

AMERICAN FORK CITY COUNCIL
DECEMBER 14, 2021
PUBLIC HEARING AND REGULAR SESSION AGENDA

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, December 14, 2021, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment regarding amendments to the fiscal year ending June 30, 2022, city budget.

REGULAR SESSION

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

COMMON CONSENT AGENDA

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

1. Approval of the October 26, 2021, city council minutes.
2. Approval of the October 27, 2021, work session minutes.
3. Approval of the November 9, 2021, city council minutes.
4. Approval of the November 16, 2021, special session minutes.
5. Approval of the authorization to release the Improvements Durability Retainer of \$40,447.77 for MITCHELL FARMS PLAT B, located at 700 North 900 West.
6. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$15,535.00 and issue a Notice of Acceptance for the RODERICK CATALYST PHASE 1 construction of public improvements located at approx. 400 East 1600 South.
7. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$22,500.00 and issue a Notice of Acceptance for the SWIG construction of public improvements located at 135 East Main Street.
8. Ratification of city payments (November 16, 2021, to December 7, 2021) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on approval of a beer/alcoholic beverage license for La Puente located at 101 North West State Street #114.
2. Review and action on a resolution adopting updated Storm Drain Rates.
3. Review and action on a resolution approving an updated General Fee Schedule.
4. Review and action on a resolution approving a land use map amendment located at 970 East 1750 North from the Residential Low Density and Design Commercial designation to the Institutional Lands and Schools designation.
5. Review and action on an ordinance approving a zone map amendment located at 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.
6. Review and action on an ordinance approving a zone map amendment located at 162 West 400 South from the R2-7,500 Residential zone to the R2-7,500 (O) Residential zone.

7. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an ordinance approving the final plat for the Auble Office Condominium project located at 1134 East 300 North in the PO-1 Professional Office zone.
 - b. Review and action on an ordinance approving the final plat of Stonecreek Plat G subdivision located at approximately 350 West 900 South in the PR-3.0 Planned Residential zone.
 - c. Review and action on the final plat for the Auto Mall Drive Business Center Plat B subdivision located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone.
 - d. Review and action on the final plat for the AF PD South Plat A subdivision located at 450 East Auto Mall Drive in the Planned Industrial zone.
8. Review and action on an ordinance approving amendments to Section 17.5.133 of the American Fork City Code entitled "Off-Street Parking Standards".
9. Review and action on an ordinance approving amendments to Section 15.01.1526 of the American Fork City Code entitled "Minor Collector Cross-Section with Sidepath, Median, and Bike Lanes".
10. Review and action on an ordinance approving amendments to Section 15.01.110 of the American Fork City Code entitled "Easements".
11. Review and action on an ordinance approving amendments to Section 17.08.304 of the American Fork City Code entitled "Project Streets and Sidewalks".
12. Review and action on a resolution adopting the fiscal year ending June 30, 2022, city budget amendments.
13. Review and action on approval of a contract for public defender services.
14. Review and action on a real estate purchase contract with Blue Peak Holdings, LLC.
15. Review and action on a resolution approving the Voter Participation Area map as prepared by the Utah County Elections office.
16. Review and action on an ordinance setting the time and place of the 2022 City Council meetings.
17. Adjournment.

Dated this 10th day of December 2021.



Terilyn Lurker
City Recorder

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works

Director Approval Scott Sensanbaugh

AGENDA ITEM Common consideration regarding authorization to release the Improvements Durability Retainer of \$ 40,447.77 for MITCHELL FARMS PLAT B, located at 700 North 900 West.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$ 40,447.77 for MITCHELL FARMS PLAT B. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Performance Guarantee - Mitchell Farms Plat B (XLSX)
Durability_Release_Authorization-Mitchell Farms Plat B (PDF)
Bond Release Request-Mitchell Farms Plat B (PDF)

Name of Development: Mitchell Farms Plat B

Date	
12/2/2019	

	Description of Item	Quantity	Unit	Unit Price	Total	Completed #1	Amount Requested
GRADING & SWPPP							
	Install & Maintain SWPPP	1	LS	\$4,000.00	\$4,000.00		\$0.00
SEWER							
	8" PVC Sewer Line	677	LF	\$52.50	\$35,542.50	677	\$35,542.50
	5' Sewer Manhole Precast	5	Each	\$2,706.88	\$13,534.40	5	\$13,534.40
	Sanitary Sewer Lateral Connection	12	Each	\$813.86	\$9,766.32	12	\$9,766.32
CULINARY WATER							
	8" DI Culinary Water	967	LF	\$33.38	\$32,278.46	967	\$32,278.46
	8" Gate Valve	6	Each	\$1,395.09	\$8,370.54	6	\$8,370.54
	8" Water MJ Fittings	4	Each	\$664.42	\$2,657.68	4	\$2,657.68
	Fire Hydrant Assembly	2	Each	\$4,770.30	\$9,540.60	2	\$9,540.60
	1" Water Service Lateral	12	Each	\$968.72	\$11,624.64	12	\$11,624.64
	2" Blowoff	2	Each	\$950.00	\$1,900.00	2	\$1,900.00
PRESSURIZED IRRIGATION							
	4" PI Service	12	Each	\$753.00	\$9,036.00	12	\$9,036.00
	6" PVC pipe	1010	LF	\$29.00	\$29,290.00	1010	\$29,290.00
	6" Gate Valve	6	Each	\$1,212.00	\$7,272.00	6	\$7,272.00
	2" Blowoff Pressurized Irrigation	2	Each	\$950.00	\$1,900.00	2	\$1,900.00
STREETS							
	Asphalt 3" - Standard Road	33341	SF	\$1.29	\$43,009.89	33341	\$43,009.89
	1" Minus Road Base	39199	SF	\$0.69	\$27,047.31	39199	\$27,047.31
	Subgrade	39199	SF	\$0.10	\$3,919.90	39199	\$3,919.90
	24" Curb & Gutter (4" untreated base course included)	1802	LF	\$20.46	\$36,868.92	1802	\$36,868.92
	Sidewalk 4" Thick (4"untreated base course included)	9010	SF	\$5.00	\$45,050.00		\$0.00
	ADA Ramp (6" concrete 6" base course included)	4	Each	\$1,881.74	\$7,526.96		\$0.00
	Street Sign	2	Each	\$300.00	\$600.00		\$0.00
	Traffic Sign	2	Each	\$350.00	\$700.00		\$0.00
STORM DRAINAGE							
	15" RCP Storm Drain	159	LF	\$32.18	\$5,116.62	159	\$5,116.62
	Storm Drain Catch Basin	9	Each	\$2,725.00	\$24,525.00	9	\$24,525.00
	Storm Drain Manhole	5	Each	\$3,600.00	\$18,000.00	5	\$18,000.00
CONSTRUCTION MANAGEMENT/MISC.							
	As Builts	1	LS	\$3,500.00	\$3,500.00		\$0.00
	Testing, Cleaning, Inspections	1	LS	\$6,500.00	\$6,500.00		\$0.00
	Subdivision Monument	2	LS	\$900.00	\$1,800.00		\$0.00
LANDSCAPING 10-2315-000							
	Street Trees	12	Each	\$300.00	\$3,600.00		\$0.00

Balance
\$4,000.00
\$0.00
\$0.00
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\$0.00
\$3,500.00
\$6,500.00
\$1,800.00
\$3,600.00

\$404,477.74	\$331,200.78
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\$73,276.96	Performance in Lieu
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10% Durability - retained at ICG release \$40,447.77 Released 12/14/21

\$40,447.77 Durability Period

ICG Amount #####

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

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

Total Fees \$0.00

Total Bond & Fees #####



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: \$ 40,447.77

PASSED THIS 14 DAY OF DECEMBER , 2021

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Bond Release Request-Mitchell Farms Plat B (Durability Release - MITCHELL FARMS PLAT B)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 15,535.00 and issue a Notice of Acceptance for the RODERICK CATALYST PHASE 1 construction of public improvements located at approx. 400 East 1600 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the RODERICK CATALYST PHASE 1 public improvements located at approx. 400 East 1600 South. To authorize the issuance of documents

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

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

SUPPORTING DOCUMENTS

Bond Release Request-Roderick Catalyst Phase 1 (PDF)

Notice of Acceptance- Roderick Catalyst Ph1 (PDF)

Roderick Catalyst Performance Guarantee (XLSX)

Development Name:	Roderick Enterprises	Subdivisi
Development Address:	A. 400 E. 1600 S	Phase
*All outstanding fees must be paid prior to any release.		

Improvement Warranty Release
(10% Durability Release)

Packet Pg. 10



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

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

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

Amount Released: \$ 15,535.00

PASSED THIS 14 DAY OF DECEMBER, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance- Roderick Catalyst Ph1 (Final Bond Release - RODERICK CATALYST PHASE 1)

Name of Development: Roderick Catalyst Ph 1

Date: 12/11/2019

Date		Date		Date		Date		Date		Date	
1/12/2021	1.Partial	12/14/2021	2. Final								

Reimbursable																			
Minimum Improvements																			
Description of Item	Quantity	Unit	Unit Price	Total	Total Quantity	Reimbursable Quantity	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE PREPARATION				\$10,000.00															
Mobilization	1	LS	\$10,000.00	\$10,000.00				1	\$10,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SWPPP				\$10,720.00															
SWPPP	1	LS	\$7,500.00	\$7,500.00				1	\$7,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Stabilized Construction Entrance	1	Each	\$2,500.00	\$2,500.00				1	\$2,500.00										
SWPPP Inspections	1	LS	\$720.00	\$720.00				1	\$720.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
SEWER				\$20,013.82															
12" Sewer Pipe	254	LF	\$45.33	\$11,513.82				254	\$11,513.82		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4" Sewer Pipe	0	LF	\$29.62	\$0.00					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
6" Sewer Lateral	0	Each	\$3,250.00	\$0.00					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Sewer Manholes	2	Each	\$4,250.00	\$8,500.00				2	\$8,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Sewer Lift Station	0	Each	\$150,739.41	\$0.00					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CULINARY WATER				\$332,219.17															
8" C-900 PVC water	391	LF	\$42.34	\$16,554.94				391	\$16,554.94		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
12" C-900 PVC Water	2105	LF	\$55.55	\$116,932.75				2105	\$116,932.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Tapping Tee and Valve	2	Each	\$13,461.15	\$26,922.30				2	\$26,922.30		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Tees & Elbows	18	Each	\$982.42	\$17,683.56				18	\$17,683.56		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Valves	39	Each	\$1,619.46	\$63,158.94				39	\$63,158.94		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Water Meters	2	Each	\$4,329.20	\$8,658.40				2	\$8,658.40		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Fire Hydrants	15	Each	\$4,750.00	\$71,250.00				15	\$71,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Blow-off Valve	4	Each	\$2,014.57	\$8,058.28				4	\$8,058.28		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Testing, Cleaning, Inspections (1%)	1	LS	\$3,000.00	\$3,000.00				1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
PRESSURIZED IRRIGATION				\$173,753.38															
8" C-900 PVC	4137	LF	\$40.68	\$168,293.16	2,113	(2,024)	-\$82,336.32	4137	\$168,293.16		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
10" Pressurized Irrigation	0	LF	\$42.52	\$0.00	1,250	1,250	\$53,150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
18" Pressurized Irrigation	0	LF	\$87.85	\$0.00	774	774	\$67,995.90		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Pressurized Irrigation Meter	2	Each	\$1,855.11	\$3,710.22				2	\$3,710.22		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Cathodic Protection	0	LS	\$10,000.00	\$0.00	1	1	\$10,000.00	0	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Testing, Cleaning, Inspections (1%)	1	LS	\$1,750.00	\$1,750.00				1	\$1,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STREETS				\$413,070.74															
Asphalt 3" on 11"	92126	SF	\$2.08	\$191,622.08				92126	\$191,622.08		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Curb and Gutter	5869	LF	\$17.89	\$104,996.41				5869	\$104,996.41		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
5' Sidewalk	2650	LF	\$22.45	\$59,492.50				2650	\$59,492.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
10' Sidewalk	862.5	LF	\$44.90	\$38,726.25	1,725	863	\$38,726.25	432	\$19,396.80		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
ADA Ramp	8	Each	\$635.00	\$5,080.00				7	\$4,445.00	1	\$635.00		\$0.00		\$0.00		\$0.00		\$0.00
Drive Approach	2923	SF	\$4.50	\$13,153.50				2923	\$13,153.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
STORM DRAINAGE				\$795,775.61															
15" Storm Drain Pipe	2608	LF	\$46.34	\$120,854.72	860	(1,748)	-\$81,002.32	2608	\$120,854.72		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
18" Storm Drain Pipe	1680	LF	\$49.21	\$82,672.80				1680	\$82,672.80		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
24" Storm Drain Pipe	286	LF	\$65.27	\$18,667.22				286	\$18,667.22		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
30" Storm Drain Pipe	200	LF	\$79.09	\$15,818.00				200	\$15,818.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
42" Storm Drain Pipe	179	LF	\$128.11	\$22,931.69	361	182	\$23,316.02	179	\$22,931.69		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
48" Storm Drain Pipe	605	LF	\$147.91	\$89,485.55				605	\$89,485.55		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
54" Storm Drain Pipe	657	LF	\$196.05	\$128,804.85				657	\$128,804.85		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
60" Storm Drain Pipe	630	LF	\$217.47	\$137,006.10	1,387	757	\$164,624.79	630	\$137,006.10		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Catch Basins	34	Each	\$2,107.79	\$71,664.86				34	\$71,664.86		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm Drain Manholes	26	Each	\$3,172.13	\$82,475.38				26	\$82,475.38		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm Drain Junction Box	0	Each	\$6,425.08	\$0.00	1	1	\$6,425.08	0	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Storm Drain End Sections	2	Each	\$2,100.82	\$4,201.64	5	3	\$6,302.46	2	\$4,201.64		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
TV Inspection (0.5%)	1	LS	\$3,900.00	\$3,900.00					\$0.00	1	\$3,900.00		\$0.00		\$0.00		\$0.00		\$0.00
Air Testing (1%)	1	LS	\$7,800.00	\$7,800.00					\$0.00	1	\$7,800.00		\$0.00		\$0.00		\$0.00		\$0.00
36" Storm Drain Pipe	48	LF	\$103.60	\$4,972.80				48	\$4,972.80		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Riprap	113	SY	\$40.00	\$4,520.00	148	35	\$1,400.00	113	\$4,520.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
CONSTRUCTION MANAGEMENT/MISC.				\$9,200.00															
As Built Drawings	1	LS	\$1,000.00	\$1,000.00					\$0.00	1	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00
Construction Staking	1	LS	\$4,000.00	\$4,000.00				1	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Stop Sign	3	Each	\$500.00	\$1,500.00				2	\$1,000.00	1	\$500.00		\$0.00		\$0.00		\$0.00		\$0.00
Subdivision Monument	2	Each	\$600.00	\$1,200.00					\$0.00	2	\$1,200.00		\$0.00		\$0.00		\$0.00		\$0.00
Street Sign	3	Each	\$500.00	\$1,500.00				2	\$1,000.00	1	\$500.00		\$0.00		\$0.00		\$0.00		\$0.00
LANDSCAPING 10-2315-000																			
Street Trees (or Landscaping)	68000	SF	\$4.50	\$306,000.00				68000	\$306,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Minimum Improvements:	\$2,070,752.72	\$208,601.86	\$2,035,888.27	\$15,535.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,329.45	Available for Release
10% Durability - retained at ICG release	\$207,075.27									
10% Durability of Reimbursables - retained at ICG release	\$20,860.19								\$207,075.27	Durability Period

Improvement Construction Guarantee (Bond) Amount \$2,298,688.18

Street Lights	10-4410-276			
Street Lights	17	Each	\$5,808.68	\$ 98,747.50

Total Fees \$98,747.50

Total Bond & Fees \$2,397,435.68

11/17/21 DO NOT RELEASE AT FINAL: Temporary trail installed until bldg 2 is constructed

Attachment: Roderick Catalyst Performance Guarantee (Final Bond Release - RODERICK CATALYST PHASE 1)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 22,500.00 and issue a Notice of Acceptance for the SWIG construction of public improvements located at 135 East Main Street.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the SWIG public improvements located at 135 East Main Street. To authorize the issuance of documents and/or payments to release the Improvement

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

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

SUPPORTING DOCUMENTS

Swig Bond Release Request-Final (PDF)

Swig - Bond (XLSX)

Notice of Acceptance-SWIG (PDF)

Development Name: Swig n'Sweets

Development Address: 135 E. Main St. American Fork, UT 84043

☐ Partial Improvement Assurance Release

☒ Final Improvement Assurance Release

☐ Improvement Warranty Release
(10% Durability Release)

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

Name: Savory Swig Stores, LLC

Address: 1557 W. Innovation Way Ste. 150

City: Lehi State: UT Zip: 84043

Phone: 208-860-4661 Email: cass@savorymanagement.com

Signature: Cass Tenney Date: 1/14/21

City Official Use Only

☒ Fees paid and current

Administrative Signature:

Inspector Signature:

Date: 1/19/21

Date: 12/1/21

Name of Development: SWIG

Date		Date		Date		Date		Date		Date	
12/14/2021	Final										

Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
SEWER																	
Connect to Existing	1	Each	\$4,500.00	\$4,500.00	1	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
CULINARY WATER																	
Connect to Existing 1" Water Service Lateral Water Meter Boring, Slurry Backfill, Asphalt Patch	1	LS	\$18,000.00	\$18,000.00	1	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
Improvement Completion Assurance				\$22,500.00		\$22,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00 Available for Release
Improvement Warranty				\$2,250.00													\$2,250.00 Durability Period
TOTAL				\$24,750.00													

Recording Fees	10-3470-500
Plot (Base)	\$50.00 \$ -
Plus Per Lot	\$2.00 \$ -
First Page	\$40.00 \$ -
Each additional description or unit over ten	\$2.00 \$ -
Subtotal	\$ -

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

Total Fees **\$0.00**

Total Bond & Fees **\$24,750.00**



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

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

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

Amount Released: \$ 22,500.00_____

PASSED THIS __14__ DAY OF _____ DECEMBER _____, __2021__.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-SWIG (Final Bond Release - SWIG)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a beer/alcoholic beverage license for La Puente located at 101 N. West State Road #114.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

The owner of La Puente has submitted an application for a new beer/alcoholic beverage license for his business located at 101 N. West State Road #114.

BUDGET IMPACT

\$300 application fee

SUGGESTED MOTION

Move to approve the beer/alcoholic beverage license for La Puente located at 101 North West State Road #114.

SUPPORTING DOCUMENTS

12-14-21 - La Puente Beer-Alcoholic Beverage License (PDF)

New

Application Review Status

Final-Review

Not Reviewed

11/23/2021

Fees		Payments
New Beer/Alcoholic Beverage Application Fee	\$300.00	There are no payments
Subtotal	\$300.00	
Amount Paid	\$0.00	

Application Form Data

(Empty fields are not included)

Applicant First Name

Jose

Applicant Last Name

Tovar

Phone Number

Email Address

lapuente.americanfork@gmail.com

Date of Birth

Age

60

Are you a US Citizen?

Yes

Social Security #

Reveal

Home Address (Street)

City

State

UT

Zip

Name of Business to be Licensed

La Puente Restaurant

DBA

La Puente Restaurant American Fork LLC

Business Address

101 N West State St #114

City

American Fork

State

UT

Zip

84003

Business Phone

(385) 498-3674

Type of American Fork City License

Alcoholic Beverage License

Type of DABC License Applying for

Full License

Please upload a copy of County Health Permit

2DBD9CD95A0921C68625871F006A98D4.pdf

Upload Local Consent Form

Business license- goot til 12_30_2021.pdf

Signature

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

Jose Rosa Tovar - 11/23/2021 3:40 pm

Attachment: 12-14-21 - La Puente Beer-Alcoholic Beverage License (La Puente Beer/Alcoholic Beverage License)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution adopting updated the storm drain rates.

SUMMARY RECOMMENDATION

Staff would recommend approval of the updated storm drain rates.

BACKGROUND

The city council discussed updating the storm drain rates at the December 7, 2021, work session. Mr. Larson of Bowen Collins & Associates presented the council with information regarding the city's storm drain revenues requirements as well as the projected income with the existing and recommended rates. Mr. Larson presented a proposed storm drain rate structure change.

Approval of this resolution would update the rates and rate structure effective January 1, 2022.

BUDGET IMPACT

See attached presentation from the work session.

SUGGESTED MOTION

Move to adopt the resolution approving the updated storm drain rates effective January 1, 2022.

SUPPORTING DOCUMENTS

Storm Drain Resolution (DOCX)
American Fork Storm Drain Rate Study Update V3 (PDF)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF AMERICAN FORK FOR THE PURPOSE OF AMENDING FEES CHARGED BY THE CITY FOR STORM DRAIN RATES.

WHEREAS, American Fork maintains a storm drain system throughout the city; and

WHEREAS, the city currently charges for a monthly storm drain charge; and

WHEREAS, the current rate structure has been reviewed and based upon the cost of service considerations, an adjustment to the storm drain rates has been recommended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of American Fork:

The city shall implement the Storm Drain Rate Schedule shown in Exhibit A effective January 1, 2022.

This resolution shall become effective January 1, 2022.

PASSED by the American Fork City Council this 14th day of December 2021.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: Storm Drain Resolution (Storm Drain Rates - 2022)

Exhibit A

Storm Drain Rates

Storm Drain Rates	2022	2023	2024	2025	2026	2027
Single-Unit Residential						
Base Monthly Charge per Unit	\$8.50	\$8.50	\$10.50	\$10.50	\$12.50	\$12.50
Multi-Unit Residential						
Base Monthly Charge per Unit	\$6.69	\$6.69	\$8.27	\$8.27	\$9.85	\$9.85
Area Charge per 1000 SF Impervious	\$0.53	\$0.53	\$0.66	\$0.66	\$0.78	\$0.78
Commercial/Institutional						
Base Monthly Charge (per 3,400 Impervious SF)	\$6.69	\$6.69	\$8.27	\$8.27	\$9.85	\$9.85
Area Charge per 1000 SF Impervious	\$0.53	\$0.53	\$0.66	\$0.66	\$0.78	\$0.78

Single Unit Residential is defined as a residential unit that is not connected to a second residence or is a residential unit that has their own storm drain bill.

Multi-Unit Residential is defined as a residential unit that is connected to another unit and shares common impervious or non-impervious areas.



