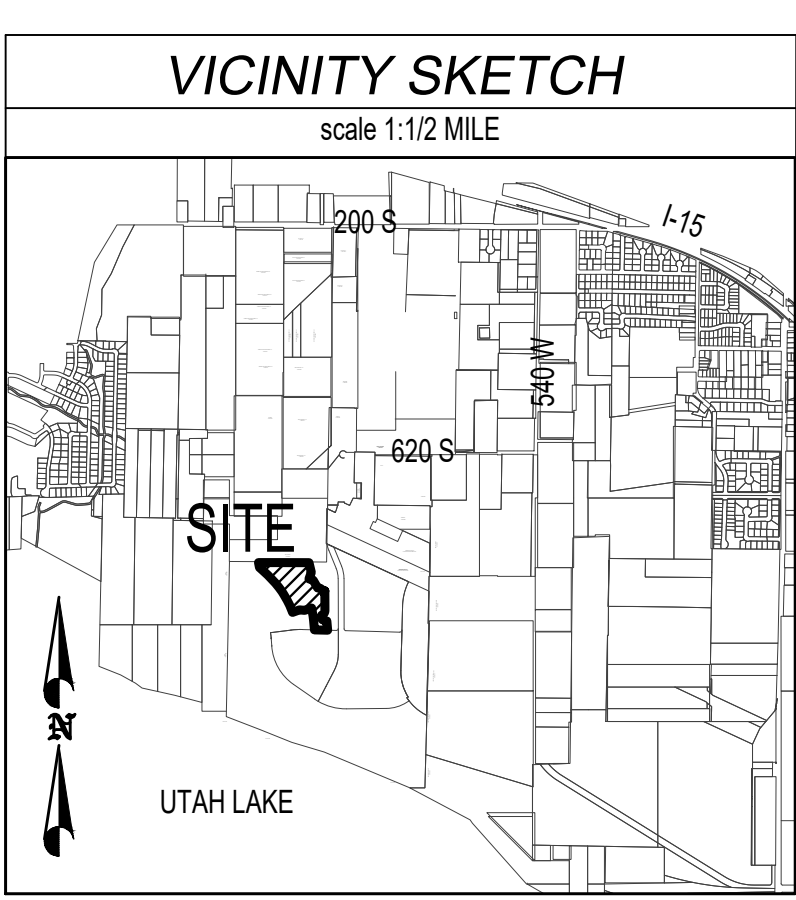
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