TECHNICAL MEMORANDUM

TO: Scott Sensanbaugher, American Fork City
COPIES: File
FROM: Keith Larson, Bowen Collins & Associates
DATE: December 2, 2021
SUBJECT: Storm Drain Rate Structure Update

INTRODUCTION

In 2014, American Fork City (City) hired Bowen Collins & Associates (BC&A) to update its sewer and storm drain rates. The primary focus of that study was revenue needs. While some consideration of customer classes and cost-of-service was included, the City largely desired to maintain its existing rate structures.

Since that time, a few changes have occurred within the City. Most importantly for the purposes of this scope of services, the City has received some questions regarding how multi-unit residential customers should be billed. The purpose of this study is to evaluate this issue and other cost of service considerations and then provide recommendations to update City storm drain rates based on the results of the evaluation. This memo serves to summarize those recommendations.

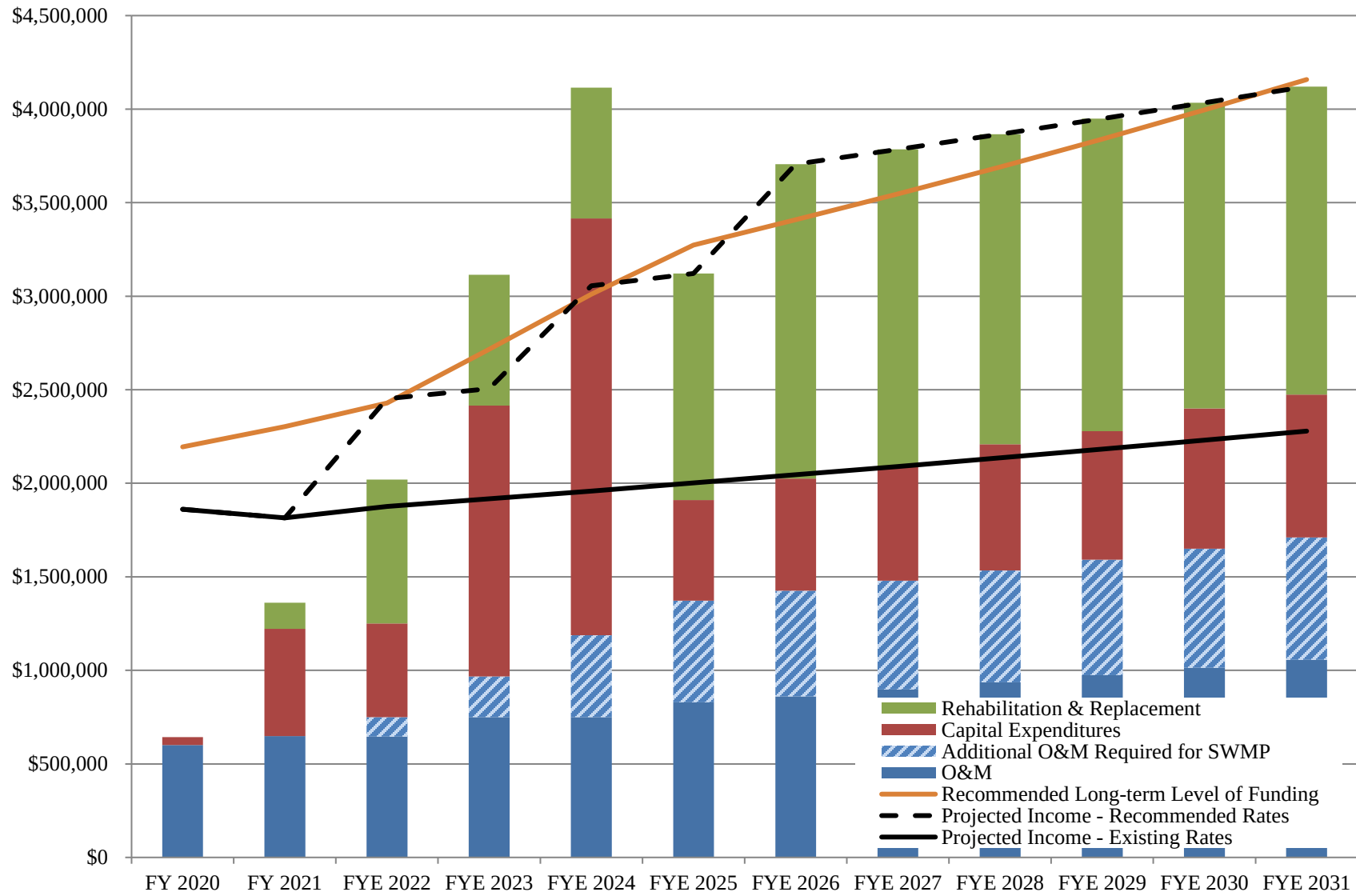
This memo will focus on storm drain rates only. While sewer rates were a part of the 2014 study, those rates have already been examined and updated rates were recommended in a 2020 study.

REVENUE REQUIREMENTS

Prior to looking at specific cost of service issues associated with the current rate structure, the City needs to identify its overall plan for financing upcoming storm drain related expenditures. Working with City staff, BC&A identified both historical and projected storm drain system revenues and expenditures as shown in Figure 1. Several conclusions can be made from the data contained in the figure:

- **Projected Expenditures** – As shown in the figure, historic revenues have been sufficient to fund observed expenditures in the storm drain system. This is not expected to be the case in the near future. This is the result of three specific issues:
 - ***Increased Costs Associated with Storm Water Management Plan*** – Over the last several years, the federal government has become more strict regarding its storm drain management requirements. In order to comply with the requirements of its Municipal Separate Storm Sewer System (MS4) permit, the City needs to make significant investments in both staff and equipment. Without these investments, the City could face large fines if they are unable to meet the federal requirements. The City has recently adopted a plan to implement this required additional O&M and this additional budget has been added to the figure.

Figure 1
10-Year Revenue and Expenditures - Storm Drain



- **Capital Expenditures** – City storm drain rates have not increased for many years. With the limited funding under existing rates, the City has been forced to postpone several major planned investments in the storm drain system. Projects currently in the City’s capital improvement budget that need to be addressed in the near future include work required as part of the City’s 36-inch waterline, channel rehabilitation on the American Fork River, storage bays for new storm drain equipment, and participation in the new public works facility. These projects, as currently shown in the City’s storm water budget, are included in the figure.
- **Rehabilitation and Replacement** – Storm water facilities have a finite design life. The City needs to adequately budget for rehabilitation and/or replacement of these facilities over time or they will eventually fail. Failure to proactively address this issue can result in high cost and liability for the City. To consider the need for rehabilitation and replacement, BC&A examined the approximate replacement value of existing facilities divided by the expected service life of those facilities. This represents the average annual level of investment needed to sustainably maintain the system. While this exact value is not needed every year, funding the system at less than this value for a sustained period of time will lead to system problems. For storm drain facilities (including curb and gutter), the recommended level of investment is approximately \$1.6 million in 2021, but this will increase over time as the system grows. Figure 1 includes an orange line showing recommended total funding based on this methodology. For budgeting purposes in Figure 1, proposed expenditures for rehabilitation and replacement have been reduced to minimum recommended levels through 2025 (while other capital costs are high) but have then been set to approximately match recommended long-term sustainable levels.

Overall, projected system expenditures are expected to increase from \$2.0 million in FYE 2022 to \$4.1 million in FYE 2031. Growth in expenditures is expected to be relatively consistent with the exception of two large capital projects in 2023 and 2024.

- **Projected Revenues** – If existing rates remain unchanged, the City will only have enough revenue to fund expected O&M and most (but not quite all) capital projects. The City will not be able to fund any rehabilitation & replacement projects.

Future Revenue Needs Recommendation

To help revenues keep pace with expected growth in expenditures, it is recommended that the City include periodic storm drain rate increases. BC&A recommends increasing rates now because of the immediate need for storm drain system funding, especially revenue required to meet federal SWMP requirements. Future rate increases are also needed to match growing SWMP costs and keep pace with sustainable system rehabilitation and replacement.

Recommended rates for single-unit residential customers are summarized in Table 1. This includes three proposed increases every other year beginning in FYE 2022. Detailed rate recommendations for other customers are discussed in a subsequent section of this memo. Figure 1 includes a projection of expected income based on the recommended increases.

Table 1
Recommended Storm Drain Increases

Monthly Base Rate – Single-Unit Residential	
Existing	\$6.00/Unit
2022	\$8.50/Unit
2023	\$8.50/Unit
2024	\$10.50/Unit
2025	\$10.50/Unit
2026	\$12.50/Unit

Please note that these projections are based on a 2.1 percent system growth rate. The timing of needed projects, as well as projected system revenues, will be dependent on actual growth in the system. If growth is significantly different than amount assumed here over the next several years, the projections and corresponding conclusions of this study may need to be revisited.

STORM DRAIN RATE STRUCTURE CHANGES

The previous section discussed the need for overall increases in the City's storm drain rate. This section discusses the specifics of the City's detailed rate structure. City staff and BC&A collaborated to examine the City's current storm drain rate structure, and discuss what changes might be needed based on cost of service considerations and experience with the existing rate structure over the last several years. This section details the results of this collaboration.

Historical Rate Structure

Table 1 summarizes the historic storm drain rate structure for City customers. As shown in the table, all residential customers (both single- and multi-unit) have historically been charged based on a per unit basis, with non-residential (commercial and institutional) charged the same amount but with their equivalent residential units (ERU) calculated based on the impervious area of their property. Recently, some multi-unit property owners have noted that City code does not currently read this way. Instead, City code indicates that multi-unit customers are to be charged in the same way commercial customers are. This change in interpretation is also summarized in Table 2.

Table 2
Existing Storm Drain Rates

Monthly Base Rate		
Customer Class	Rate Per Month – Historic	Rate Per Month – City Code
Single Unit Residential	\$6.00/Unit	\$6.00/Unit
Multi-Unit Residential	\$6.00/Unit	\$6.00/ERU (1 ERU = 3,400 Square Feet Impervious)
Commercial/Institutional	\$6.00/ERU (1 ERU = 3,400 Square Feet Impervious)	\$6.00/ERU (1 ERU = 3,400 Square Feet Impervious)

Weaknesses of the Historic Rate Structure

The biggest weakness of the historic rate structure is that it doesn't make any distinction between base customer costs associated with the storm drain system and costs directly associated with the volume of runoff:

- **Base Customer Costs** – A majority of costs in operating a storm drain system are independent of the amount of runoff produced by a specific customer. Most operation and maintenance costs are fixed and independent of flow. The same is true for permit compliance and billing. It is essential that all customers pay an equal amount for these shared costs. There are also shared benefits that should be paid for equally. All residents benefit from the storm drain systems that provide general flood control or serve their streets as they drive to school or work, regardless of the size and amount of runoff from their individual property.
- **Volume Costs** – In contrast to the costs above, there are some system costs that are directly tied to the magnitude of runoff created by a property. Capital costs for pipelines and detention basins are directly connected to the volume of runoff served. Correspondingly, a rate structure must have some consideration for volume of runoff. For example, a single stacked duplex would have less impervious area than a side-by-side duplex, and the decrease in impervious area results in less runoff in a storm. This decreased runoff could allow the City's storm drain infrastructure to be smaller, and therefore result in less expensive ongoing capital costs. In this case, it would be inequitable to charge a customer the same amount as a different customer that produces more runoff.

In essence, the existing rates as defined in City code tie all costs to the volume of runoff (as represented by impervious area). This creates significant potential inequity.

Proposed Changes to Rate Structure

To address this challenges, BC&A recommends one major change to the existing rate structure:

- **Modify the rate to include a per-unit cost and an area based volume cost** – To better reflect cost of service, it is recommended that the rate structure be modified to include one rate for each unit and a separate rate for the amount of impervious area.

PROPOSED NEW RATE STRUCTURE

The following new rate structure is proposed to address the weaknesses found in the original structure. Table 3 summarizes the recommended rate structure if it were to be applied to the existing rate of \$6.00/ERU. The division of cost between these two charges is based on an analysis of the cost of service within the storm drain system.

Table 3
Recommended General Storm Drain Rate Structure – Modified Existing Rates

Charge	Rate Per Month
Single-Unit Residential Monthly Rate	\$6.00/Unit
Other Customers - Base Rate	\$4.72/Unit
Other Customers - Area Based Volume Rate	\$0.38/1,000 Square Feet Impervious Area

It should be noted that the per-unit rate and volumetric rate are the same for all customer classes, including single-unit residential customers. However, the administration of these rates is slightly different for each customer class. To achieve general equity but still have a structure that is practical to administer, impervious area will only be calculated for individual customers in the case of multi-unit and commercial customers. For single-unit residential, the area based volume rate will be incorporated into a single base rate based on the average impervious area for single-unit residential of 3,400 AF (i.e. $\$4.72 + (3.4 \times \$0.38) = \$6.00/\text{unit}$). Units for all residential (both single-unit and multi-unit) will be based on dwelling units while ERUs for commercial and institutional customers will continue to be calculated based on impervious area.

Expected Impact of New Rate Structure

The recommended rate structure change will have no impact on single-unit residential or commercial/institutional customers. While the underlying basis of the rates will change slightly, the application for these two customer classes results in the same rates as charged previously.

There will be an impact for multi-unit customers. The magnitude of this impact will vary depending on the actual amount of impervious area associated with each multi-unit account. Table 4 summarizes the impact of the recommended change based on a multi-unit residential property with an impervious area per unit of 1,689 square feet (average for current City multi-unit accounts).

Table 4
Impact of Recommended Storm Drain Rate Structure Changes on Multi-Unit Customers – Modified Existing Rates

Impact on Multi-Unit Rates	Historic Rates	Per Current City Code	Recommended Modified Existing Rate
Base Monthly Charge per Unit	\$6.00	\$0.00	\$4.72
Area Charge per 1000 SF Impervious	\$0.00	\$1.76	\$0.38
Average Charge Per Unit (Based on Calculated 1,689 Impervious SF/unit)	\$6.00	\$2.98	\$5.36
Percent of Historic	100%	50%	89%

As summarized in the table, the recommended change will result in a reduction of just over 10% for the average multi-unit customer when compared to historic charges. This is not as much of a reduction as would occur based on the application of current City code language but is much more consistent with cost of service principles resulting in improved equity for all customers.

Application of New Structure to Future Rates

Table 5 summarizes recommended future rates using the new structure and overall rate increases recommended previously.

Table 5
Recommended Storm Drain Rates

Recommended Final Rates	Existing	Modified Existing Rate	2022	2023	2024	2025	2026	2027
Single-Unit Residential								
Base Monthly Charge per Unit	\$6.00	\$6.00	\$8.50	\$8.50	\$10.50	\$10.50	\$12.50	\$12.50
Multi-Unit Residential								
Base Monthly Charge per Unit	\$6.00	\$4.72	\$6.69	\$6.69	\$8.27	\$8.27	\$9.85	\$9.85
Area Charge per 1000 SF Impervious	\$0.00	\$0.38	\$0.53	\$0.53	\$0.66	\$0.66	\$0.78	\$0.78
Commercial/Institutional								
Base Monthly Charge (per 3,400 Impervious SF)	\$6.00	\$4.72	\$6.69	\$6.69	\$8.27	\$8.27	\$9.85	\$9.85
Area Charge per 1000 SF Impervious	\$0.00	\$0.38	\$0.53	\$0.53	\$0.66	\$0.66	\$0.78	\$0.78

Several items should be noted regarding the table:

- **Recommended Changes for 2022** – It is recommended that the City implement the proposed rates as soon as possible.
- **Definition of Single Unit Residential and Multi-Unit Residential** – There has been some confusion in the past regarding what types of units qualify as single vs. multi-unit residential. For the purposes of storm drain rates (and independent of any definitions for zoning or other purposes), single unit residential should be used for all residential units that are not connected to a second residence or have their own storm drain bill. These residents will all have their own storm drain bill. Multi-unit residential should be reserved for circumstances in which more than one residential unit is connected to another and share a common storm drain bill.
- **Multi-Use Properties** – In making these changes, the City may encounter some customers that have multiple types of uses on the same account. Specifically, the City may encounter properties with components of both residential and commercial development (e.g. multi-story building with commercial on the ground floor with residential above). In these cases, it is recommended that the total number of units used for the base charge be:
 - the total number of residential dwelling units; plus
 - an adjusted equivalent residential unit charge for commercial based on the following formula:

$$\frac{[Total Impervious Area in SF - (Number of dwelling units \times 1,700 SF)]}{3,400 SF}$$

The 1,700 SF allowance per dwelling unit is based on the average impervious area for multi-unit customers in the City. In no case should the adjusted ERU charge for commercial be less than 1 unit.

CONCLUSION

The proposed rate structure maintains equity between customers based on their actual use of the storm drain system. Additionally, the proposed rate increases provide the City with enough storm drain budget to perform required rehabilitation and replacement projects as well as meet federal SWMP requirements.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving an updated General Fee Schedule.

SUMMARY RECOMMENDATION

Staff would recommend approval of the proposed fee schedule.

BACKGROUND

On an annual basis staff reviews the fee schedule and proposes suggested changes to the fee schedule. Occasionally fees need to be updated after the annual approval. This updated general fee schedule will include the storm drain rates just approved.

(The changes are on page 11 of the fee schedule)

BUDGET IMPACT

See attached fee schedule.

SUGGESTED MOTION

I move to adopt the resolution approving the updated General Fee Schedule.

SUPPORTING DOCUMENTS

12-14-21 - Updated General Fee Schedule (DOCX)
2022 FEE SCHEDULE-Effective 1.1.22 (PDF)

RESOLUTION NO. _____

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

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

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

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

GENERAL FEE SCHEDULE

Section 1. General Fee Schedule Established. The following is an enactment listing the specific fees for the city shown in Exhibit A. General Fee Schedule shall be effective January 1, 2022.

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

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

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

PASSED by the American Fork City Council this 14 day of December 2021.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 12-14-21 - Updated General Fee Schedule (Updated General Fee Schedule)

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

TAXES	
Certified Tax Rate	Set by Resolution
Telecommunications Tax	3.5%
Franchise Tax	5.0%
Energy Sales/Use Taxes	6.0%
LICENSES, PERMITS, AND FEES	
Administration and Miscellaneous	
Advertising Costs	Actual Cost
Chicken Permit	\$ 15.00
Violation as assessed by Enforcement Officer	\$ 75.00
Dog Licenses (North Utah Valley Animal Services Special Service District)	As per NUVASSD
GRAMA Requests (Non-Police or Non-Fire related)	
As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.	
Note: The city will not copy onto personal thumb drives	
Copies	
8.5" x 11" - Black and White	\$ 0.25
8.5" x 11" - Color	\$ 0.50
11" x 17" - Black and White	\$ 0.50
11" x 17" - Color	\$ 1.00
Agendas, Blank Forms	No Charge
History Books	
Early History of American Fork	\$ 8.00
The Growing Years	\$ 39.95
Recording Fees	Actual Costs
Stop Payment on Checks Fee	\$ 25.00
Insufficient Funds Fee	\$ 25.00
Facility Rental (Old City Hall, Senior Center)	\$ 500.00
Facility Rental Deposit (in addition to rental fee)	\$ 400.00
Special Event & Film Permit	\$ -
Processing Fee	\$ 50.00
Refundable Deposit	\$ 500.00
Late Fee	\$ 25.00
Parks Service (per hour)	\$ 25.00
Public Works Service (per hour)	\$ 25.00
Street Sweeper (per hour)	\$ 125.00
Police Services per officer (per hour, 2 officer minimum)	\$ 50.00
Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$ 50.00
Ambulance or brush truck (per event, per hour)	\$ 100.00
Fire Engine or Tower (per event, per hour)	\$ 200.00
Senior Citizen Fees	
Membership - per year	\$ 5.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Business Licenses	
Annual Business License Processing Fee (commercial, home occupations with impacts)	\$ 40.00
New Home Occupation Application Fee - No impacts, No certificate of license	\$ -
New Home Occupation Application Fee - No impacts, certificate of license needed	\$ 10.00
New Home Occupation Application Fee - with impact and certificate of license	\$ 40.00
New Commercial Application Business License Fee	\$ 60.00
New Commercial Business License Fire Inspection Fee (Initial Inspection)	\$ 100.00
Penalty Fee (assessed if business is open prior to obtaining license)	\$ 100.00
Late fee for late renewals	\$ 50.00
Change of Location Fee (plus annual processing fee)	\$ 125.00
Name Change Fee	\$ 10.00
Alcohol/Beer License Fee	\$ 300.00
Amusement Device Fee (per machine, maximum of \$200)	\$ 25.00
Short-Term Rental Business License	\$ 80.00
Initial Landlord Permit Fee	\$ 50.00
Annual Landlord Permit Fee - Renewal	\$ 25.00
Temporary Business License (Up to 10 consecutive days)	\$ 200.00
Seasonal Business License (up to 4 months)	\$ 300.00
Solicitor Fees (individual)	\$ 15.00
Mobile Vendor (excluding food trucks)	\$ 325.00
Fingerprinting for Mobile Vendor	\$ 25.00
Food Truck Vendors Annual Processing Fee (If already licensed in another city with current fire inspection)	\$ 40.00
Food Truck Vendors - per company (if a business license is needed) (Plus Processing Fee)	\$ 60.00
Food Truck Vendors - per company (if a business license is needed) Fire Inspection Fee	\$ 100.00
Cemetery	
Sale of Single Lot	
Lot purchase (not including perpetual care fee)	\$ 1,100.00
Veteran's lots (not including perpetual care fee)	\$ 600.00
Perpetual Care - per lot	\$ 200.00
Opening and Closing costs	
Adult	
Week day	\$ 600.00
Saturday/ ~~Holiday~~	\$ 850.00
Holiday	\$ 1,500.00
Double Deep (lower) Week day	\$ 850.00
Double Deep (lower) Saturday/ ~~Holiday~~	\$ 1,450.00
Double Deep (lower) Holiday	\$ 2,125.00
Double Deep (Upper) Week day	\$ 600.00
Double Deep (Upper) Saturday/ ~~Holiday~~	\$ 850.00
Double Deep (upper) Holiday	\$ 1,500.00
Child (less than 4 ft)	
Week day	\$ 250.00
Saturday	\$ 450.00
Holiday	\$ 625.00
Cremation	
Week day	\$ 200.00
Saturday	\$ 400.00
Holiday	\$ 500.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Cemetery (continued)	
Disinterment	
Under 4 feet in length	\$ 1,000.00
Over 4 feet in length	\$ 1,500.00
Court Ordered Double Deep	\$ 3,000.00
Burial Lot Refunds or Transfers of Ownership	
Title and recording fee (per lot)	\$ 50.00
Headstone removal fee	
Flat or Wedge	\$ 150.00
Upright	\$ 250.00
Large Headstones may require removal through contracting company	Actual Cost
After hours fee (4:00 p.m.)	\$ 250.00
The City will buy back lots at the present day lot purchase price (less refund fee)	
Fire Department Fees	
**At the discretion of the Fire Marshal, any or all fire protection system plans may be sent to an independent 3rd party fire protection engineering consultant of the Marshal's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed.	
GRAMA Requests (Fire related)	
As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.	
Note: The city will not copy onto personal thumb drives	
Standard Reports	
1st 10 pages	\$ 20.00
Each additional page	\$ 0.25
Administrative Fee	\$ 100.00
Automatic Fire Protection System**	
In house plan review	
<100 heads	\$ 75.00
101-199 heads	\$ 100.00
200-299 heads	\$ 150.00
>300 heads - base fee plus \$.50 per head	\$ 200.00
Fire Alarm Systems** (Fees are for In-house Plan reviews only)	
Plan Review	
New System	\$ 100.00
Remodel	\$ 50.00
Additional Floors	\$ 50.00
Commercial Hood System**	
Plan Review each hood	\$ 100.00
Reimbursed for material replacement, plus \$50 per hour per firefighter	

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Fire Department Fees (continued)	
Fire Inspections associated with Business Licenses (unless specifically identified below)	
Day Care/Residential Non-Ambulatory Care Facility Fire Inspection	
Initial Business Inspection (non specified)	\$ -
3rd and subsequent fire inspections	\$ 500.00
Specific Assessments for Fire Inspections	
Assembly Inspections - A-1 and A-2	\$ -
Commercial Day Care/Pre-school	\$ 100.00
Residential Day Care/Pre-school	\$ 100.00
Nursing Homes/Assisted Living	\$ 100.00
Firework Sales - per location	\$ 60.00
Special Amusement Building	\$ 100.00
Hospitals	\$ -
Fire Inspections/Enforcement	
Stop Work Removal	\$ 500.00
Installation without a permit	\$ 500.00
*Each additional day the violation continues without proper permitting or attempting to acquire appropriate permits, additional fees may be assessed in the amount of the initial \$500.00 fee.	
2nd Business Inspection - no charge	
Third inspection due to non-compliance. Fine is to follow written warning	\$ 500.00
Inspection on businesses operating without a license	\$ 200.00
Fire Alarm Panel Inspection - submitted to 3rd party	\$ 25.00
Fire Riser Inspection - submitted to 3rd party	\$ 25.00
Fire Permits	
Annual Burn Permit	\$ 20.00
Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum)	\$ 50.00
Single Use Permit	
Fireworks Display	\$ 135.00
Pyrotechnics (other)	\$ 100.00
Carnivals < 10 attractions	\$ 60.00
Carnivals > 10 attractions	\$ 100.00
Temporary Membrane Structure in excess of 400 sq. ft	\$ 50.00
Special Amusement Building	\$ 100.00
Hot Work permit fee	\$ 50.00
Scrap Tire Storage over 2,500 Cubic ft.	\$ 200.00
Lumber Yards and Woodworking Plant	\$ 75.00
Minimum Storage/Use Site (solids 500 lbs or less; liquids 55 gal or less)	\$ 175.00
Battery Site	\$ 125.00
Backup Generator Fuel Storage(Pipeline Natural Gas Exempt)	\$ 100.00
Body Shop/Garage	\$ 175.00
HM Storage Site (solids - 500 lbs or more; liquids 55 gal or more)	\$ 220.00
HM Dispensing/Use Site To include LP Gas	\$ 370.00
HM Production/Processing - conducted on a annual basis	\$ 500.00
(solids - 1000 lbs; liquids - 100 gal; compressed gas as defined by code)	
100+ Gallons of Hazardous Materials - conducted on an annual basis	\$ 500.00
Oil/Hydrocarbon Refinery - conducted on an annual basis	\$ 500.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Fire Operations		
Equipment Damaged		Actual Cost
Material utilized in mitigation		Actual Cost
Man hours for clean up - per hour, per firefighter	\$	50.00
Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum)	\$	50.00
False Fire Alarm Responds (per calendar year)		
First two (2) false alarms	\$	-
Third through fifth false alarms (per call)	\$	200.00
Sixth and each succeeding false alarm (per call)	\$	500.00
Ambulance		
Ambulance fees will comply with the fees set forth by the State of Utah Bureau of EMS and may vary annually.		
Library Fees		
Overdue fines per day - maximum of \$5.00 for each item	\$	-
Media Items overdue fines per day - maximum of \$5.00 for each item	\$	-
Lost Items Processing Fee	\$	-
Lost Items		Replacement Cost
Out of Town Library Cards		
Quarterly	\$	25.00
Semi-Annual	\$	45.00
Annual	\$	80.00
Northern Utah County Library Cooperative partial member yearly card fees	\$	40.00
Library Card replacement	\$	2.00
Copies - black and white - per page	\$	0.10
Copies - color - per page	\$	0.25
Faxes		
First page - local	\$	1.00
Additional pages - per page	\$	0.75
Long distance - per page	\$	2.00
Inter-library Loan Postage	\$	3.00
Room Rental		
Medium (per hour)	\$	30.00
Large (per hour)	\$	50.00
Laminating - per foot	\$	0.75
Book Sales		
Paperback books	\$	0.50
Hardback books	\$	1.00
Internet Use (per session, up to 2 hours) for non-American Fork City Library Card holders	\$	1.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

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

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Public Works	
Public Works Administration Fees	
Printed maps and copies	
8.5" x 11" - Black and White	\$ 0.25
8.5" x 11" - Color	\$ 0.50
11" x 17" - Black and White	\$ 0.50
11" x 17" - Color	\$ 1.00
Credit Card Processing Fees	3%
(all permit, development and impact fee payments over \$300 with credit cards)	
Residential Building Division Fees	
Carport	Use IBC Eval Table
Garage	Use IBC Eval Table
Unfinished Basement	Use IBC Eval Table
Finished Basement	Use IBC Eval Table
Main Level	Use IBC Eval Table
2nd Level	Use IBC Eval Table
Plan Review	\$ 500.00
Once plan review has been initiated, the plan review fee is non-refundable.	
Expedited Review Fee (in addition to plan review fee of \$500)	\$ 400.00
Cardstock Plan Review Fee (for identical house plans, after the initial plan)	\$ 200.00
Remarking Fee	\$ 50.00
Reinspection Fee	\$ 50.00
Electrical Meter Change Out	\$ 50.00
Temporary Power	\$ 50.00
Occupancy Fee	\$ 50.00
Construction Water (residential)	\$ 100.00
Inspection Cancellation Fee (at least 2 business days notice prior to day of inspection)	\$ 50.00
Commercial Building Division Fees	
Reinspection Fee	\$ 79.00
Inspection Cancellation Fee (at least 2 business days notice prior to day of inspection)	\$ 50.00
Remarking Fee	\$ 50.00
Electrical Meter Change out	\$ 50.00
Temporary Power	\$ 50.00
Up Front Partial Plan Review Fee - New Commercial	\$ 500.00
The complete plan review fee are 65% of the building permit fee.	
Up Front Partial Plan Review Fee - Tenant Improvement/Remodel	\$ 200.00
The complete plan review fee are 65% of the building permit fee.	
Occupancy Fee	\$ 125.00
Construction Water (Commercial)	\$ -
<i>Base Allowance</i>	
0 to 3,000 gallons/month	\$ 250.00
<i>Block 2 Rate</i>	
Above 3,000 gallons/month (base fee + volume rates in excess of base usage)	\$ 3.50
Construction Water (hydrant use) deposit	\$ 1,500.00
Racking Permit Fee Plan Review	Use IBC Eval Table
Sign Permit Review	Use IBC Eval Table
Miscellaneous Fee per hour charge	\$ 50.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Other Building Division Fees														
Basement Plan Review Fee - per hour	\$	50.00												
Miscellaneous Administrative Fee per hour charge	\$	50.00												
Building Inspection Fee and 1% State Tax		Varies												
Based on home valuation as determined by the Plans Examiner														
Occupancy Violation - \$100 plus \$30 per day														
Commercial Plan Review	65% of Building Permit Fee													
Inspections outside of normal working hours (2 hour max)	\$	200.00												
Each additional hour	\$	100.00												
Address change request	\$	25.00												
Fees listed under Building Inspection Fees are not inclusive. Other fees may apply or be required.														
Impact Fees														
Culinary Water Impact Fee - based on water meter size														
3/4" meter	\$	2,502.45												
1" meter	\$	4,179.09												
1.5" meter	\$	8,333.16												
2" meter	\$	13,338.06												
3" meter	\$	26,701.15												
4" meter	\$	41,715.85												
6" meter	\$	83,406.67												
8" meter	\$	133,455.68												
Fire Impact Fees														
Single Family Residential - per unit	\$	429.30												
Multiple Family Residential - per unit	\$	392.08												
Non-Residential - per 1,000 square feet	\$	187.39												
Non-Residential Apparatus Fee - per 1,000 square feet	\$	54.59												
Parks and Recreation Impact Fees														
Single Family Residential - per unit	\$	3,855.99												
Multiple Family Residential - per unit	\$	3,064.51												
Police Impact Fee														
Single Family Residential - per unit	\$	326.45												
Multiple Family Residential - per unit	\$	216.55												
Non-Residential - per 1,000 square feet	\$	196.28												
Pressurized Irrigation Impact Fee														
Single Family Residential - per irrigated square feet	\$	0.42												
Multiple Family Residential - per irrigated square feet	\$	0.42												
Non-Residential - per irrigated square feet	\$	0.42												
Roads Impact Fees														
Single Family Residential (non-TOD) - per unit	\$	3,548.30												
Multiple Family Residential (Non-TOD) - per unit	\$	2,003.07												
Single Family Residential (TOD) - per unit	\$	3,016.05												
Multiple Family Residential (TOD) - per unit	\$	1,702.61												
Non-TOD Mixed Use														
ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X	Internal- Internal Trips (85%)	=	Final Non- Residential Mixed Use Impact Fee Outside of the TOD Areas

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Impact Fees (continued)											
Non-TOD Other Non-Residential											
ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	
TOD (All Non-Residential)											
ITE Trips Peak PM Trips	X	% Entering	X	% Primary Trip	X	Final ITE PM Peak Hr Adjusted Trips	X	Cost per Trip (\$5,723.06)	=	Base Non- Residential Impact Fee	X
											TOD Trip Reduction (84%)
											X
											Internal- Internal Trips (85%)
											X
											Final Non- Residential Impact Fee in the TOD Area
											=
Sanitary Sewer Impact Fees - based on water meter size											
3/4" meter										\$	840.08
1" meter										\$	1,402.93
1.5" meter										\$	2,797.46
2" meter										\$	4,477.61
3" meter										\$	8,963.63
4" meter										\$	14,004.10
6" meter										\$	27,999.79
8" meter										\$	44,801.34
Storm Drain Impact Fee											
Single Family Residential - per gross square feet										\$	0.1536
Multiple Family Residential - per gross square feet										\$	0.1536
Non-Residential - per gross square feet										\$	0.1536
TSSD Impact Fee - per ERU (this is included on the building permit but paid to TSSD)										\$	1,785.55
Multiple Family										\$	1,110.00
Hook Up Fees											
Water - residential and non-residential - based on water meter size											
0.750 inch										\$	475.00
1.000 inch										\$	525.00
1.500 inch										\$	706.00
2.000 inch										\$	856.00
3.000 inch										\$	1,965.00
4.000 inch										\$	3,065.00
6.000 inch										\$	4,950.00
Sewer - residential and non-residential										\$	235.00
Pressurized Irrigation - residential and non-residential - based on water meter size											
0.750 inch										\$	475.00
1.000 inch										\$	525.00
1.500 inch										\$	706.00
2.000 inch										\$	856.00
3.000 inch										\$	1,965.00
4.000 inch										\$	3,065.00
6.000 inch										\$	4,950.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Development Fees	
<i>General</i>	
Performance Guarantee Administrative Fee - per year	\$ 50.00
Right-of-Way or Utility Excavation Permit (base fee)	\$ 150.00
Asphalt cut (per cut - first 100 square feet)	\$ 200.00
Asphalt cut (per each additional 100 square feet of the same cut)	\$ 40.00
Traffic Control fees	
Base fee (includes first day of barricading for one lane)	\$ 50.00
Barricading roads base fee plus (per square foot per day of barricaded area)	\$ 0.01
Local road sidewalk closures (per day)	\$ 10.00
Arterial or collector sidewalk closures (per day)	\$ 25.00
Arterial or collector shoulder/bike lane closures (per day)	\$ 25.00
Bike path closure (per day)	\$ 10.00
Construction Water (base fee plus \$3.50 per 1,000 gallons)	\$ 250.00
Usage rate per 1,000 gallons	\$ 3.50
Construction Water (hydrant use) deposit	\$ 1,500.00
Water share conveyance (per share, if surface water)	\$ 500.00
<i>Engineering Division Review Fees</i>	
Development Review and Inspection Fees - per hour	
Public Works Director	\$ 180.00
Public Infrastructure Manager	\$ 110.00
Other Inspector	\$ 71.00
Engineer In Training (EIT)	\$ 90.00
Professional Engineer (PE)	\$ 134.00
City Engineer	\$ 162.00
GIS Supervisor	\$ 92.00
Contracted Engineering Review	Actual Consultant Costs
Contracted Inspection Work	Actual Consultant Costs
Independent Soils Review	Actual Consultant Costs
Hydraulic model analysis and/or certification	Actual Consultant Costs
Legal Review Fees	Actual Consultant Costs
Water Rights Review	Actual Consultant Costs
Geotechnical Peer Review	Actual Consultant Costs
Planning and Zoning Division Review Fees	
Subdivisions	
Preliminary Plans (Does not include Engineering Fees)	\$ 500.00
Final Plat (Does not include Engineering Fees)	\$ 250.00
Historic Preservation Conversion Project	\$ 500.00
Residential Accessory Structure (Does not include Engineering Fees)	\$ 300.00
Commercial Site Plans (Does not include Engineering Fees)	\$ 500.00
Zone Map or Development Code text change	\$ 250.00
General Plan Amendment	\$ 250.00
Annexation	
Under 1 acre	\$ 350.00
Between 1 and 5 acres	\$ 750.00
Over 5 acres	\$ 1,250.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Utilities	
Utility Deposits (refunded after two years if bills are kept current)	
Per Residential Unit	\$ -
Per Commercial Unit	\$ -
Garbage Accounts only	\$ -
Utility Application Fee	\$ 30.00
Tenant/Landlord copy of utility bill - per mailing	\$ 0.55
Utility Bills	
CUP/Water Assessment Fee	\$ 6.50
Drain Fees	
Single-Unit Residential	\$ 8.50
Multi-Unit Residential	
Base Monthly Charge per Unit	\$ 6.69
Area Charge per 1000 SF Impervious	\$ 0.53
Commercial Customers/Institutional	
Base Monthly Charge (per 3,400 Impervious SF)	\$ 6.69
Area Charge per 1000 SF Impervious	\$ 0.53
Garbage Fees	
1st Container	\$ 10.40
Additional containers - each	\$ 6.92
Recycling	\$ 6.24
Recycling cancellation fee	\$ 10.00
Sewer Fees	
Residential Customers - base	\$ 35.55
Residential Customers - Usage rate per 1,000 gallons	\$ 1.40
Commercial Customers - base	\$ 35.55
Commercial Customers - Usage rate per 1,000 gallons	\$ 1.40
Industrial Customers - base	\$ 35.55
Industrial Customers - Usage rate per 1,000 gallons	\$ 1.40
Pressurized Irrigation	
Unmetered	
Base Rate (per month, 9,000 square foot lot)	\$ 21.68
Overage (per month, per square foot over 9,000)	\$ 0.00271
Metered	
Base rate - 0 to 8,000 gallons per month usage	\$ 21.68
Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93
Block 3 rate - over 16,000 gallons per month usage	\$ 5.12
Pressurized Irrigation - Shareholder rates	
Unmetered	
Base Rate (per month, 9,000 square foot lot)	\$ 10.84
Overage (per month, per square foot over 9,000)	\$ 0.001355
Pressurized Irrigation - Additional discount for shares owned in excess of required minimum	
Possible Additional discount	\$ 43.36
Large Residential Property Lot Owners	
Metered	
Base rate - 0 to 8,000 gallons per month usage	\$ 21.68
Block 2 rate - 8,000 to 16,000 gallons per month usage	\$ 1.93
Block 3 rate - over 16,000 gallons per month usage	\$ 5.12
Pressurized Irrigation - Ratio of permeable area for commercial users	
Ratio of permeable areas for commercial	15%
Ratio of permeable areas for schools	50%
Ratio of permeable areas for churches	30%

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

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

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Utilities (continued)	
Hardship Exception Rates - for seniors who qualify under Utah County Circuit Breaker Abatement	
Pressurized Irrigation	
Base Rate (per month up to 8,000 gallons)	As Adopted
Each additional 1,000 gallons	\$ 1.25
The city will pay entire cost to purchase and install meter for those seniors who qualify.	
Culinary Water	
10% of the base rate of the adopted culinary rates	
Hardship Exception Rates - for other cases, heard by City Council after filing a relief petition with City Recorder	
Reconnection Fee - <i>normal business hours</i>	\$ 50.00
Reconnection - after hours	\$ 150.00
Tampering Fee	\$ 80.00
Fine for use without current utility account	\$ 250.00
Mapping Fee	\$ 200.00
Pressurized Irrigation Connection fee	\$ 250.00
Account Suspension Fee	\$50.00
NSF (Not Sufficient Funds) Fee	\$25.00
Full-Time Front Line Personnel Residing in American Fork Discount	As Adopted
Military Discount Active Military (With Deployment Papers-While Deployed)	
Garbage Fees	As Adopted
Recycling Fees	As Adopted
Water Fees	Waived
Sewer Fees	Waived
Storm Drain Fees	Waived
Properties outside of American Fork City Limits will have double the rate of American Fork City residents for all utility services.	
Fitness Center Fees	
12 Month Contract	
Resident Rate	
Annual Family	\$ 480.00
per Month	\$ 48.00
Annual Couple	\$ 400.00
per Month	\$ 40.00
Annual Individual	\$ 280.00
per Month	\$ 28.00
Annual Senior Couple	\$ 280.00
per Month	\$ 25.00
Annual Senior Individual	\$ 170.00
per Month	\$ 17.00
Non-Resident Rate	
Annual Family	\$ 540.00
per Month	\$ 54.00
Annual Couple	\$ 460.00
per Month	\$ 46.00
Annual Individual	\$ 330.00
per Month	\$ 33.00
Annual Senior Couple	\$ 330.00
per Month	\$ 33.00
Annual Senior Individual	\$ 200.00
per Month	\$ 20.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Fitness Center Fees (continued)	
6 Month Rate	
Resident Rate	
Semi-Annual Family	\$ 295.00
Semi-Annual Couple	\$ 245.00
Semi-Annual Individual	\$ 175.00
Semi-Annual Senior Couple	\$ 175.00
Semi-Annual Senior Individual	\$ 125.00
Non-Resident Rate	
Semi-Annual Family	\$ 325.00
Semi-Annual Couple	\$ 275.00
Semi-Annual Individual	\$ 200.00
Semi-Annual Senior Couple	\$ 200.00
Semi-Annual Senior Individual	\$ 140.00
3 Month Rate	
Resident Rate	
Quarterly Family	\$ 220.00
Quarterly Couple	\$ 180.00
Quarterly Individual	\$ 140.00
Quarterly Senior Couple	\$ 140.00
Quarterly Senior Individual	\$ 90.00
Non-Resident Rate	
Quarterly Family	\$ 240.00
Quarterly Couple	\$ 205.00
Quarterly Individual	\$ 150.00
Quarterly Senior Couple	\$ 150.00
Quarterly Senior Individual	\$ 100.00
Summer Family Pass (May 15 to Sept 15)	
Resident Rate	
Quarterly Family	\$ 240.00
Quarterly Couple	\$ 200.00
Quarterly Individual	\$ 140.00
Quarterly Senior Couple	\$ 140.00
Quarterly Senior Individual	\$ 100.00
Non-Resident Rate	
Quarterly Family	\$ 265.00
Quarterly Couple	\$ 225.00
Quarterly Individual	\$ 165.00
Quarterly Senior Couple	\$ 165.00
Quarterly Senior Individual	\$ 110.00
Daily Admission Fees and Punch Card Rates	
Daily Adult (18 years and older)	\$ 5.00
Daily Youth (4 years to 17 years)	\$ 4.00
Daily Toddler (up to 3 years)	Free
Daily Senior (60 years and older)	\$ 3.00
Daily "Track Only"	\$ 2.00
Daily Senior "Track Only"	\$ 1.00
Daily family	\$ 20.00
Monday Night (family night)	\$ 15.00
Adult 20 Punch Card	\$ 90.00
Youth 20 Punch Card	\$ 70.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Fitness Center Fees (continued)	
Senior Citizen 20 Punch Card	\$ 50.00
"Track Only" 20 Punch Card	\$ 30.00
Senior Citizen "Track Only" 20 Punch Card	\$ 15.00
Day Care Pricing - Monthly Pass (2 hour max per day)	
One child	\$ 28.00
Two children	\$ 38.00
Three or more children	\$ 48.00
Day Care - Hourly Rates (2 hour max per day)	
Half Hour	\$ 1.00
Hour	\$ 2.00
20 Time Punch Card	\$ 35.00
Business Rates	
Resident Rate 15% (1-20 employees)	
Annual Family	\$ 410.00
Annual Couple	\$ 330.00
Annual Individual	\$ 240.00
Non-Resident Rate 15%	
Annual Family	\$ 460.00
Annual Couple	\$ 390.00
Annual Individual	\$ 280.00
Resident Rate 20% (21-59 employees)	
Annual Family	\$ 385.00
Annual Couple	\$ 320.00
Annual Individual	\$ 225.00
Non-Resident Rate 20%	
Annual Family	\$ 430.00
Annual Couple	\$ 370.00
Annual Individual	\$ 265.00
Resident Rate 25% (60+ employees)	
Annual Family	\$ 360.00
Annual Couple	\$ 300.00
Annual Individual	\$ 210.00
Non-Resident Rate 25%	
Annual Family	\$ 405.00
Annual Couple	\$ 345.00
Annual Individual	\$ 250.00
Gymnastics	Member/Non Member
Parent Tot	\$ 29.00/\$32.00
Gym Stars, Breeze, Thunder	\$ 32.00/\$36.00
Kinder	\$ 34.00/\$38.00
Blizzards	\$ 60.00/\$65.00
Tumbling	\$ 30.00/\$34.00
Levels 3-7	\$70.00-\$155.00
Itty Bitty Sports	\$ 30.00
Dance Classes	\$ 25.00-\$60.00
Karate	\$ 35.00-\$80.00
Merit Badge Classes	\$ 8.00-\$26.00
Preschool	\$ 65.00-\$85.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Boat Harbor Fees	
Day Use	\$ 8.00
Walk-in	\$ 2.00
Fishing	\$ 5.00
Senior Fishing and Launch - Drive in, per person, per day	\$ 5.00
Senior Fishing and Launch - Drive in, per person, per season	\$ 40.00
Annual Launch Pass	\$ 80.00
Park and Field Rentals	
Amphitheater Rental	
Full Day Rental	\$ 600.00
Half Day Rental	\$ 300.00
Refundable Deposit	\$ 100.00
Skate Park - 200 East 500 South	
Day	\$ 200.00
Pavilions - Rotary, Quail Cove, Evergreen	
Large Pavilion - Resident/Non-resident	\$ 40.00/\$60.00
Small Pavilion - Resident/Non-resident	\$ 30.00/\$50.00
Baseball Field Rentals - Rotary, Pony, Art Dye, Beehive, Greenwood, and JC Parks	
Hourly	\$ 25.00
Full Day	\$ 200.00
Field Prep	\$ 50.00
Field Lights - per hour	\$ 25.00
Playing Field Rentals - Evergreen, Hindley, Art Dye East or South Fields, Legacy, Bamberger, Easton, and Kimberly Parks	
Hourly	\$ 25.00
Full Day	\$ 200.00
Field Prep	\$ 50.00
Field Lights - per hour	\$ 25.00
Art Dye - Full Rental - East Field, OR South Field, OR Baseball Field	
Half Day	\$ 350.00
Full Day	\$ 500.00
Entire Complex	\$ 1,500.00
**Other Arrangements can be made on a case by case basis.	
**Playground Equipment for all parks is on a first-come, first-served basis at no charge	
Recreation Fees	
Baseball	
T-ball, Coach Pitch	\$ 40.00
1st & 2nd Grade-Pinto	\$ 75.00
3rd & 4th Grade-Mustang-Gold	\$ 125.00
3rd & 4th Grade-Mustang-Silver	\$ 65.00
Pony and Colt	\$ 95.00
Softball	
3rd-4th Grade	\$ 60.00
5th-6th Grade	\$ 70.00
7th-12th Grade	\$ 70.00
Tennis Lessons	\$ 50.00
Soccer	
3 years old through 2nd grade	\$ 45.00
3rd-4th grade	\$ 50.00
5th-9th grade	\$ 55.00