CURVE TABLE									
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA
C1	63.00	88.21	80°13'27"	81.18	N57°55'53"W	C29	63.00	58.13	52°51'44"
C2	15.00	42.49	162°18'44"	29.64	S81°01'29"W	C30	63.00	57.18	52°00'19"
C3	68.00	82.42	69°26'34"	77.46	N34°35'23"E	C31	63.00	55.67	50°37'40"
C4	15.00	14.28	54°33'13"	13.75	N78°21'46"W	C32	63.00	54.49	49°33'26"
C5	63.00	48.67	44°16'49"	47.49	N73°13'34"W	C33	63.00	55.55	50°31'27"
C6	1372.50	450.82	18°49'12"	448.80	N28°14'54"W	C34	15.00	17.33	66°10'52"
C7	1372.50	210.90	88°48'15"	210.70	N42°03'36"W	C35	15.00	22.52	86°00'03"
C8	1372.50	43.13	01°48'02"	43.13	N47°21'44"W	C36	1404.50	66.03	02°41'37"
C9	275.00	92.81	19°20'16"	92.37	N38°35'37"W	C37	1404.50	56.73	02°18'51"
C10	100.00	21.36	12°14'23"	21.32	N78°46'13"E	C38	1404.50	75.01	03°03'36"
C11	1340.50	81.19	03°28'12"	81.17	N21°11'08"W	C39	1404.50	75.01	03°03'36"
C12	1340.50	81.21	03°28'17"	81.20	N24°39'23"W	C40	1404.50	80.72	03°17'34"
C13	1340.50	81.25	03°28'22"	81.24	N28°07'42"W	C41	1404.50	67.00	02°44'01"
C14	1340.50	81.23	03°28'19"	81.220	N31°36'03"W	C42	1404.50	67.00	02°44'01"
C15	1340.50	81.22	03°28'17"	81.20	N35°04'21"W	C43	132.00	21.06	09°08'27"
C16	1340.50	97.45	04°09'55"	97.43	N38°53'27"W	C44	132.00	3.20	01°23'19"
C17	1340.50	82.15	03°30'41"	82.14	N42°43'45"W	C45	68.00	18.49	15°34'44"
C18	15.00	23.68	90°26'20"	21.29	N89°42'15"W	C46	15.00	23.56	90°00'00"
C19	15.00	24.13	92°09'16"	21.61	N01°00'03"W	C47	63.00	31.76	28°53'06"
C20	307.00	65.90	12°17'57"	65.77	N40°55'43"W	C48	63.00	49.31	44°50'55"
C21	307.00	48.83	09°06'46"	48.78	N30°13'21"W	C49	63.00	51.35	46°41'53"
C22	243.00	63.90	15°03'58"	63.71	S40°43'47"E	C50	63.00	56.66	51°31'30"
C23	1404.50	89.94	03°40'09"	89.93	S46°25'41"E	C51	307.00	114.85	21°26'06"
C24	1404.50	65.01	02°39'07"	65.00	S43°16'03"E	C52	1340.50	585.70	25°02'03"
C25	1404.50	211.68	08°38'07"	211.48	S43°56'42"E	C53	1372.50	704.85	29°25'26"
C26	15.00	23.62	90°12'07"	21.25	S84°43'42"E	C54	1404.50	430.77	17°34'24"
C27	15.00	9.62	36°44'50"	9.46	N31°47'50"E	C55	63.00	31.10	282°55'42"
C28	63.00	30.08	27°21'07"	29.79	N27°05'58"E	C56	19.00	27.29	252°10'51"

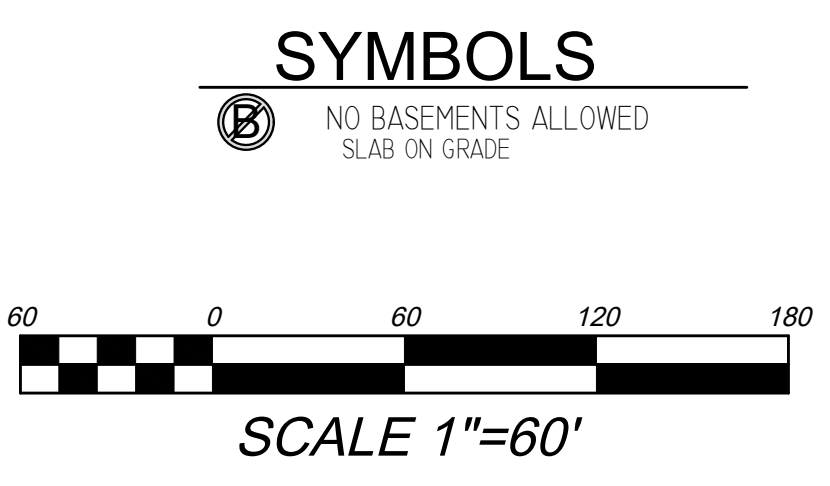
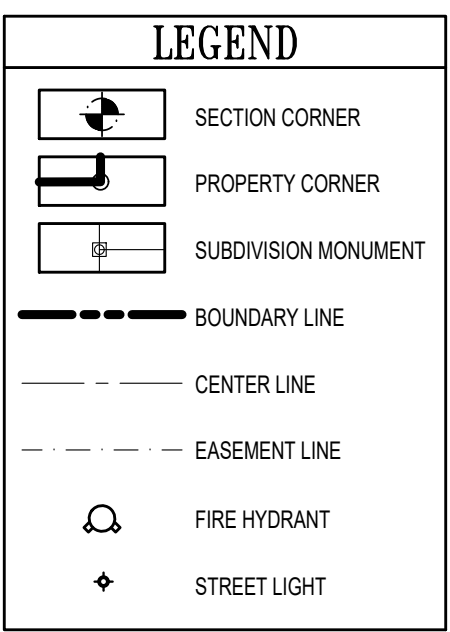