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)

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

Recreation Fees (continued)	
Flag Football	
1st-4th grade	\$ 45.00
5th-6th grade	\$ 55.00
7th-12th grade	\$ 55.00
Youth Basketball (no longer Jr. Jazz)	
1st-2nd grade	\$ 40.00
3rd-4th grade	\$ 50.00
5th-6th grade	\$ 60.00
7th-12th grade	\$ 85.00
Volleyball	\$ 50.00
Ski School	
Bus, Lessons, Pass	\$ 230.00
Skate Camp	\$ 65.00
Bowling lessons	\$ 55.00
Golf lessons	\$ 35.00-\$80.00
Adult Softball	
Mens	\$ 620.00
Coed	\$ 435.00
Ultimate Frisbee - Grades 10th to 12th	\$ 32.00
Reusable Sports Jersey - utilized in some programs	\$ 9.00
All Recreation Programs require a \$20 non-resident fee	
\$5 multi-family discount for registering multiple family members at same time for same program	
All Recreation Programs require a \$5 late fee for registering after the deadline	

Attachment: 2022 FEE SCHEDULE-Effective 1.1.22 (Updated General Fee Schedule)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving a land use map amendment located at 970 East 1750 North from the Residential Low Density and Design Commercial designation to the Institutional Lands and Schools designation.

SUMMARY RECOMMENDATION

Staff would recommend approval of the land use map amendment.

BACKGROUND

The Planning Commission recommended approval of the land use map amendment. This property is the location of the future Fire Station 52. Additional information can be found in the Engineering Staff report.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the resolution approving a land use map amendment located at 970 East 1750 North from the Residential Low Density and Design Commercial designation to the Institutional Lands and Schools designation.

SUPPORTING DOCUMENTS

12-14-21 Land Use Map Amendment - 970 East 1750 North (PDF)

12-14-21 - 970 East 1750 North - Staff report and Minutes (PDF)

RESOLUTION NO. _____**A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 970 EAST 1750 NORTH FROM THE RESIDENTIAL LOW DENSITY AND DESIGN COMMERCIAL DESIGNATION TO THE INSTITUTIONAL LANDS AND SCHOOLS DESIGNATION.**

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

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

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

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

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

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 970 East 1750 North be amended from the Residential Low Density and Design Commercial designation to the Institutional Lands and Schools designation as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

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

Exhibit A

Land Use Map



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

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

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER 2021.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPICS:

Hearing, review, and action on a land use map amendment for property located at 970 East 1750 North from the Residential Low Density and Design Commercial designation to the Institutional Lands, Schools and Public Facilities designation.

Hearing, review, and action on a zone map amendment for property located at 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.

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

BACKGROUND INFORMATION		
Location:		970 East 1750 North
Applicants:		American Fork City
Existing Land Use:		Residential Low Density and Design Commercial
Proposed Land Use:		Institutional Lands, Schools and Public Facilities
Surrounding Land Use:	North	Residential Low Density and Design Commercial
	South	Design Commercial and Cedar Hills
	East	Cedar Hills
	West	Institutional Lands, Schools and Public Facilities
Existing Zoning:		RA-1 Residential Agricultural
Proposed Zoning:		PF Public Facilities
Surrounding Zoning:	North	R1-9,000
	South	GC-2 and Cedar Hills (R-1 11,000)
	East	Cedar Hills (R-1 11,000)
	West	Unincorporated

Background

The applicant proposes to amend the land use and zone map designations of the parcel located at 970 East 1750 North. The existing land use for the property is divided into two classifications: Design Commercial on the west and Residential Low Density on the east. The existing zone designation for the entire parcel is RA-1 Residential Agricultural.

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

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

ZONE MAP AMENDMENT

APPROVAL

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

DENIAL

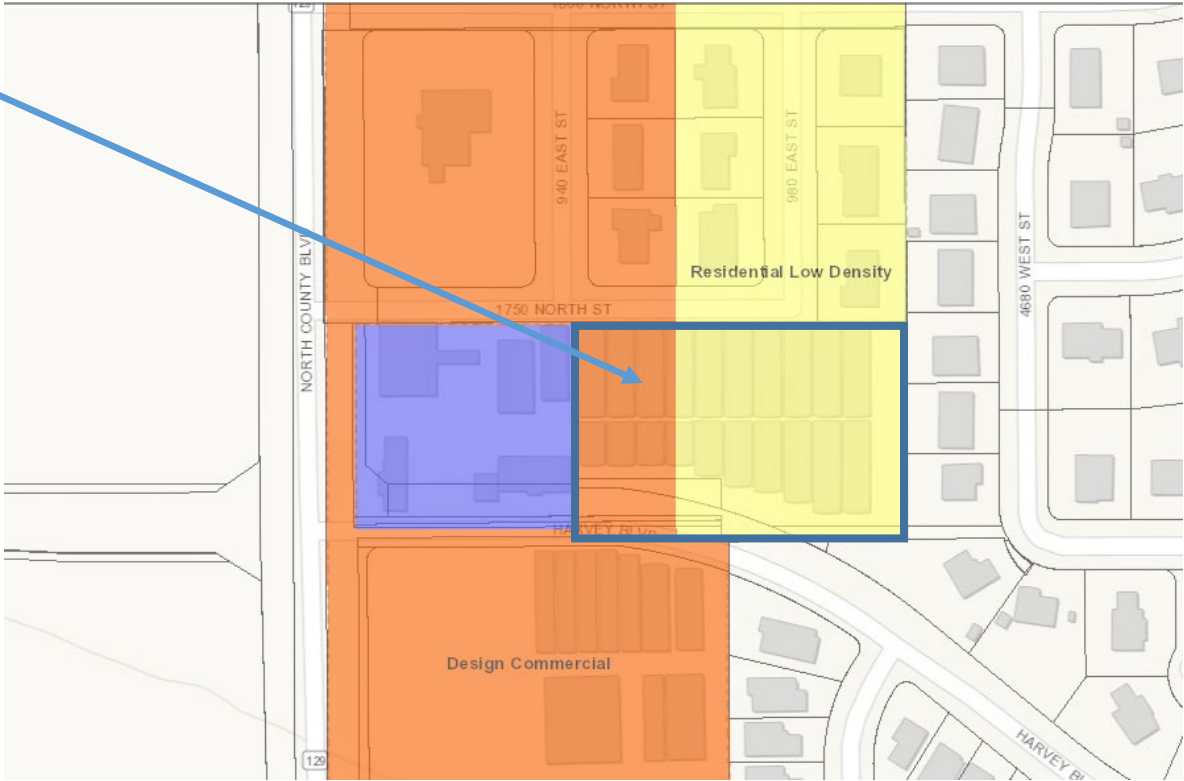
Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

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

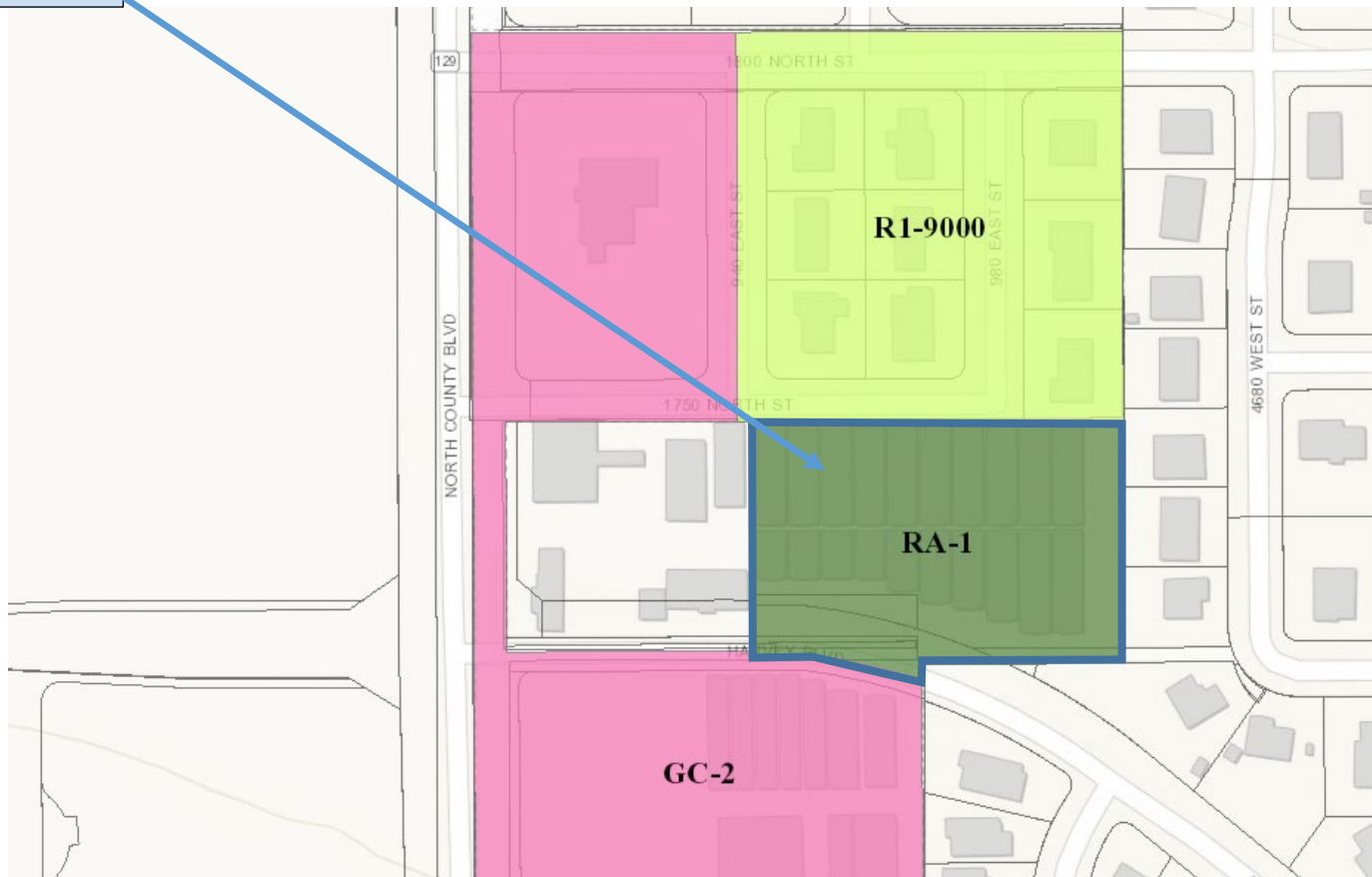
Land Use Map

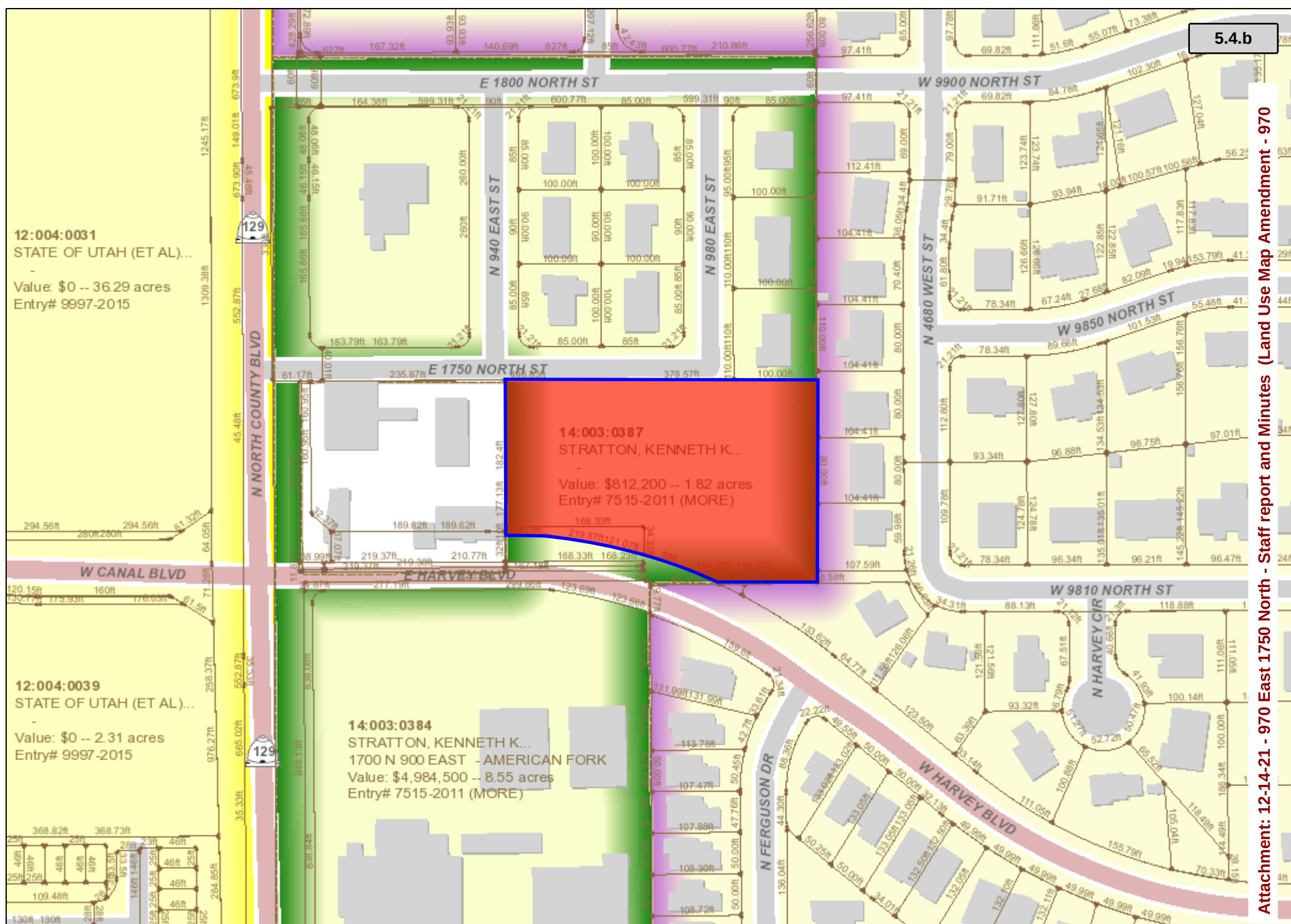
Area proposed to be changed from Residential Low Density and Design Commercial designations to Institutional Lands, Schools and Public Facilities designation



Zoning Map

Area proposed to be changed from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.





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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an ordinance approving a zone map amendment located at 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the zone map amendment at 970 East 1750 North.

BACKGROUND

The Planning Commission recommended approval of this zone change amendment at the November 17, 2021, meeting. The land use designation amendment was the previous action item. The staff report and minutes have been attached.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the ordinance approving a zone map amendment at 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.

SUPPORTING DOCUMENTS

12-14-21 - 970 East 1750 North - Staff report and Minutes (PDF)

12-14-21 - Zone Change at 970 East 1750 North (DOCX)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPICS:

Hearing, review, and action on a land use map amendment for property located at 970 East 1750 North from the Residential Low Density and Design Commercial designation to the Institutional Lands, Schools and Public Facilities designation.

Hearing, review, and action on a zone map amendment for property located at 970 East 1750 North from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.

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

BACKGROUND INFORMATION		
Location:		970 East 1750 North
Applicants:		American Fork City
Existing Land Use:		Residential Low Density and Design Commercial
Proposed Land Use:		Institutional Lands, Schools and Public Facilities
Surrounding Land Use:	North	Residential Low Density and Design Commercial
	South	Design Commercial and Cedar Hills
	East	Cedar Hills
	West	Institutional Lands, Schools and Public Facilities
Existing Zoning:		RA-1 Residential Agricultural
Proposed Zoning:		PF Public Facilities
Surrounding Zoning:	North	R1-9,000
	South	GC-2 and Cedar Hills (R-1 11,000)
	East	Cedar Hills (R-1 11,000)
	West	Unincorporated

Background

The applicant proposes to amend the land use and zone map designations of the parcel located at 970 East 1750 North. The existing land use for the property is divided into two classifications: Design Commercial on the west and Residential Low Density on the east. The existing zone designation for the entire parcel is RA-1 Residential Agricultural.

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

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

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

DENIAL

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

TABLE

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

ZONE MAP AMENDMENT

APPROVAL

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

DENIAL

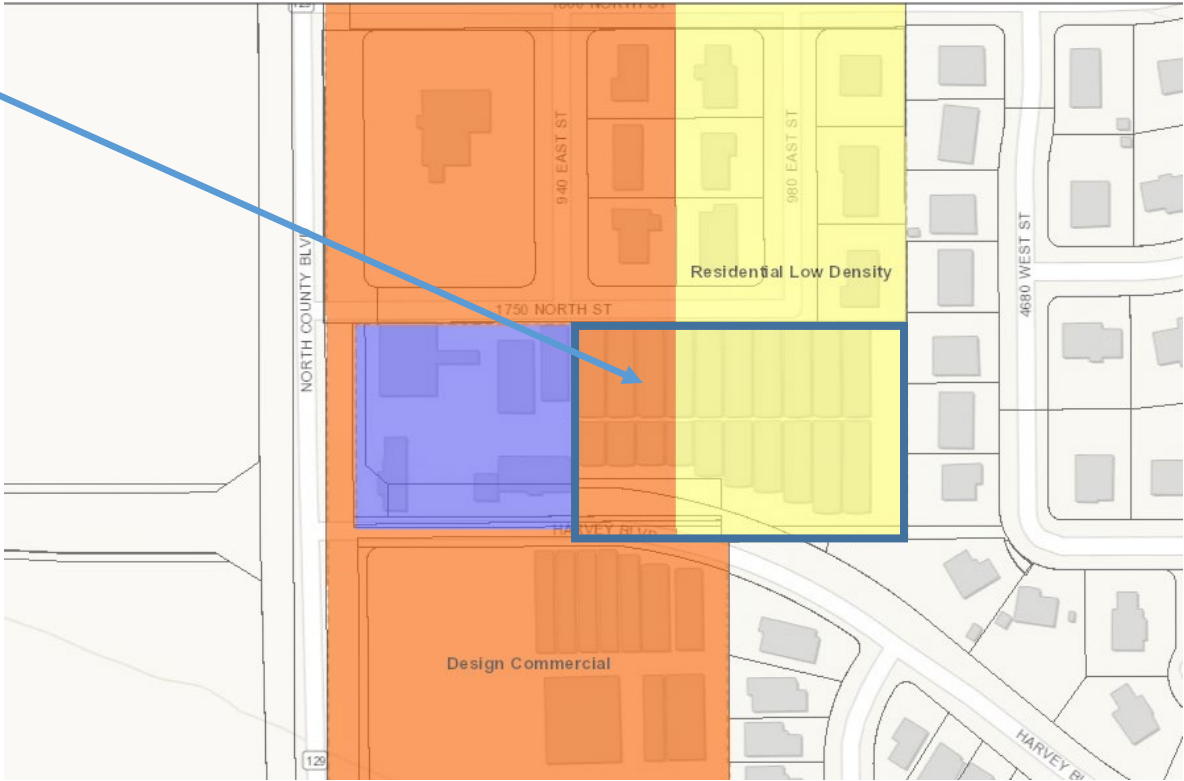
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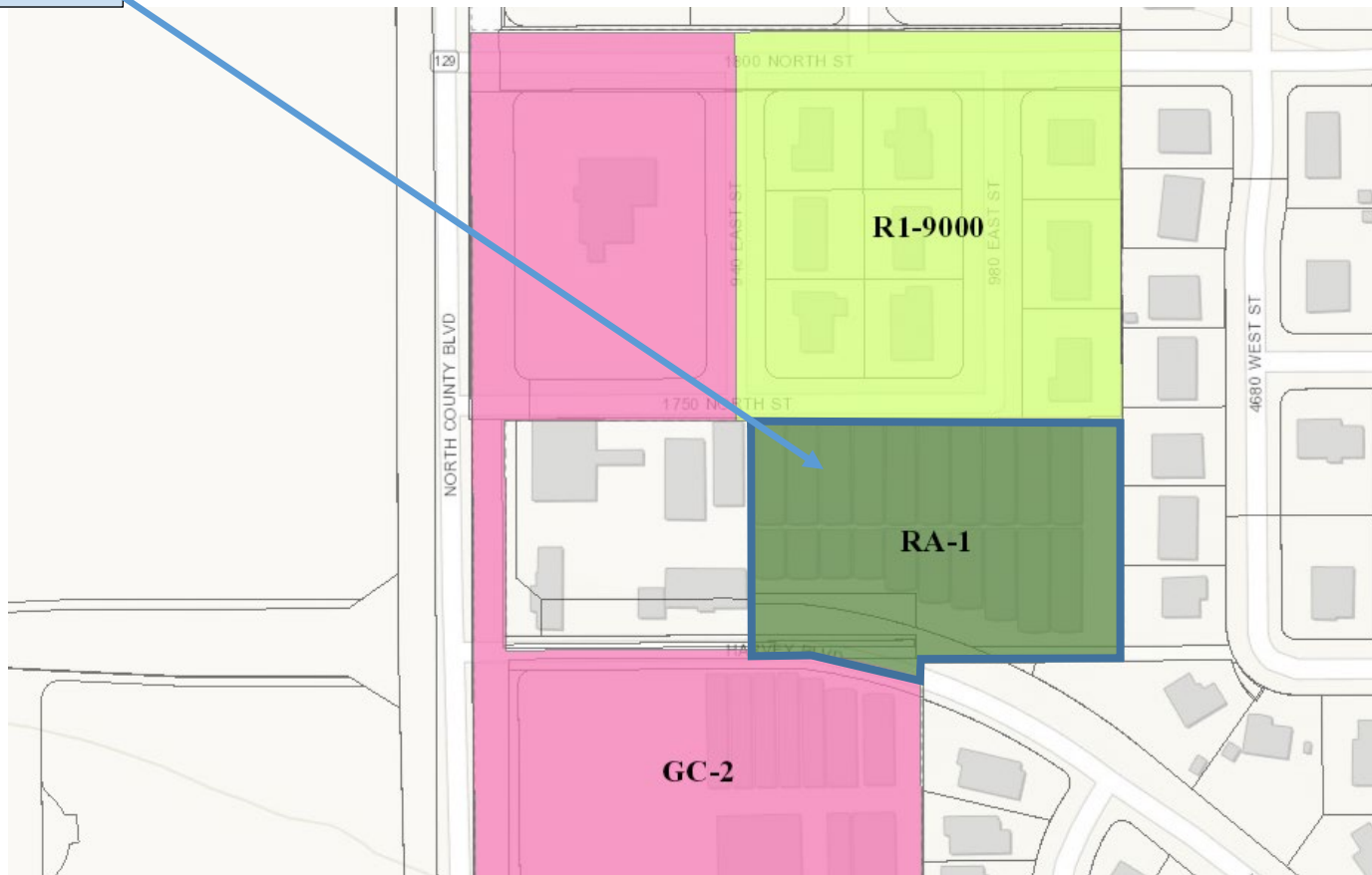
Land Use Map

Area proposed to be changed from Residential Low Density and Design Commercial designations to Institutional Lands, Schools and Public Facilities designation



Zoning Map

Area proposed to be changed from the RA-1 Residential Agricultural zone to the PF Public Facilities zone.



12:004:0031
STATE OF UTAH (ET AL)...

Value: \$0 -- 36.29 acres
Entry# 9997-2015

12:004:0039
STATE OF UTAH (ET AL)...

Value: \$0 -- 2.31 acres
Entry# 9997-2015

14:003:0384
STRATTON, KENNETH K...

1700 N 900 EAST - AMERICAN FORK
Value: \$4,984,500 -- 8.55 acres
Entry# 7515-2011 (MORE)

14:003:0387
STRATTON, KENNETH K...

Value: \$812,200 -- 1.82 acres
Entry# 7515-2011 (MORE)



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**
36

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.

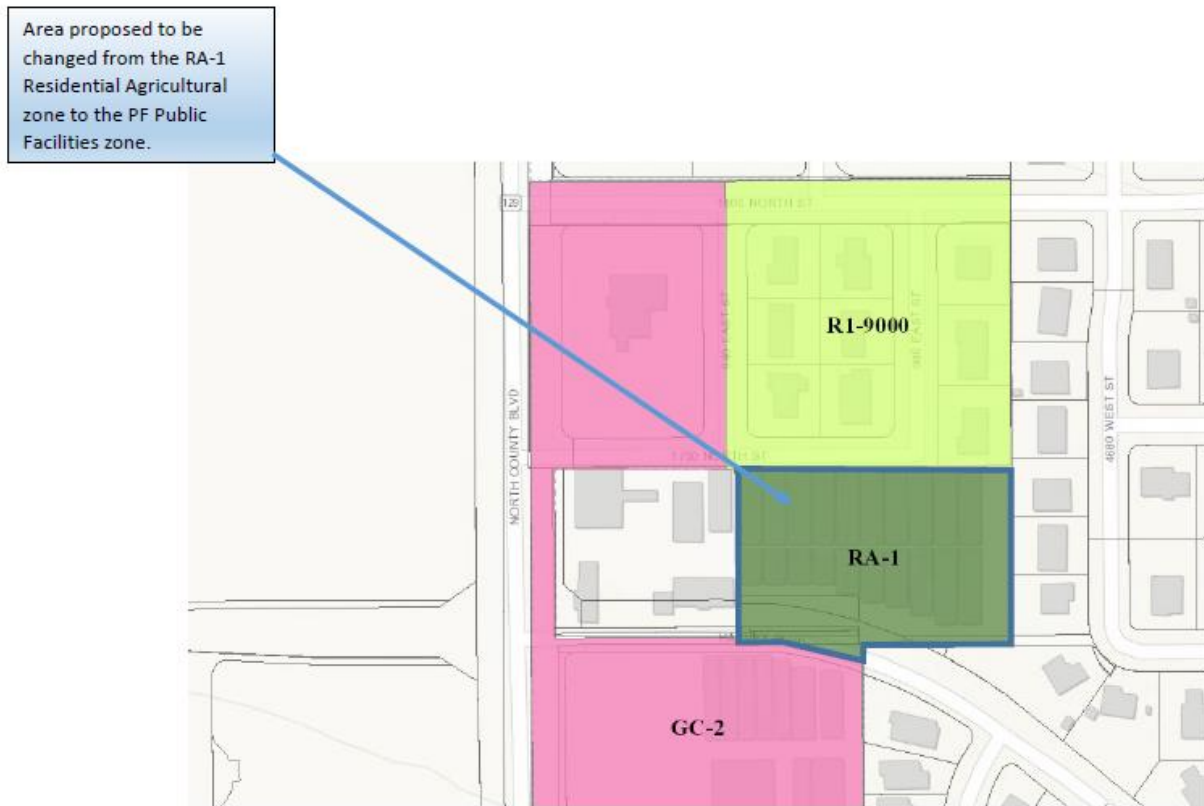
- 31
32
33
34 4. Hearing, review and action on a zone map amendment from the R2-7,500 Residential
35 zone to the R2-7,500 (O) Residential zone, located in the area of 162 West 400 South
36

ORDINANCE NO.

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

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended from the RA-1 Residential Agricultural zone to the PF Public Facilities zone located in the vicinity of 970 East 1750 North.

Zone Map

PART II

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

PART III

That is Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS 14TH DAY OF DECEMBER 2021.**

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an ordinance approving a zone map amendment located at 162 West 400 South from the R2-7500 Residential zone to the R2-7500 (O) Residential zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the zone map amendment at 162 West 400 South.

BACKGROUND

The planning commission recommended approval of the zone map amendment at 162 West 400 South. The staff report and minutes have been included.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the ordinance amending the zone map amendment located at 162 West 400 South from the R2-7,500 Residential zone to the R2-7,500 (O) Residential zone.

SUPPORTING DOCUMENTS

12-14-21 - Zone Change at 162 W 400 S (PDF)

12-14-21 - 162 W 400 S - Staff report and minutes (PDF)

ORDINANCE NO.

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

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended from the R2-7,500 Residential zone to the R2-7,500 (O) Residential zone located in the vicinity of 162 West 400 South.

Zone Map**PART II**

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

PART III

That is Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS 14TH DAY OF DECEMBER 2021.**

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 12-14-21 - Zone Change at 162 W 400 S (Zone Map Amendment - 162 West 400 South)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPICS:

Hearing, review, and action on a zone map amendment for property located at 162 West 400 South from the R2-7,500 Residential zone to the R2-7,500 (O) Residential Overlay zone.

ACTION REQUESTED: Recommendation of approval for zone map amendment.

BACKGROUND INFORMATION		
Location:		162 West 400 South
Applicants:		Kaskade Homes
Existing Land Use:		Residential Low Density
Proposed Land Use:		Residential Low Density
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R2-7,500 Residential
Proposed Zoning:		R2-7,500 (O) Residential Overlay
Surrounding Zoning:	North	PI-1 Planned Industrial
	South	R2-7,500 Residential
	East	R2-7,500 Residential
	West	R2-7,500 Residential

Background

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.

POTENTIAL MOTIONS:

ZONE MAP AMENDMENT

APPROVAL

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

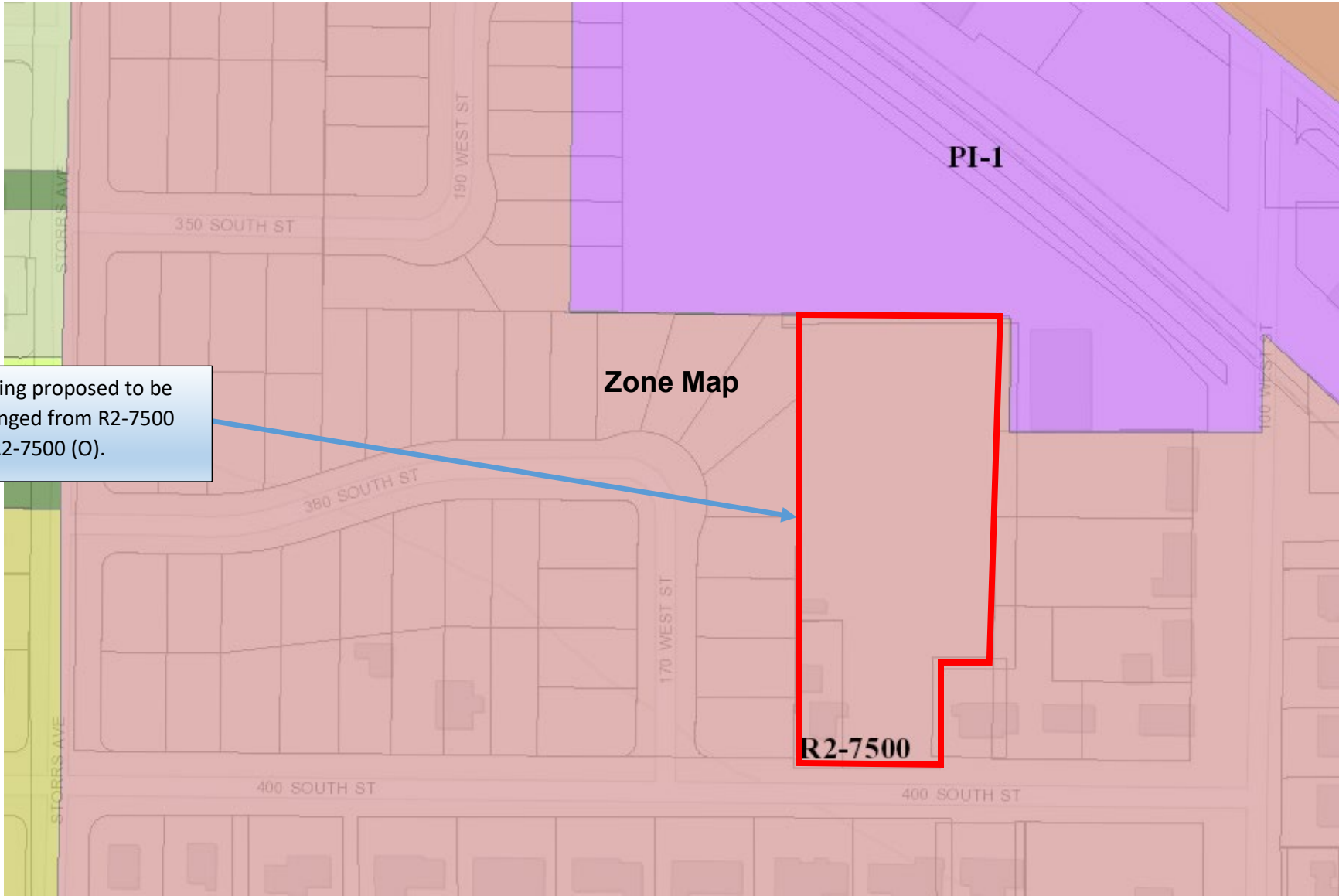
DENIAL

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

TABLE

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

Zoning proposed to be changed from R2-7500 to R2-7500 (O).





Kaskade Homes
13775 S. 78 W.
Draper, UT 84020
10/22/2021

American Fork City
Planning and Zoning
30 N Center St.
American Fork, UT 84003

To whom it may concern:

This letter is written as an explanation to the application for a zone change regarding 2.11 acres located at 162 W. 400 S. in American Fork City, 84003. We would like to change the current R2-7500 zoning to R2-7500 (O). This zone change would allow 6000 SF minimum lots of which we intend to place (9) single family residences. (See attached concept plan.)

It is our understanding that the property immediately West of this proposed subdivision was constructed using the same R2-7500 (O) zoning. A majority, if not all the homes at this location appear to have been built on the minimum requirement of 6000 SF per lot.

We feel that this change from R2-7500 to R2-7500 (O) is consistent with bordering properties and would be a great addition to the neighborhoods of the surrounding area.

If you have any questions or would like any additional information, please feel free to contact me at any time using the contact info below.

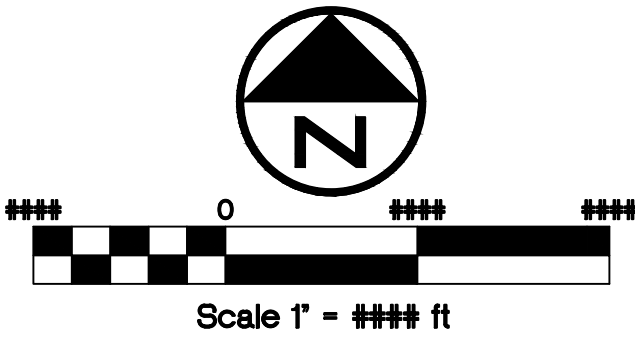
Sincerely,

Tod Kirton
Project Manager
358-277-5870
tod@kaskadehomes.com

Attached: Concept plan for subdivision

STORRS PROPERTY

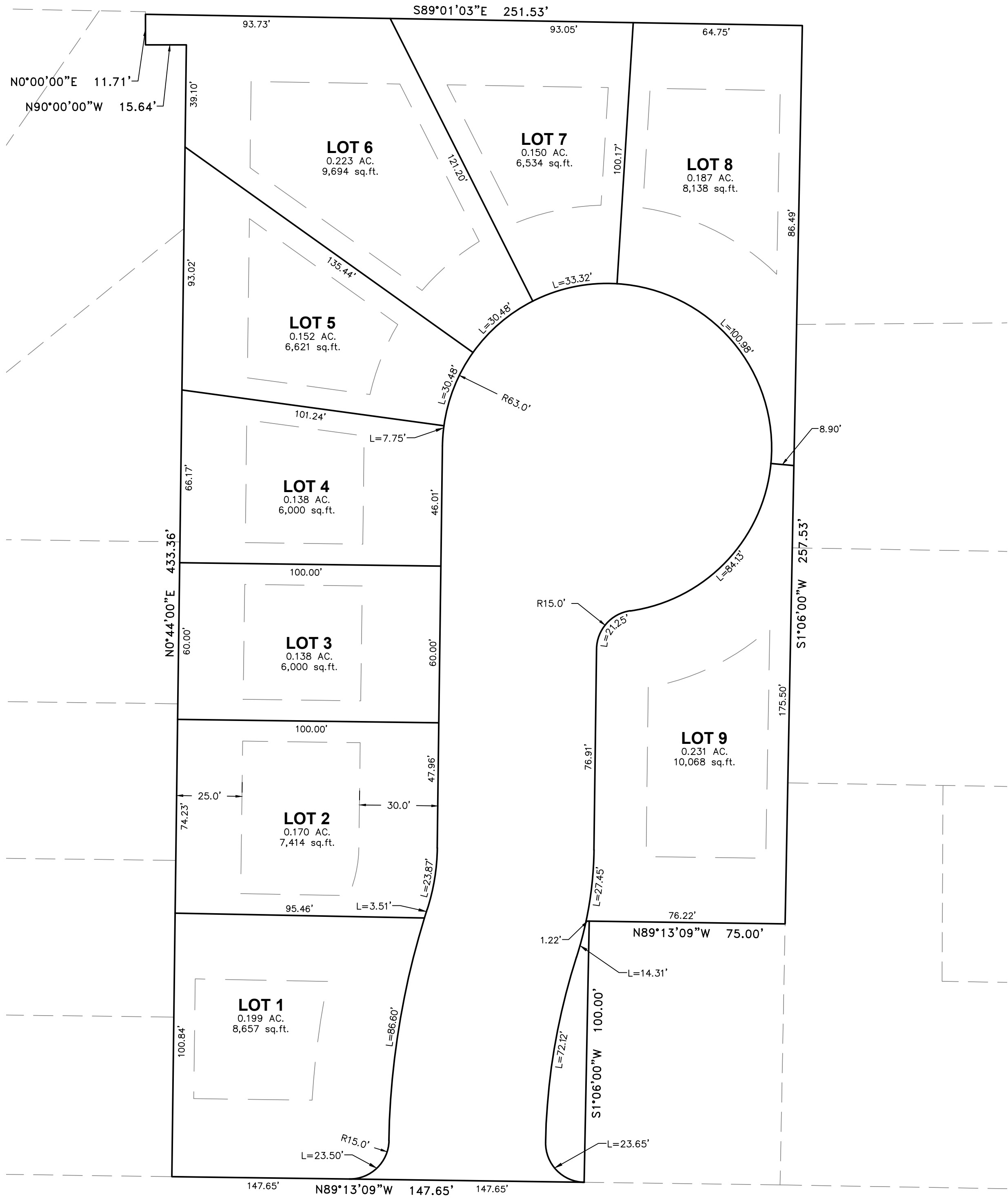
CONCEPT



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



G:\DATA\21308 Storrs_Boundary Survey\dwg\21308 Concept.dwg
PLOT DATE: Oct 13, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS PROPERTY

CONCEPT

AMERICAN FORK, UTAH

DRAWN KMD	CHECKED ---	PROJECT # 21308
ENGINEER'S STAMP		
		DATE 10/12/2021
		SCALE 1" = 30'
		SHEET CONCEPT

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an ordinance approving the final plat for the Auble Office Condominium project located at 1134 East 300 North in the PO-1 Professional Office zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the project.

BACKGROUND

The Auble Office building site plan was approved by the city council on March 12, 2019. The Auble Office Condominium project is a subdivision of this parcel and proposes to create three (3) condominium units. The planning commission did review and take action on this application at the November 17, 2021, meeting and all five members present recommended approval.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the ordinance approving the final plat of the Auble Office Condominium project consisting of three units and located at 1134 East 300 North in the PO-1 Professional Office zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the November 17, 2021, planning commission meeting.

SUPPORTING DOCUMENTS

12-14-21 - Auble Office Condominium ordinance (DOCX)
 12-14-21 - Auble Office Condominium - Final Plat (PDF)
 12-14-21 - Auble Office Condominium - Staff Report (PDF)
 12-14-21 - Auble Office Condominium - PC Minutes (PDF)

ORDINANCE NO. _____**AN ORDINANCE APPROVING A FINAL PLAT FOR THE AUBLE OFFICE CONDOMINIUM PROJECT LOCATED AT 1134 EAST 300 NORTH.**

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

PART I**DEVELOPMENT APPROVED – ZONE MAP AMENDED**

- A. The final plat for the Auble Office Condominium Project located at 1134 East 300 North, American Fork, Utah, as set forth in Attachment A, is hereby approved.
- B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.
- C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

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

- A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.
- C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 14 DAY OF DECEMBER 2021.