AF CROSSINGS
PLAT "E-2"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH



TABULATIONS	
DEVELOPMENT AREA	9.50 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF
RESTRICTIVE COVENANTS
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____



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

SURVEYOR

THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

11038 N Highland Blvd Suite 400
Highland, UT 84003
Office: (801) 465-1277
cell: (801) 616-1677

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 288682-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2 UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20" W 1178.45 FEET AND SOUTH 884.98 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 13°25'43" EAST 135.83 FEET; THENCE SOUTH 19°28'44" WEST 94.33 FEET; THENCE SOUTH 71°44'43" EAST 60.17 FEET; THENCE SOUTH 29°57'13" EAST 124.72 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS S57°55'53"E 81.18 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS N81°01'29"E 29.64 FEET); THENCE SOUTH 00°07'53" EAST 270.52 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°28'34" AND LONG CHORD BEARS S34°35'23"W 77.46 FEET); THENCE SOUTH 10°19'08" EAST 64.54 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS S73°21'46"E 13.75 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS S73°13'34"E 47.49 FEET); THENCE SOUTH 04°56'17" EAST 127.39 FEET; THENCE NORTH 88°26'55" WEST 181.23 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.04 FEET; THENCE NORTH 08°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'38" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.10 FEET; THENCE SOUTH 70°32'58" WEST 101.78 FEET; THENCE NORTH 19°51'08" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 29°51'37" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'58" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°56'27" EAST 281.10 FEET; THENCE SOUTH 89°54'00" EAST 332.29 FEET; THENCE SOUTH 89°23'28" EAST 80.88 FEET TO THE POINT OF BEGINNING

AREA = 413,982 SF OR 9.50 ACRES
BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS = 32

OWNER'S DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
APPROVED _____ CITY ENGINEER	ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE

AMERICAN FORK CITY PLANNING COMMISSION

PLANNER _____ CHAIRMAN, PLANNING COMMISSION

AF CROSSINGS PLAT "E-2"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL 	CITY RECORDER	COUNTY RECORDER SEAL
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AGENDA TOPIC: Hearing, review, and action on a final plat for AF PD South Plat A, located at approximately 650 South 900 West in the PR-3.0 Residential zone

BACKGROUND INFORMATION				
Location:		650 South 900 West		
Applicants:		Blue Peak Holdings LLC		
Existing Land Use:		Residential Low Density		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential Very Low Density		
	South	Residential Very Low Density		
	East	Residential Very Low Density		
	West	Residential Very Low Density		
Existing Zoning:		PR-3 Planned Residential		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	PF Public Facilities & PR-3 Planned Residential		
	East	PR-3 Planned Residential		
	West	Unincorporated		
Land Use Plan Designation:		Planned Residential		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

AF PD South Plat A is a subdivision of parcels 35:280:0009, 35:280:0008, 35:280:0021, 35:280:0023, 13:069:0033, 35:280:0022, 13:068:0028, and 35:280:0500 and proposes to create 22 lots. The City Council previously approved this subdivision as Dixie Farms Plat E-2 and this updated plat incorporates adjustments due to boundary line agreements with the adjacent property owner to the west. The subdivision units meet or exceed the area and dimensional requirements of the PR-3 Planned Residential zone.

Consistency with the Land Use Plan

The plat and zoning comply with the Land Use Plan designation; therefore, the proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

The preliminary plan and final plat are processed concurrently and are consistent with one another.

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

This criterion has been met.