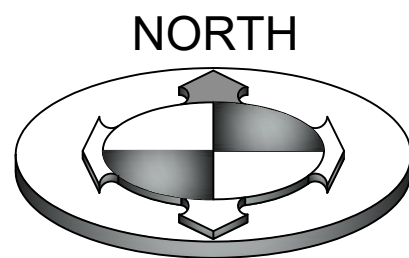
Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

AUBLE OFFICE CONDOMINIUMS

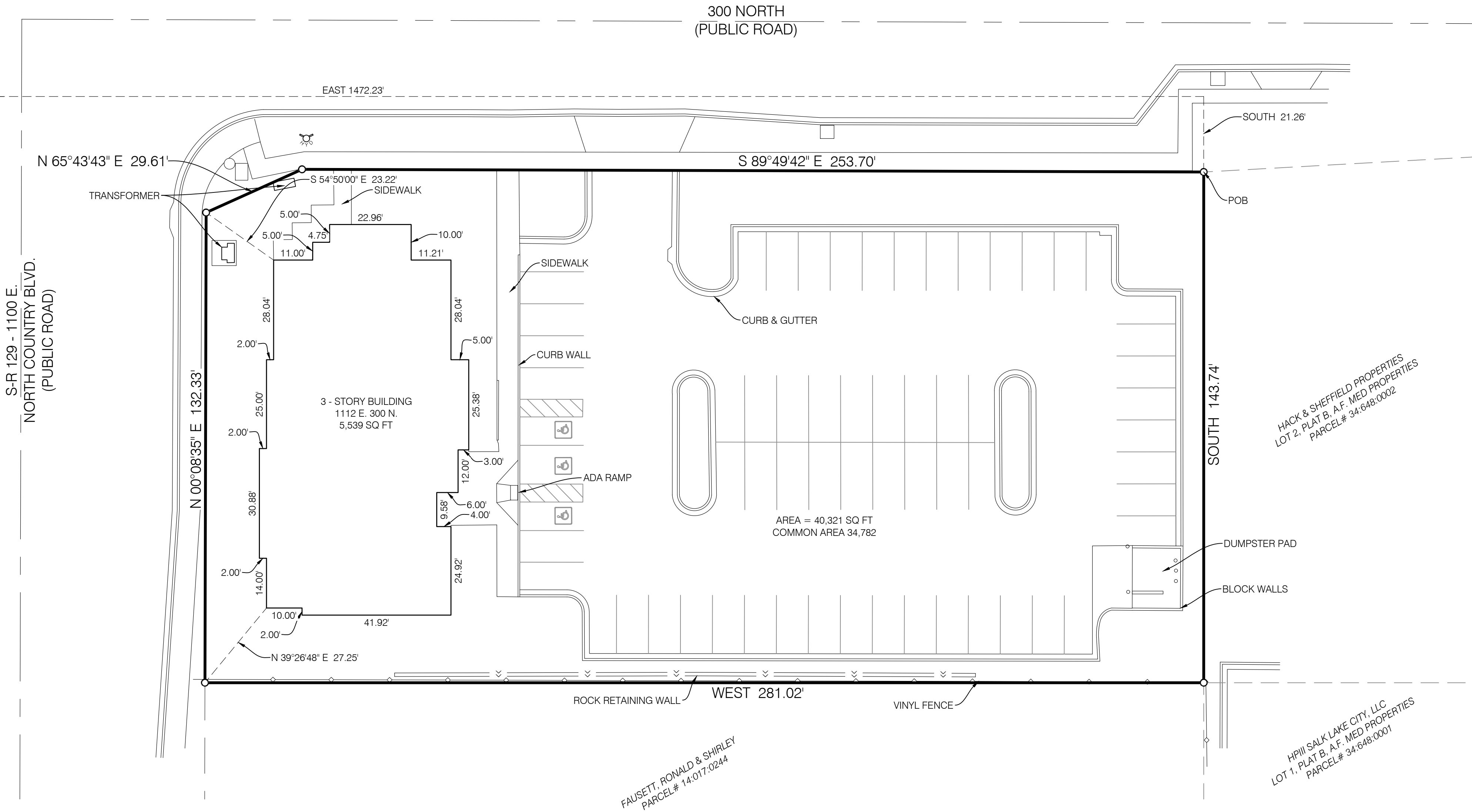
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 20ft.

WEST QUARTER CORNER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SOUTH 00°25'18" E 543.92'
S-R 129 - 1100 E.
NORTH COUNTRY BLVD.
(PUBLIC ROAD)



LEGEND & ABBREVIATIONS

- SECTION CORNER OR QUARTER CORNER (FOUND)
- BOUNDARY CORNER (SET 5/8" x 24" REBAR AND CAPS OR PLAT NOTED)
- OFFSET PINS TO BE SET IN TOP BACKS OF CURB AND 5/8 x 24" REBAR AND CAPS TO BE SET AT ALL REAR LOT CORNERS MARKED "BENCHMARK ENG."
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- FIRE HYDRANT

LAND USE TABLE

BUILDING AREA = 5,539 SQ FT
LIMITED COMMON AREA = 0
COMMON AREA = 34,782 SQ FT
TOTAL AREA = 40,321 SQ FT
1 - BUILDING
3 - UNITS

BASIS OF BEARINGS

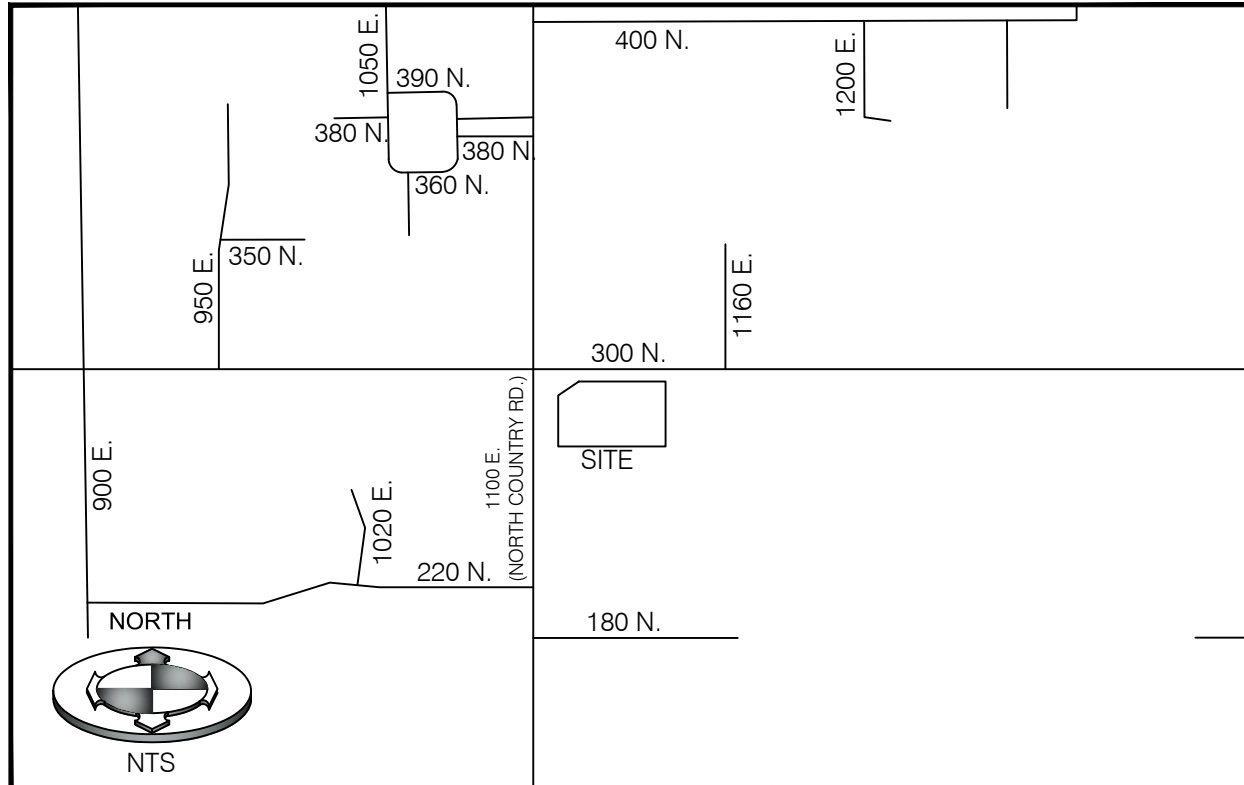
THE BASIS OF BEARINGS IS BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. WITH A BEARING OF SOUTH 00°25'18" E

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY DELINEATED AS ZONE "X" BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 49049C0169F, EFFECTIVE JUNE 19, 2020.

ZONE
ZONE PO-1

VICINITY MAP



WATER AND SEWER AUTHORITY APPROVAL

APPROVED THE ____ DAY OF _____ A.D. 2021. BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

CLERK - RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 7240531. 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, UPON WHICH HAS BEEN CONSTRUCTED, HEREAFTER KNOWN AS AUBLE OFFICE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-11-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, STATE OF UTAH, WHICH TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT BEING S 00°25'18" E 543.92 FEET ALONG THE SECTION LINE AND EAST 1472.23 AND SOUTH 21.26 SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION 18; AND RUNNING THENCE THENCE SOUTH 143.74 FEET, THENCE WEST 281.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SR-129 (NORTH COUNTY BOULEVARD); THENCE N 00°08'35" E 132.33 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE N 65°43'43" E 29.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°49'42" EAST 253.70 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENTIRE TRACT OF LAND CONTAINS 40,321 SQUARE FEET OR 0.926 ACRES, MORE OR LESS.

3 UNITS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-M3, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

AUBLE OFFICE CONDOMINIUMS UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT. IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2021

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake } S.S.

ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MANAGING MEMBER OF AUBLE OFFICE BUILDING, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING AUBLE OFFICE CONDOMINIUMS AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID AUBLE OFFICE BUILDING, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
(DATE)

PRINT NAME _____ (SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAT, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC. THIS ____ DAY OF _____, A.D. _____.

CITY MAYOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY ENGINEER _____ ATTEST: _____
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNER _____ PLANNING COMMISSION CHAIR _____

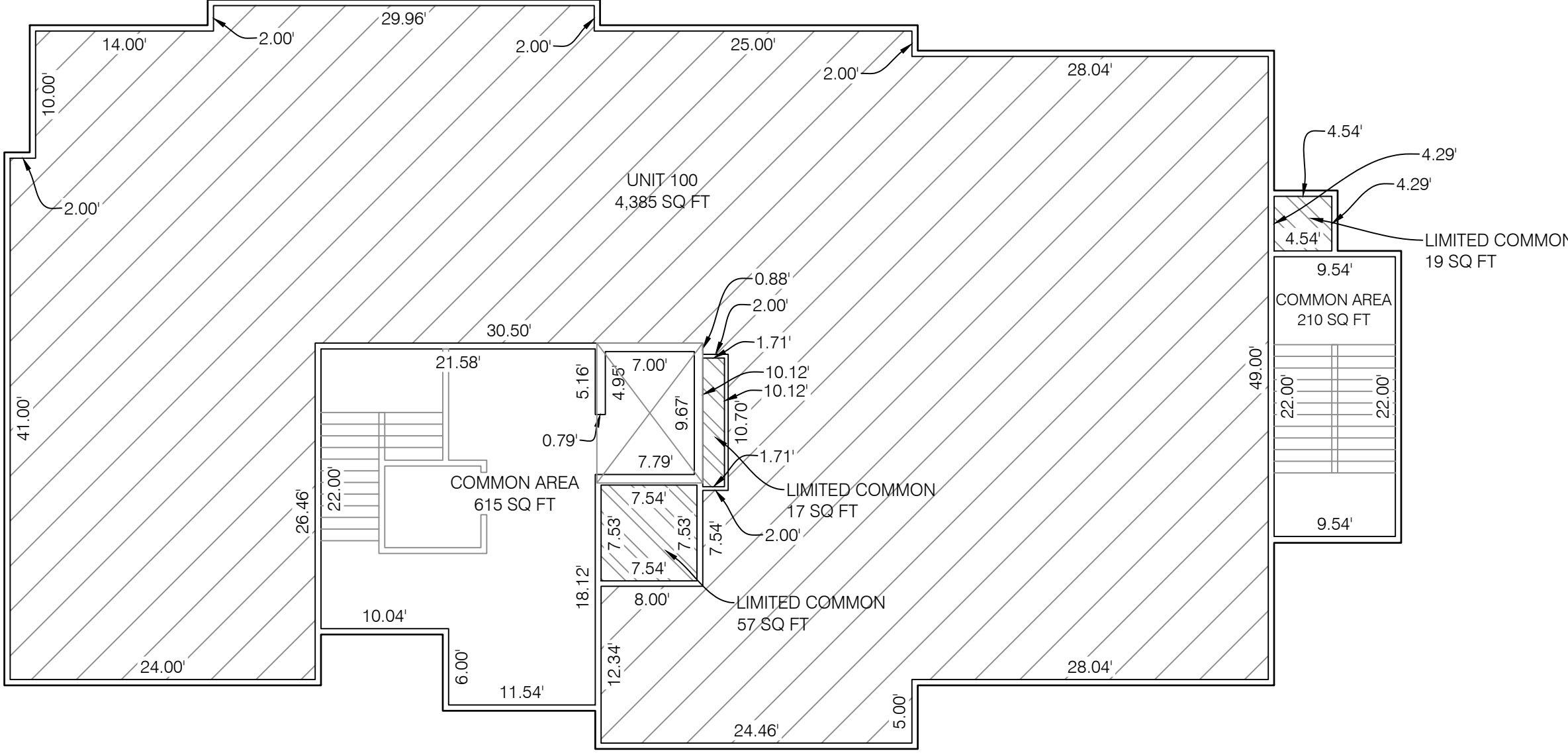
AUBLE OFFICE CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

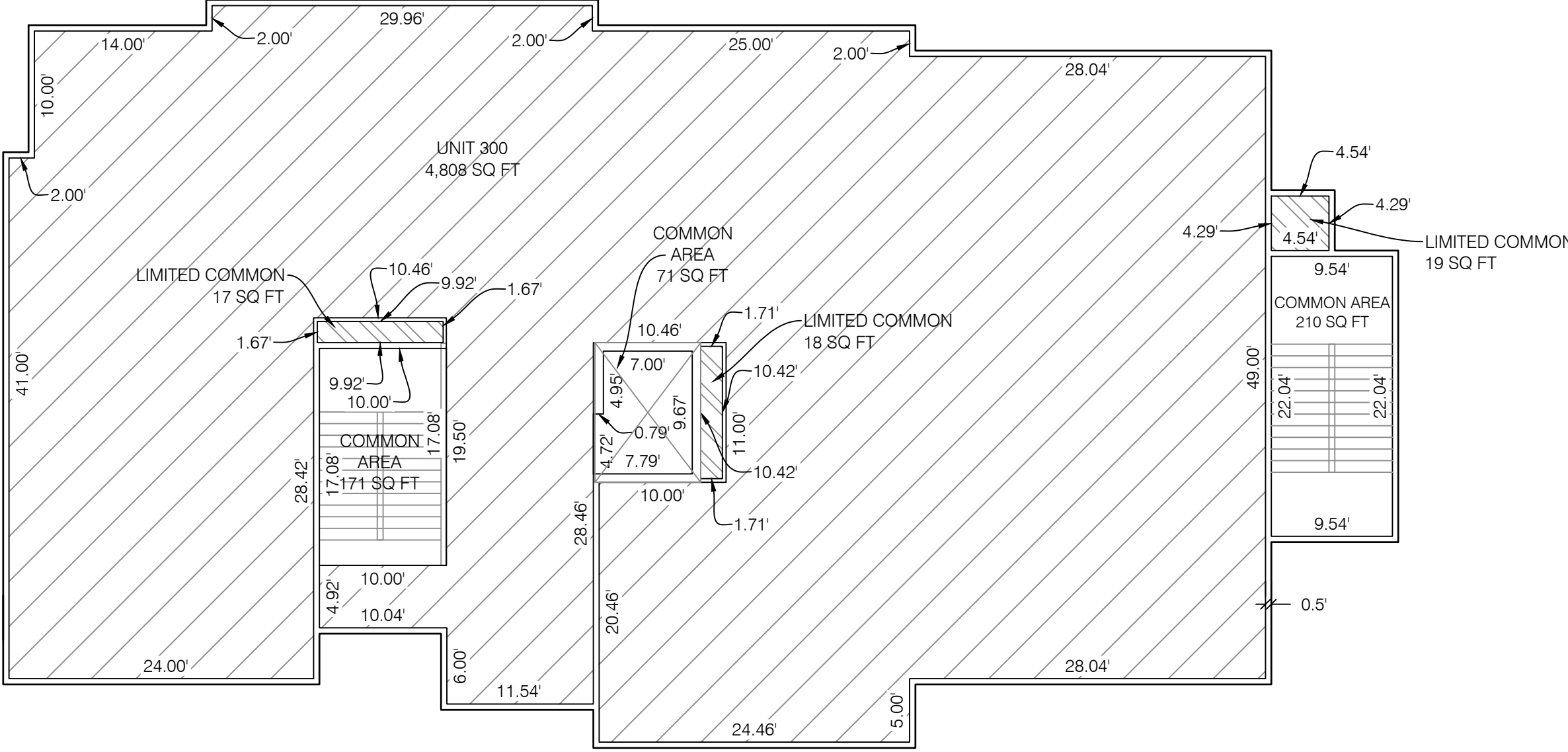
SHEET 1 OF 3

AUBLE OFFICE CONDOMINIUMS

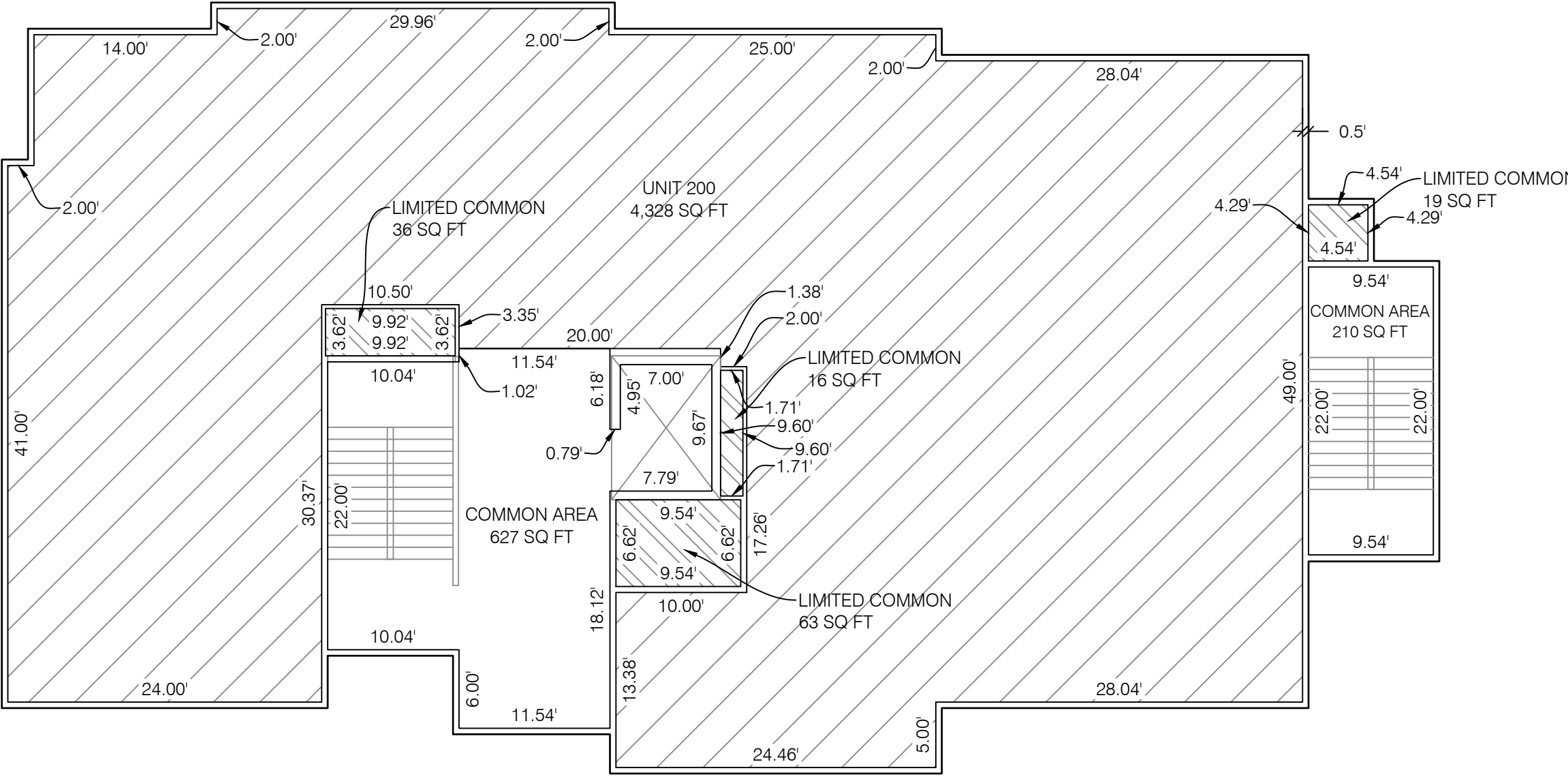
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FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