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

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

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

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

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

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

POTENTIAL MOTIONS

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat for the AF PD South Plat A, located at approximately 650 South 900 West with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

FINAL PLAT

Mr. Chairman, I move that we deny the preliminary plan for the AF PD South Plat A, located at approximately 650 South 900 West.

TABLE

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the AF PD South Plat A, located at approximately 650 South 900 West.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/8/2021

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: AF PD South Plat A

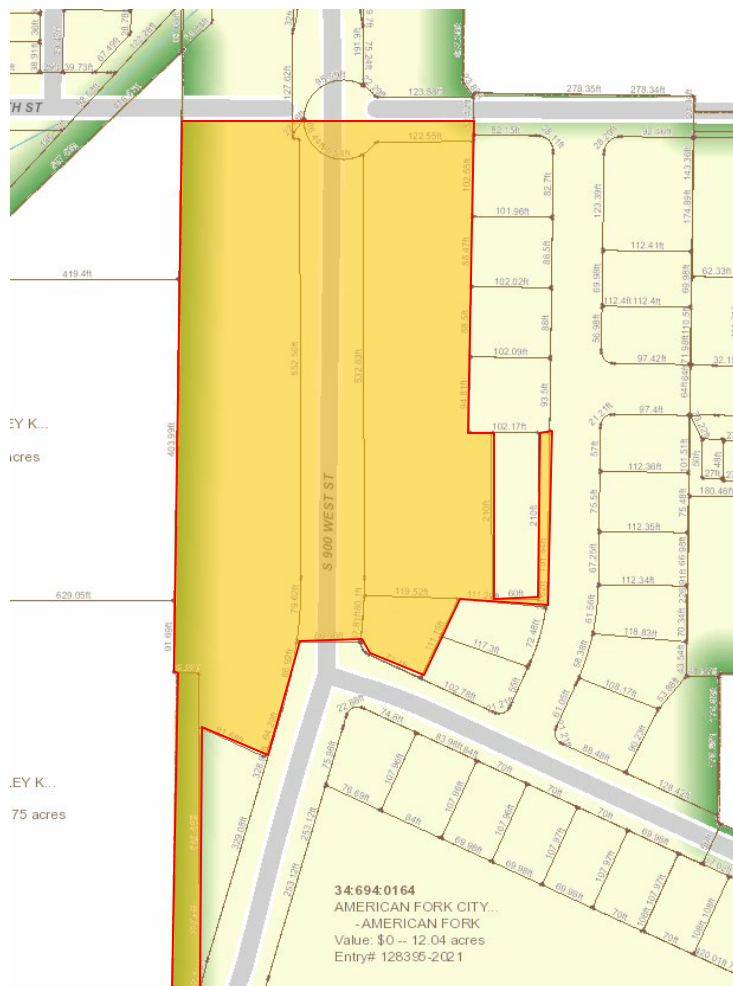
Project Address: 650 South 900 West

Developer / Applicant's Name: Blue Peak Holdings LLC

Type of Application:

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

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES NOVEMBER 17, 2021

The American Fork City Planning Commission met in a regular session on November 17, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Jenny Peay
Harold Dudley
Chris Christiansen
Christine Anderson

Absent: Bruce Frandsen
Rod Brocious

Staff Present: Rebecca Andrus, City Engineer
George Schade, Communications
Lisa Halversen, Administrative Assistant

Others Present: Steve Johns, Tod Kirton, Ginger Romriell, Jake Horan

Chairman Woffinden led the “Pledge of Allegiance.”

1. Hearing, review and action on amendments to Section 17.5.133 of the American Fork City Municipal Code entitled “Off-Street Parking Standards”

Ms. Andrus reminded commissioners that the American Fork City Council and Planning Commission discussed varying approaches to parking for multiple family residential projects during their September 7, 2021 joint work session and requested of staff to propose alternative ways to handle this situation.