- PRIVATELY OWNED UNITS
- COMMON AREAS
- LIMITED COMMON AREAS



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

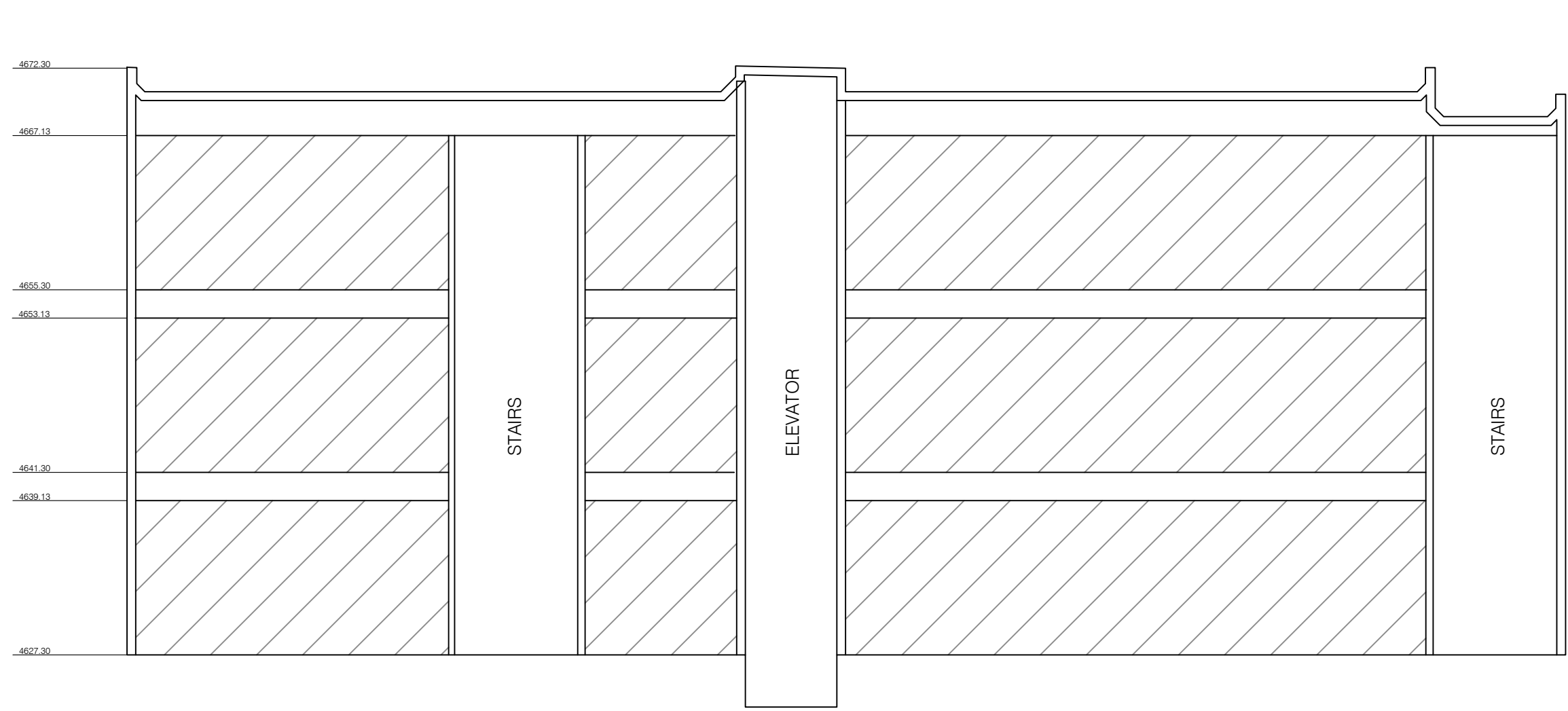


AUBLE OFFICE CONDOMINIUMS

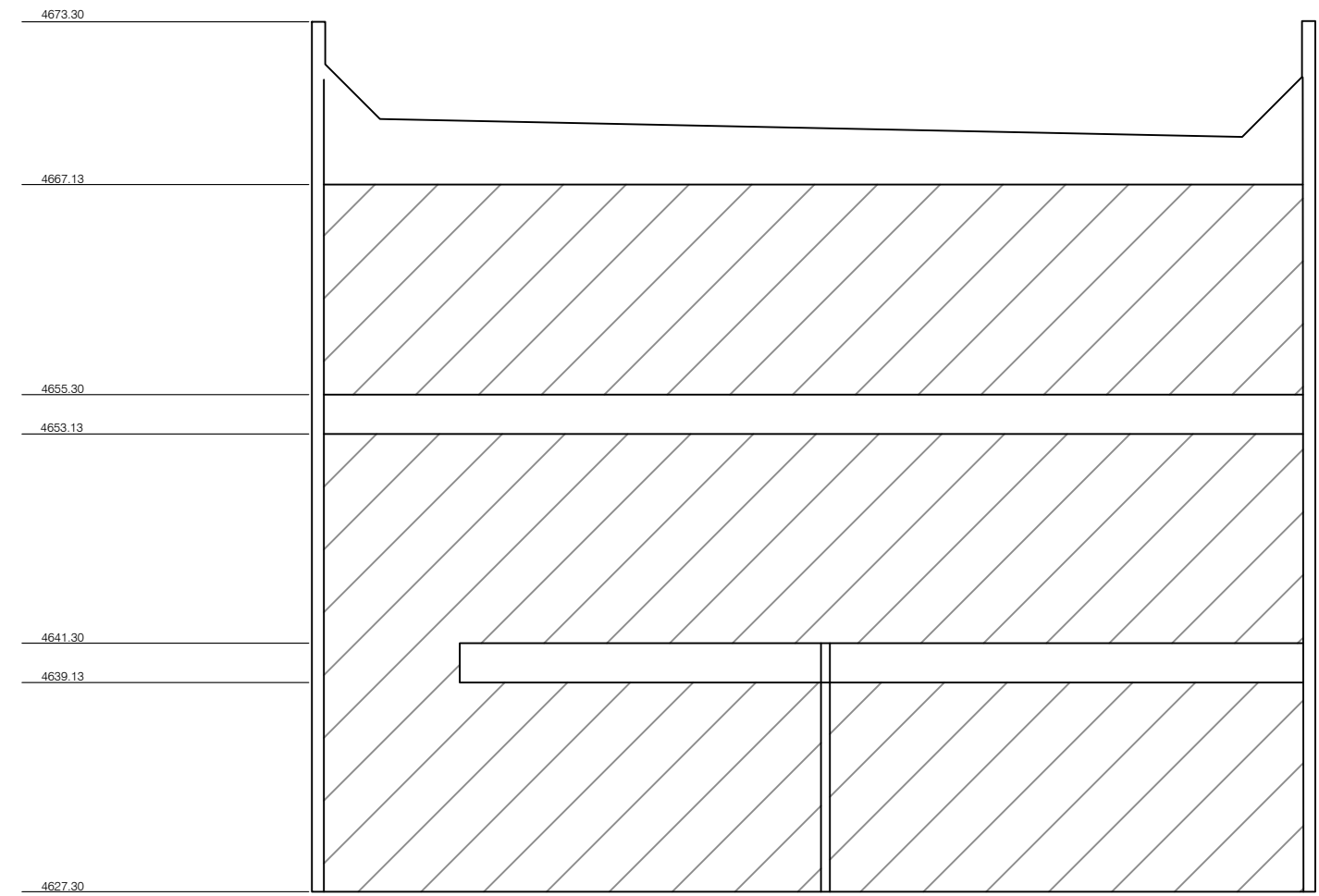
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AUBLE OFFICE CONDOMINIUMS

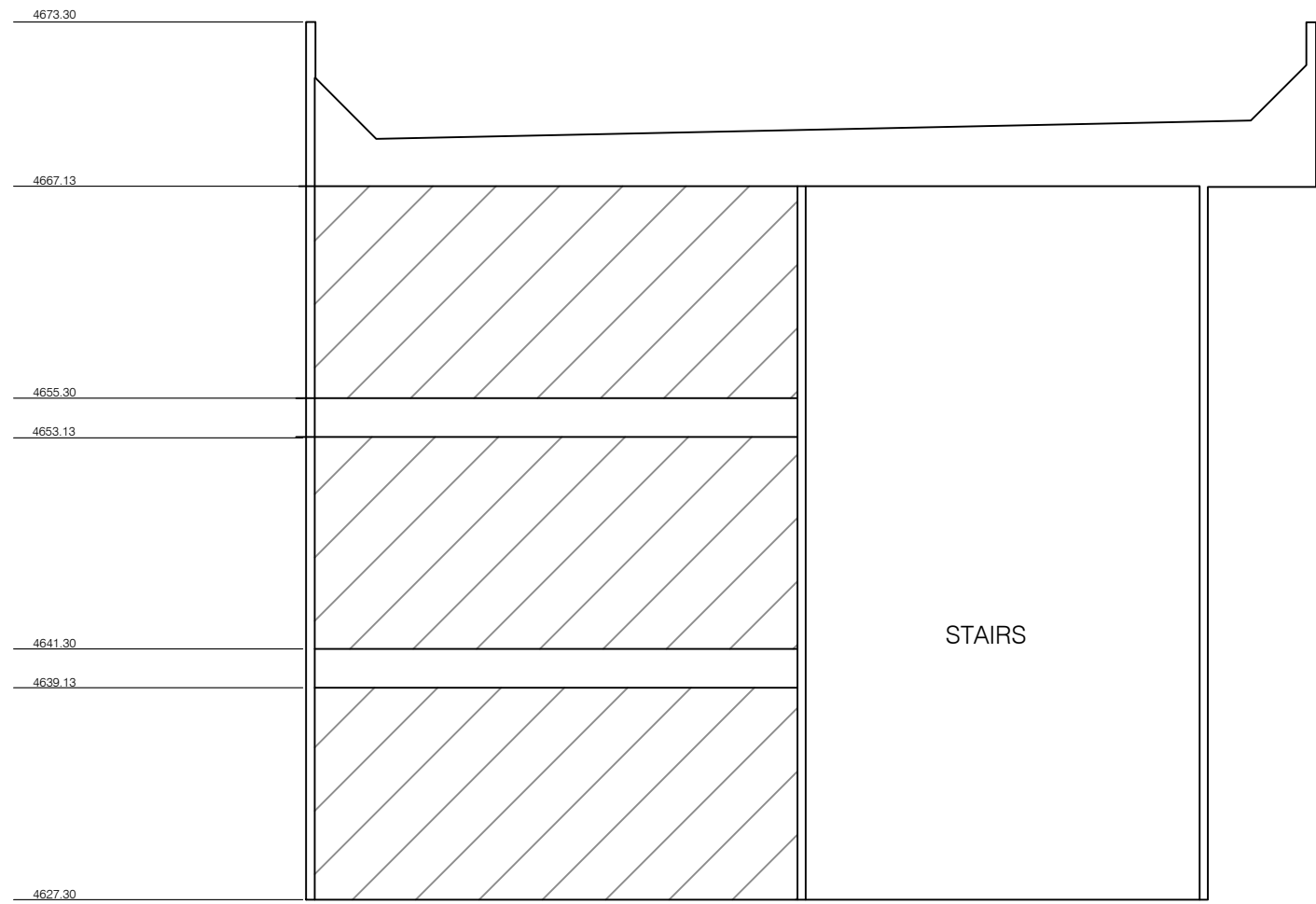
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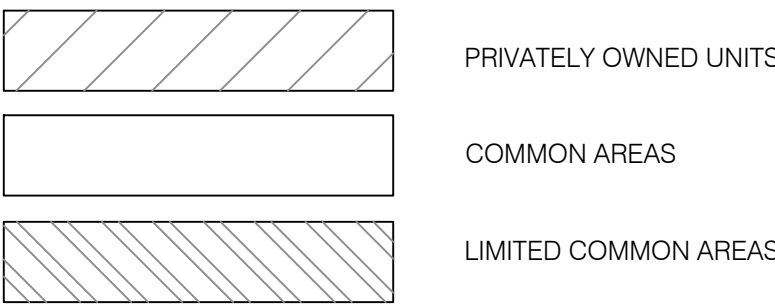
FRONT AND REAR ELEVATIONS



LEFT SIDE



RIGHT SIDE

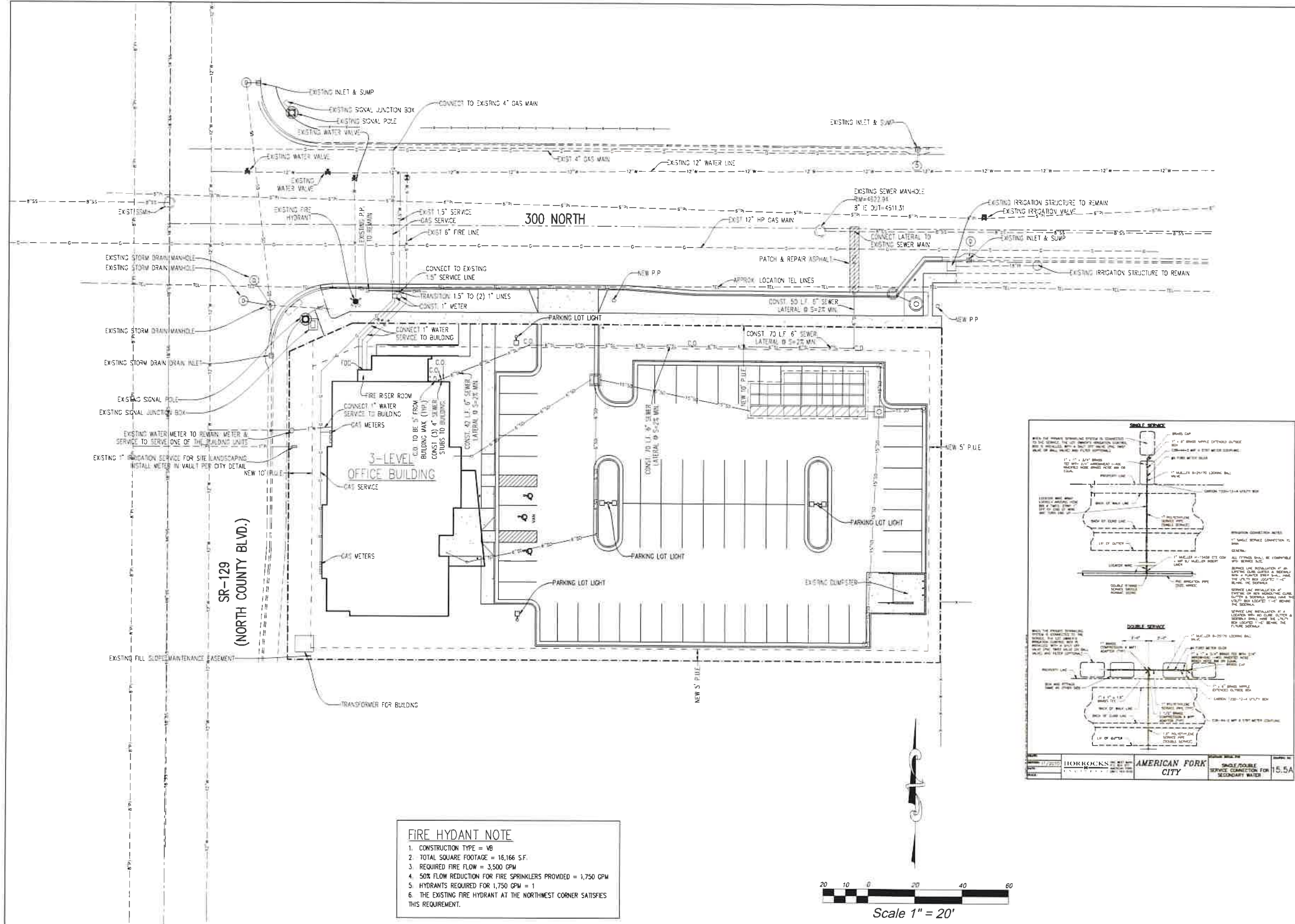


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AUBLE OFFICE CONDOMINIUMS

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AMERICAN FORK, UTAH COUNTY, UTAH



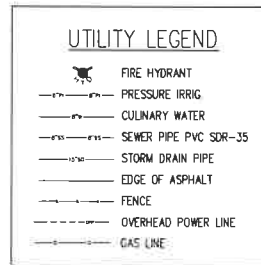
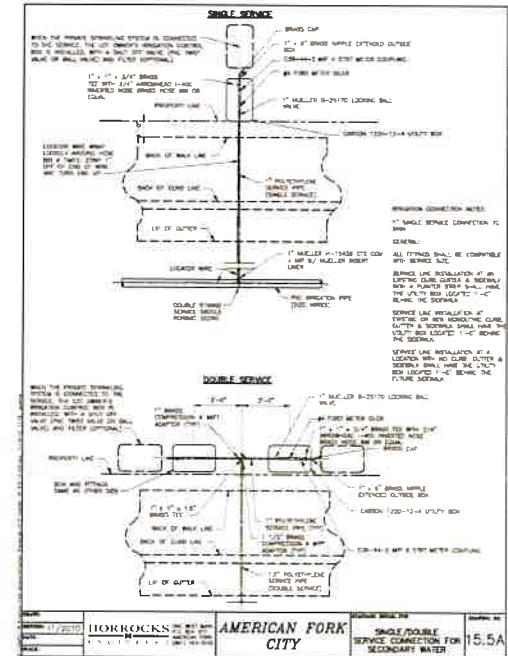
- SEWER NOTES:**
1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
 2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
 3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35.
 4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
 5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
 6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
 7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
 8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
 9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
 10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

- WATER NOTES:**
1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51.
 2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
 3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
 4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
 5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

- GENERAL UTILITY NOTES:**
1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
 2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
 3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

POWER POLE RELOCATION NOTE:
IF POWER POLE RELOCATION IS REQUIRED, IT WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

- NOTES TO CONTRACTOR**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.



FIRE HYDRANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 16,166 S.F.
3. REQUIRED FIRE FLOW = 3,500 GPM
4. 50% FLOW REDUCTION FOR FIRE SPRINKLERS PROVIDED = 1,750 GPM
5. HYDRANTS REQUIRED FOR 1,750 GPM = 1
6. THE EXISTING FIRE HYDRANT AT THE NORTHWEST CORNER SATISFIES THIS REQUIREMENT.



REVISIONS	
Rev.	Description
1	REVISED AS PER TECH REVIEW COMMENTS DATED 8/22/19
2	11/14/19 SHOWN ADDITIONAL WATER SERVICE CONNECTION TO BUILDING
3	10/08/21 SHOWN ADDITIONAL SEWER AND WATER SERVICES CONNECTION TO BUILDING
4	11/26/21 REVISED PER CITY COMMENTS

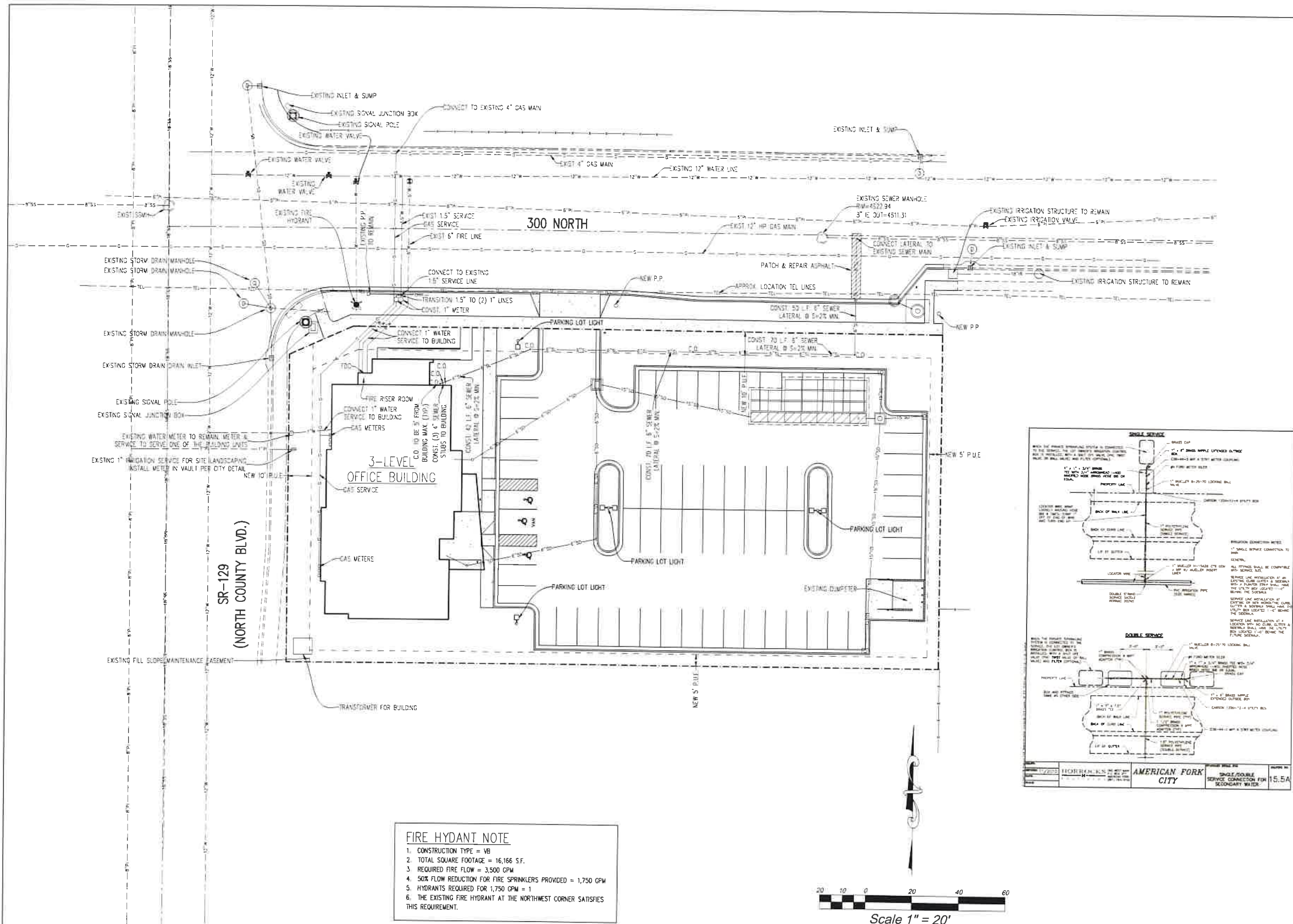
AMERICAN FORK CITY

240 N. 1200 E. SUITE 201
LEHI, UT 84043

EXCEL ENGINEERING

David W. Peterson, P.E. License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4514, david@exceland.com

AUBLE OFFICE BUILDING		
AMERICAN FORK	1112 East 300 North	UTAH
Drawn by: D.W.P.	UTILITY PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 01/22/19
Checked by: D.W.P.		C4



SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35.
4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
7. THERE SHALL BE A CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51.
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SUMP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

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NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE
- EDGE OF ASPHALT
- FENCE
- OVERHEAD POWER LINE
- GAS LINE

FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 16,166 SF.
3. REQUIRED FIRE FLOW = 3,500 GPM
4. 50% FLOW REDUCTION FOR FIRE SPRINKLERS PROVIDED = 1,750 GPM
5. HYDRANTS REQUIRED FOR 1,750 GPM = 1
6. THE EXISTING FIRE HYDRANT AT THE NORTHWEST CORNER SATISFIES THIS REQUIREMENT.



REVISIONS		REVISIONS	
Rev.	Date	Description	
1	02/04/18	REVISED AS PER TOP REVIEW COMMENTS DATED 02/01/18	
2	11/14/18	SHOWED ADDITIONAL WATER SERVICE CONNECTION TO BUILDING	
3	10/06/21	SHOWED ADDITIONAL SEWER AND WATER SERVICES CONNECTION TO BUILDING	
4	11/09/21	REVISED PER CITY COMMENTS	

AMERICAN FORK CITY
24th & 1300 S. Suite 301
LEHI, UT 84043

EXCE ENGINEERING
David W. Peterson, P.E., License #270191
12 West 100 North, Suite 301, American Fork, UT 84003
P: (801) 336-6946; David@exceh.com

AUBLE OFFICE BUILDING
AMERICAN FORK 1112 East 300 North UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

Scale: 1"=20'
Date: 01/22/19
C4

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPIC: 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.

BACKGROUND INFORMATION				
Location:		1134 East 300 North		
Applicants:		Davies Design Build/Steve Davies		
Existing Land Use:		Professional Office		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential Low Density		
	South	Professional Office		
	East	Professional Office		
	West	Residential Low Density		
Existing Zoning:		PO-1 Professional Office		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	RA-1 Residential Agricultural		
	South	PO-1 Professional Office		
	East	PO-1 Professional Office		
	West	R1-12000 Residential		
Land Use Plan Designation:		Professional Office		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

Auble Office Condominium is a subdivision of parcel 14:017:0284 and proposes to create 3 condominium units. The subdivision units meet or exceed the area and dimensional requirements of the PO-1 Professional Office 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 Auble Office Condominiums, located at 1134 East 300 North 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 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.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan for the Auble Office Condominiums, located at 1134 East 300 North.