Planning Commission recommended approval of both options on October 6, 2021. However, to more clearly identify that the proposed parking standards only apply in the CC-1 zone, it is recommended the planning commission adopt amended language set forth in the proposed amendment to Section 17.5.133.

Public Hearing Opened

No comments received.

Public Hearing Closed

UNAPPROVED MINUTES

1 **Mr. Christiansen moved to recommend approval of the proposed amendment to Section**
2 **17.5.133.**

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

4	Chairman Woffinden	Aye
5	Jenny Peay	Aye
6	Harold Dudley	Aye
7	Christine Anderson	Aye
8	Chris Christiansen	Aye

9
10 **The motion passed.**

11
12
13 Chairman Woffinden indicated that items 2 and 3 will be discussed together but voted on
14 separately.

- 15
16
17 2. Hearing, review and action on a land use map amendment from the Residential Low
18 Density and Design Commercial designation to the Institutional Lands and Schools
19 designation, located in the area of 970 East 1750 North
20

21 Ms. Andrus stated that the applicant proposes to amend the land use and zone map designations
22 of the parcel located at 970 East 1750 North. The existing land use for the property is divided
23 into two classifications: Design Commercial on the west and Residential Low Density on the
24 east. The existing zone designation for the entire parcel is RA-1 Residential Agricultural. The
25 city has purchased this land with the intent of building a fire station.

26 The applicant is asking to change the land use designation to Institutional Lands, Schools and
27 Public Facilities over the entire property. Applicant is also asking to change the existing zone to
28 Public Facilities over the entire parcel.

29 Ms. Anderson asked if the access would still be located from Harvey.

30 Ms. Andrus said that there will still be access from Harvey, but the intention is that vehicles will
31 be able to pull straight through as well.

32
33 **Public Hearing Opened**

34 No comments received.

35 **Public Hearing Closed**

UNAPPROVED MINUTES

1 Ms. Peay moved to recommend approval of the land use map amendment.

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

3	Chairman Woffinden	Aye
4	Jenny Peay	Aye
5	Harold Dudley	Aye
6	Christine Anderson	Aye
7	Chris Christiansen	Aye

8
9 The motion passed.

- 10
11
12 3. Hearing, review and action on a zone map amendment for property located in the area of
13 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public
14 Facilities zone
15
16
17

18 **Public Hearing Opened**

19 No comments received.

20 **Public Hearing Closed**

21
22 Ms. Peay moved to recommend approval of the zone map amendment.

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

24	Chairman Woffinden	Aye
25	Jenny Peay	Aye
26	Harold Dudley	Aye
27	Christine Anderson	Aye
28	Chris Christiansen	Aye

29
30 The motion passed.
31

- 32
33
34 4. Hearing, review and action on a zone map amendment from the R2-7,500 Residential
35 zone to the R2-7,500 (O) Residential zone, located in the area of 162 West 400 South
36

UNAPPROVED MINUTES

Ms. Andrus told commissioners that the applicant proposes to amend the zone map designation of the parcels located at 162 West 400 South. The existing zone designation for the parcels is R2-7,500 Residential.

The applicant is asking to change the existing zone to R2-7,500 (O) Residential Overlay. The overlay zone provides additional options for those desiring to live on separate smaller lots, with densities as permitted under the “two-family dwelling” option without a common wall between the residences.

Ms. Peay asked for clarification regarding the requirement of a wall between two units.

Ms. Andrus believes that without the overlay a common wall would be required between two units. With the overlay it would not be, they could be separate units on separate lots. There are no outstanding planning or engineering concerns.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Tod Kirkham of Kaskade Homes explained that the overlay allows for slightly smaller lots, it would give some residents a chance to get into a home. They feel that it will be a good project. A site plan is in the works, they hope to start construction at the beginning of 2022.

Ms. Anderson moved to recommend approval of the zone map amendment.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

5. Hearing, review and action on the preliminary plan and final plat for Auble Office Condominiums, located at 1134 East 300 North in the PO-1 Professional Office zone

Ms. Andrus told commissioners that the Auble Office Condominium proposal is a subdivision of parcel 14:017:0284 that proposes to create 3 condominium units. The subdivision units meet or

UNAPPROVED MINUTES

exceed the area and dimensional requirements of the PO-1 Professional Office zone. All Engineering Division concerns have been addressed and they recommend approval.

Ms. Anderson clarified that the building is already there as well as the parking lot.

Ms. Andrus replied that the building is already built, the owner wants to split it up so they can have several different tenants.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to approve the preliminary plan for the Auble Office Condominiums, located at 1134 East 300 North subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to recommend approval of the final plat for the Auble Office Condominiums, located at 1134 East 300 North with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye

UNAPPROVED MINUTES

Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

6. Hearing, review and action on a preliminary plan and final plat for Stonecreek Plat G, located at approximately 350 West 900 South in the PR-3.0 Residential zone

Ms. Andrus informed commissioners that this item has been before them previously but the road will be a minor collector instead of a local surface street. With this change, some lots needed to be adjusted. There are the same number of lots but the plat needs reapproval. This is a minor housekeeping issue, nothing changes with regards to engineering or planning. She indicated that the Stonecreek Plat G proposal is a subdivision of parcels 13:065:0074 and 13:065:0075 and proposes to create 32 lots. The subdivision units meet or exceed the area and dimensional requirements of the PR-3 Planned Residential zone.

Ms. Peay asked why there were no building envelopes on the plat.

Ms. Andrus stated that they don't want to show things on the plat that may have a code change with time, such as setbacks. A future item will be coming before the commission to request reduced setbacks. This item is only approving the amended plat.

Ms. Peay wanted to make sure that the code does specify the setbacks.

Ms. Andrus affirmed that this is the case, the original plat did not show the building envelopes either.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to approve the preliminary plan for the Stonecreek Plat G, located at approximately 350 West 900 South subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye

UNAPPROVED MINUTES

Christine Anderson
Chris Christiansen

Aye
Aye

The motion passed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the final plat for the Stonecreek Plat G, located at approximately 350 West 900 South with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden
Jenny Peay
Harold Dudley
Christine Anderson
Chris Christiansen

Aye
Aye
Aye
Aye
Aye

The motion passed.

7. Hearing, review and action on a preliminary plan and final plat for Auto Mall Drive Business Center Plat B, located at approximately 450 East Auto Mall Drive in the PI-1 Planned Industrial zone

Ms. Andrus informed commissioners that the 500 East Auto Mall Drive Business Center Plat B is a subdivision of parcel 13:061:0111 which proposes to construct 2 commercial buildings, a 51,063 square foot office and warehouse building and a 6,132 square foot Maverik convenience store. The subdivision units meet or exceed the area and dimensional requirements of the PI-1 Planned Industrial zone.

Public Hearing Opened

No comments received.

Public Hearing Closed

UNAPPROVED MINUTES

1 Mr. Christiansen moved to recommend approval of the preliminary plan for the 500 East
2 Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive subject to any
3 findings, conditions and modifications found in the engineering report.

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

5	Chairman Woffinden	Aye
6	Jenny Peay	Aye
7	Harold Dudley	Aye
8	Christine Anderson	Aye
9	Chris Christiansen	Aye

10
11 The motion passed.

12 Public Hearing Opened

13
14 No comments received.

15 Public Hearing Closed

16
17 Mr. Christiansen moved to recommend approval of the final plat for the 500 East Auto
18 Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive with the findings
19 listed in the staff report, and subject to any findings, conditions and modifications found in
20 the engineering report.

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

22	Chairman Woffinden	Aye
23	Jenny Peay	Aye
24	Harold Dudley	Aye
25	Christine Anderson	Aye
26	Chris Christiansen	Aye

27
28 The motion passed.

- 29
30
31
32 8. Hearing, review and action on a preliminary plan, final plat and site plan for Deer Park
33 Subdivision consisting of two lots, located in the area of 9 West 1100 South in the PI-1
34 Planned Industrial zone

35 Ms. Andrus reviewed with commissioners that in 2021 there was a zone change for these parcels
36 to the current PI-1 Planned Industrial Zone. This area was annexed into the City under the Pulley
37 Annexation in 2016. This site plan and subdivision plat is proposed to have an office-warehouse

UNAPPROVED MINUTES

development. These 2 lots will consist of two office-warehouse buildings totaling 252,130 square feet on approximately 14.06 acres. The site is bound by 1100 South on the north, agricultural properties on the east and west and the future arterial to the south currently owned by UDOT. Access points will be provided off 1100 South. The Pedestrian and Bike Master Plan identifies a trail along the east property line adjacent to the existing slough. The necessary trail dedication or easement will be provided as condition of approval of the plat and site plan. Trail improvements will not be constructed at this time.

There was a minor concern after submittal regarding the water line on the east (off 100 East 1100 South). The concern was that the line is not straight, we will work with the developer to address this.

Chairman Woffinden asked if the water line would come through on the Carson property.

Ms. Andrus said that it would come across the south end of Carson's property, there would be an easement looping up into the Deer Park property. Eventually the line will continue west and north but at this time it is sufficient.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Jake Horan of Keystone Construction said that they have worked a lot with staff to be sure the city is comfortable with the project, the big issue was water. We recently had a big meeting addressing water and right-of-way issues. They have an easement along the south end of the Carson property, they're excited for the project. Keystone Construction and Red Pine Excavation are currently located in Lehi and plan to relocate here to American Fork when these buildings are done.

Ms. Peay asked Mr. Horan to elaborate on the businesses that would be located here.

Mr. Horan explained that White Horse Development is the first stage in their trio of companies, this is the development company that works with property owners and acquires the property. Red Pine is their excavation company that does the horizontal development. Keystone Construction is the home building company, they have built a lot in the TOD zone. Their first project in American Fork was Willow Glen townhomes in 2017-18. Now they also have Rockwell Ranch, Lakeshore Landing and AF Crossing. He expressed that they love to work in American Fork.

Chairman Woffinden asked about the plan set, he noticed that it showed three buildings instead of two. Mr. Horan said that there was a mistake in the packet material, there will be 2 buildings as submitted with a potential 3rd in the future.

UNAPPROVED MINUTES

Chairman Woffinden also has concerns about the water table being higher than 8 feet below the surface and the soil makeup. He asked if the geotechnical report is ready and the PH statistics for the soil. He also wanted to make sure they were aware of the possibility of liquefaction in the area, the state has designated this a high-liquefaction area. How will they mitigate this? He wants to have all information before giving approval.

Mr. Horan said he will ask if the reports are finished. They want to make sure they are covered as well in case of a seismic event.

Chairman Woffinden asked why they stopped boring holes at 5 feet down when one found groundwater at 3 ½ feet.

Mr. Horan said that he will ask about that as well.

Chairman Woffinden said that he'll take him at his word, but he would rather table the item until they have all the information.

Mr. Dudley moved to recommend approval of the preliminary plan, final plat and commercial site plan for Deer Park Subdivision, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report as well as completion of the items listed by the Chairman to staff in a timely manner.

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

Chairman Woffinden	Nay
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

9. Other Business

There was no other business.

10. Site Plan Committee Report

Ms. Andrus said that there are several upcoming site plans, plats and projects in various stages of approval. Some of these need some planning review before they can proceed. We have a large backlog in the pipeline. The next meeting will be held on December 8.

UNAPPROVED MINUTES

11. Review and action on the minutes of the November 3, 2021 Planning Commission Regular Session

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

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	Aye

The motion passed.

12. Adjournment

Ms. Peay motioned to adjourn.

Mr. Dudley seconded the motion. All voted in favor.

Meeting adjourned at 7:45 pm.

Lisa Halversen
Administrative Assistant