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 Auble Office Condominiums, located at 1134 East 300 North.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the Auble Office Condominiums, located at 1134 East 300 North.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 11/17/2021

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: Auble Office Condominiums

Project Address: 1134 East 300 North

Developer / Applicant's Name: Davies Design Build/Steve Davies

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

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
Christine Anderson
Chris Christiansen

Aye
Aye
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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an ordinance approving the final plat of Stonecreek Plat G subdivision located at 350 West 900 South in the PR-3.0 Planned Residential zone.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

This approval is a subdivision on two parcels and proposes to create 32 lots. The subdivision units meet or exceed the area and dimensional requirements of the PR-3 Planned Residential zone. The planning commission reviewed and recommended approval of the Stonecreek Plat G subdivision at the November 17, 2021, planning commission meeting.

BUDGET IMPACT

NA

SUGGESTED MOTION

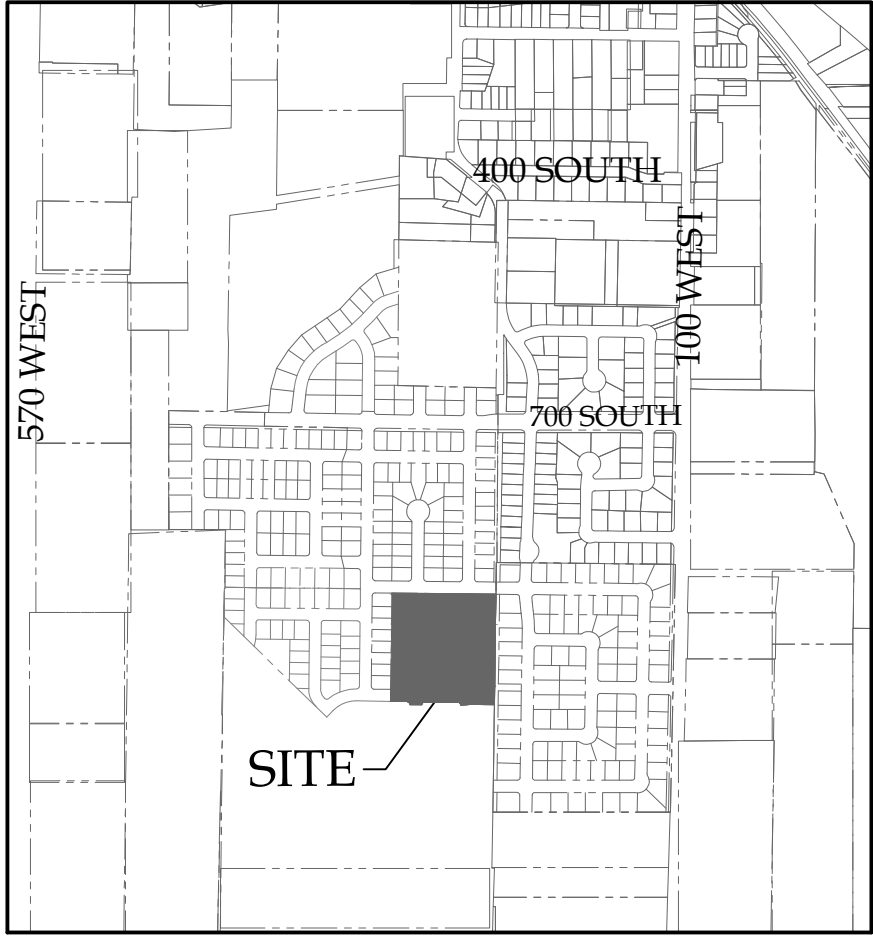
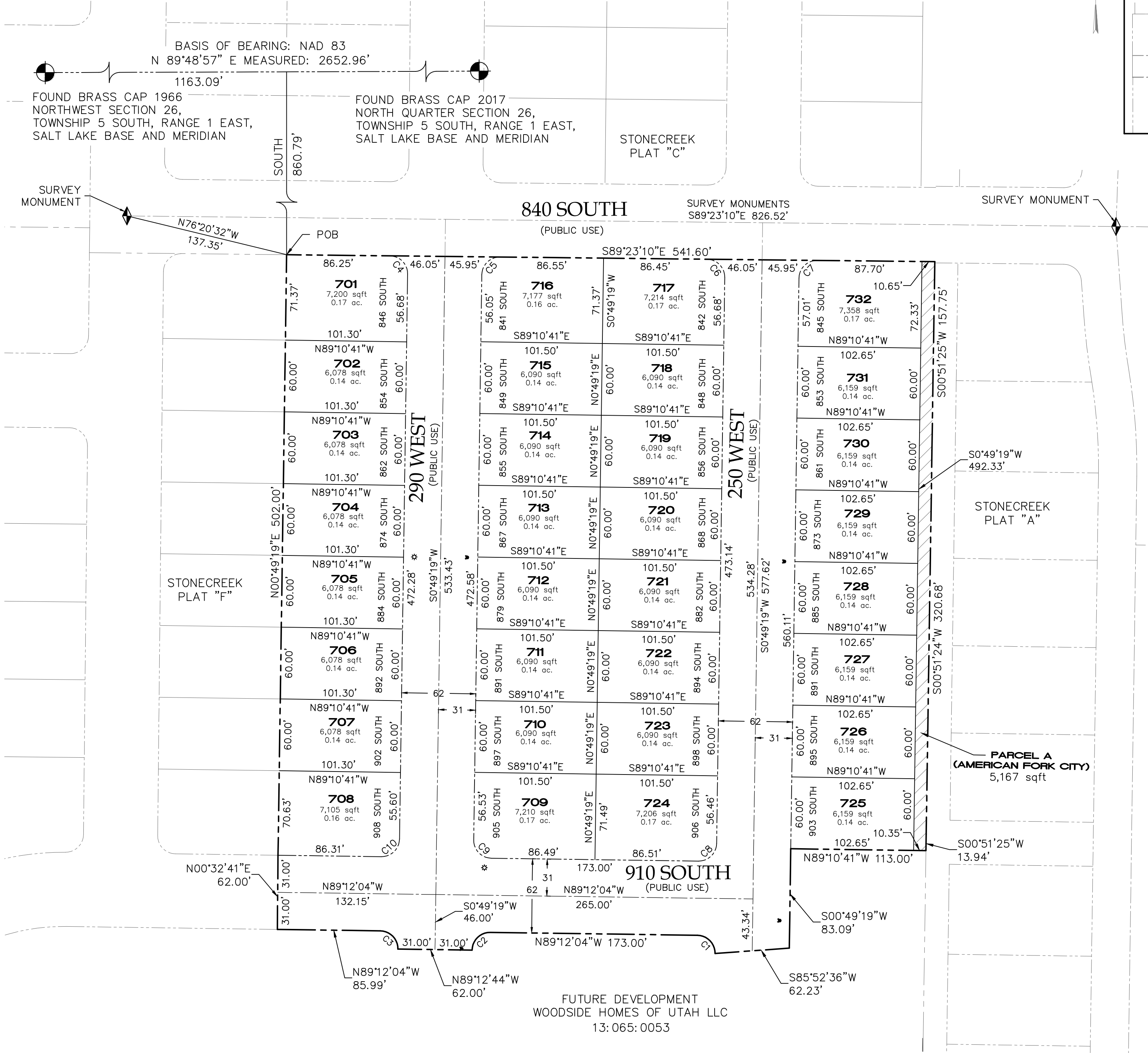
Move to adopt the ordinance approving the final plat of the Stonecreek Plat G subdivision located at approximately 350 West 900 South in the PR-3.0 Planned Residential zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the November 17, 2021, planning commission meeting.

SUPPORTING DOCUMENTS

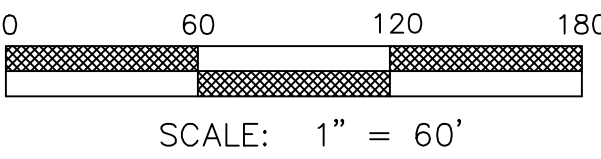
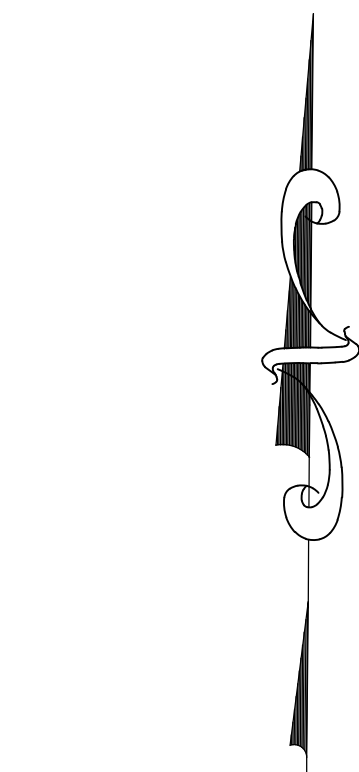
12-14-21 - Stonecreek Plat G - plat (PDF)
 12-14-21 - Stonecreek Plat G - Staff Report (PDF)
 12-14-21 - Stonecreek Plat G - PC Minutes (PDF)
 12-14-21 - Stonecreek Plat G (DOCX)

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

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.57	15.00	90°01'23"	21.22	N44°11'22"W
C2	23.56	15.00	89°58'37"	21.21	S45°48'38"W
C3	23.57	15.00	90°01'23"	21.22	N44°11'22"W
C4	23.62	15.00	90°12'29"	21.25	N44°16'56"W
C5	23.51	15.00	89°47'31"	21.17	S45°43'04"W
C6	23.62	15.00	90°12'29"	21.25	N44°16'56"W
C7	23.51	15.00	89°47'31"	21.17	S45°43'04"W
C8	23.56	15.00	89°58'37"	21.21	N45°48'38"E
C9	23.57	15.00	90°01'23"	21.22	S44°11'22"E
C10	23.56	15.00	89°58'37"	21.21	N45°48'38"E



VICINITY MAP



LEGEND

- FOUND SECTION CORNER
- DEDICATED TO AMERICAN FORK CITY
- BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

LAND USE:	
PLAT "G" =	6.87 ACRES
ZONING=	PR-3.0
TOTAL LOTS=	32 LOTS
DENSITY OVERALL =	3.0 LOTS/ACRE
OPEN SPACE =	0.20 ACRE

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

SEWER/WATER AUTHORITY APPROVAL

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

SEWER/WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

(SURVEYOR), P.L.S. _____

DATE _____

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°48'57" East 1163.09 feet along the section line and South 860.79 feet from the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 89°23'10" East 541.60 feet; thence South 00°51'25" West 157.75 feet; thence South 00°51'24" West 320.68 feet; thence South 00°51'25" West 13.94 feet; thence North 89°10'41" West 113.00 feet; thence South 00°49'19" West 83.09 feet; thence South 85°52'36" West 62.23 feet; thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 90°01'23", the chord of which bears North 44°11'22" West 21.22 feet; thence North 89°12'04" West 173.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 89°58'37", the chord of which bears South 45°48'38" West 21.21 feet; thence North 89°12'44" West 62.00 feet; thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 90°01'23", the chord of which bears North 44°11'22" West 21.22 feet; thence North 89°12'04" West 85.99 feet; thence North 00°32'41" East 62.00 feet; thence North 00°49'19" East 502.00 feet to the point of beginning.

Parcel contains: 6.87 acres

Number of lots = 32

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

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

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

ACKNOWLEDGEMENT

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

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

NOTARY _____ NOTARY PUBLIC SIGNATURE

COMMISSION # _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED: _____ ATTEST: _____
CITY ENGINEER CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

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

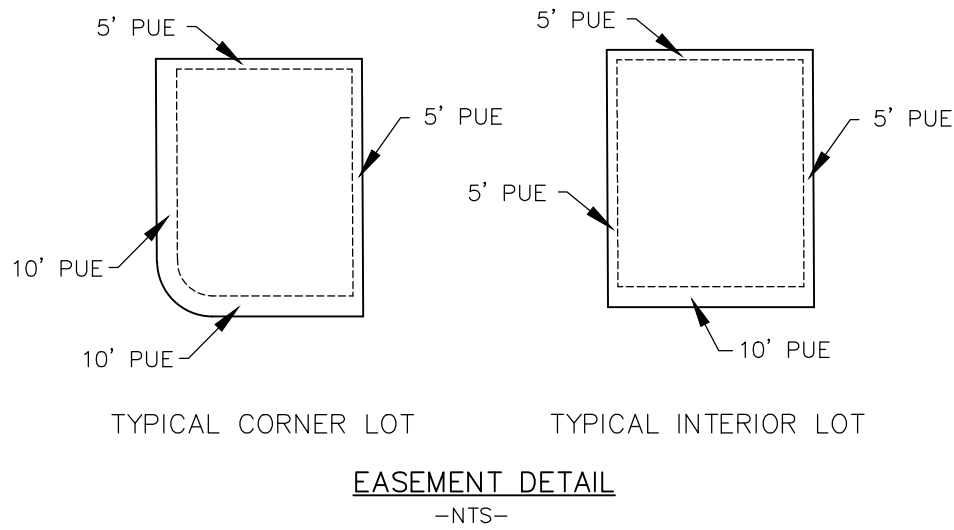
PLANNER PLANNING COMMISSION CHAIRMAN

PLAT 'G'

STONECREEK
CONSERVATION PUD

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 60' FEET

SURVEYOR SEAL CLERK-RECORDED SEAL RECORDING INFORMATION



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

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

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPIC: 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

BACKGROUND INFORMATION				
Location:		350 West 900 South		
Applicants:		Woodside Homes of Utah		
Existing Land Use:		Residential Low Density		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential Low Density		
	South	Residential Low Density		
	East	Residential Low Density		
	West	Residential Low Density		
Existing Zoning:		PR-3 Planned Residential		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PR-3 Planned Residential		
	South	PR-3 Planned Residential		
	East	PR-3 Planned Residential		
	West	PR-3 Planned Residential		
Land Use Plan Designation:		Planned Residential		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

Stonecreek Plat G 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.

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.

Attachment: 12-14-21 - Stonecreek Plat G - Staff Report (Stonecreek Plat G)

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 Stonecreek Plat G, located at approximately 350 West 900 South 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 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.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan for the Stonecreek Plat G, located at approximately 350 West 900 South.

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 Stonecreek Plat G, located at approximately 350 West 900 South.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the Stonecreek Plat G, located at approximately 350 West 900 South.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 11/17/2021

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: Stonecreek Plat G

Project Address: 350 West 900 South

Developer / Applicant's Name: Woodside Homes of Utah

Type of Application:

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

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

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

ORDINANCE NO. _____**AN ORDINANCE APPROVING A FINAL PLAT FOR STONECREEK PLAT G
LOCATED AT 350 WEST 900 SOUTH.**

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

PART I**DEVELOPMENT APPROVED – ZONE MAP AMENDED**

- A. The final plat for Stonecreek Plat G subdivision located at 350 West 900 South, American Fork, Utah, as set forth in Attachment A, is hereby approved.
- B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.
- C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

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

- A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.
- C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH, THIS 14 DAY OF DECEMBER 2021.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 12-14-21 - Stonecreek Plat G (Stonecreek Plat G)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on the final plat for the Auto Mall Drive Business Center Plat B subdivision located at 450 East Auto Mall Drive in the Planned Industrial zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the subdivision.

BACKGROUND

The Auto Mall Drive Business Center Plat B subdivision consists of two lots. The new Maverik convenient store is located on Lot 2 with an office/warehouse building to be on Lot 1. The planning commission discussed this and recommended approval at the November 17, 2021, meeting.

BUDGET IMPACT

NA

SUGGESTED MOTION

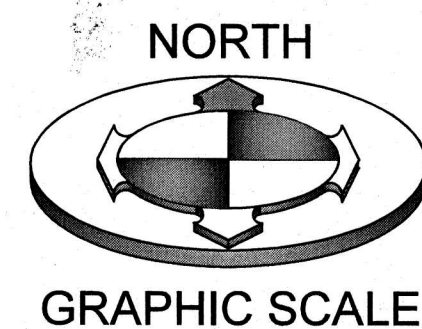
Move to approve the Auto Mall Drive Business Center Plat B final plat, consisting of 2 lots, located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the public record associated with the November 17, 2021, planning commission meeting.

SUPPORTING DOCUMENTS

12-14-21 - Auto Mall Drive Business Center Plat B (PDF)
12-14-21 - Auto Mall Drive Business Center - Staff Report (PDF)
12-14-21 - Auto Mall Drive Business Center - PC Minutes (PDF)

AUTO MALL DRIVE BUSINESS CENTER PLAT B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 50ft.

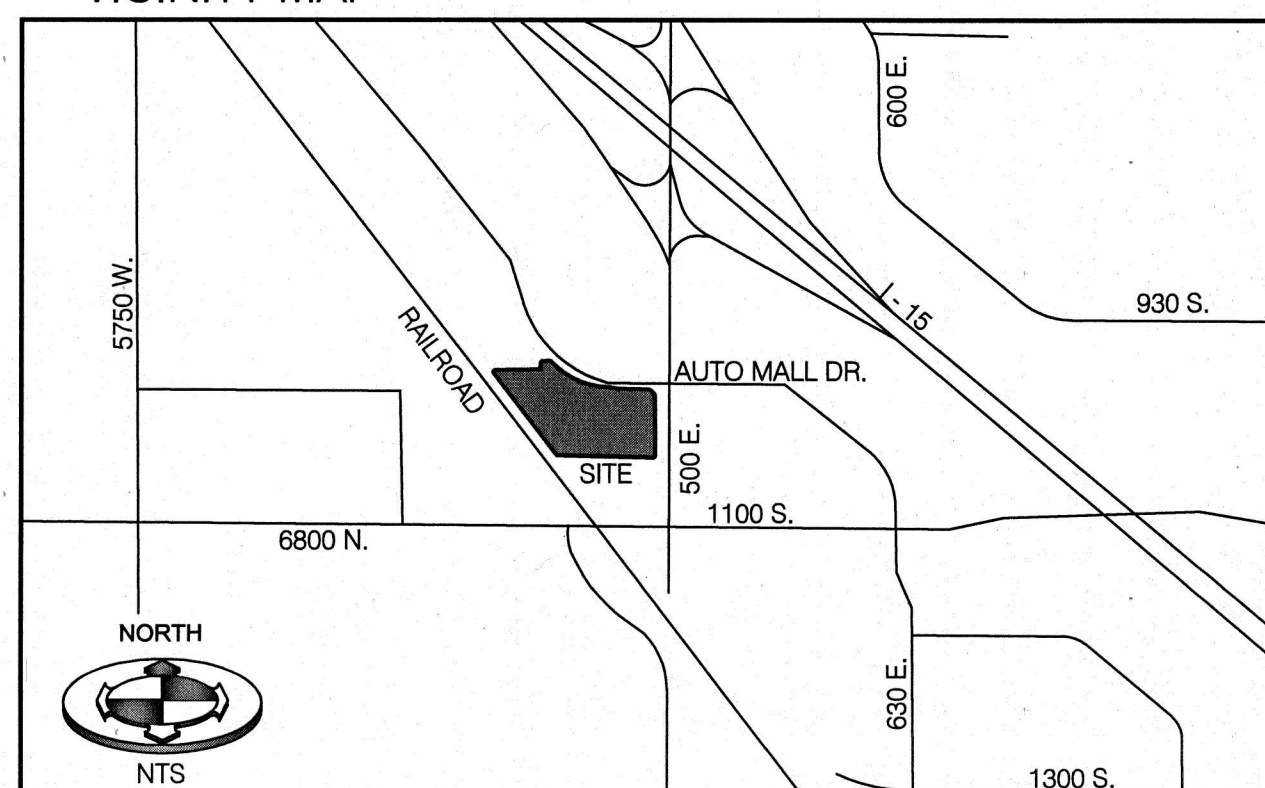
NORTH-WEST CORNER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

BASIS OF BEARINGS
N 00°05'48" W 2653.35' (MEASURED)

LINE #	BEARING	DISTANCE
L1	N 30°09'02" E	6.00'
L2	S 60°07'22" E	5.00'
L3	N 29°36'14" E	6.00'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	4.94'	518.00'	0°32'48"	S 60°07'22" E	4.94'

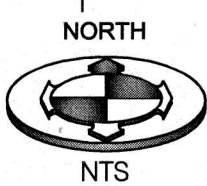
VICINITY MAP



WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

S 00°04'25" E 38.96' (MEASURED)
S 00°05'12" E 39.00' (RECORD)

WITNESS CORNER FOR THE
WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



DEVELOPER:
DAVIES DESIGN BUILD
JONATHAN JENSEN
240 N. 1200 E. #201
LEHI, UT 84043
801-583-6044

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY HAS NO DATA DELINEATED BY F.E.M.A. FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 49049C0306F,
EFFECTIVE JUNE 19, 2020.

LEGEND

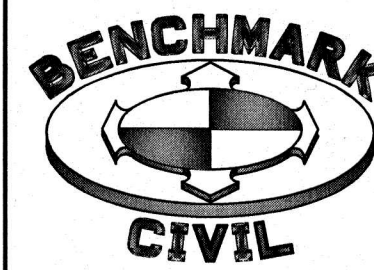
- UTAH COUNTY SECTION CORNER
- BOUNDARY CORNER
(SET 1/2 REBAR AND CAP OR NAIL AND
WASHER STAMPED "BENCHMARK ENG.")
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EXISTING RIGHT OF WAY
- EASEMENT
- PUBLIC UTILITY EASEMENT
- POB
- POINT OF BEGINNING

- NOTES:
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON, OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
 2. OFF-SET NAIL AND WASHERS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOT CORNERS PRIOR TO OCCUPANCY.
 3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 4. LAND USE - PROFESSIONAL OFFICE

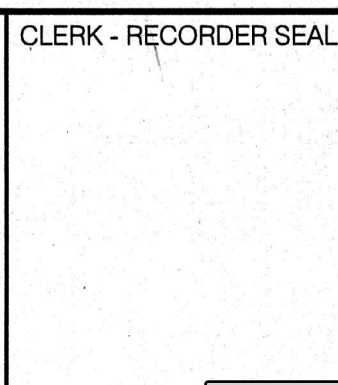
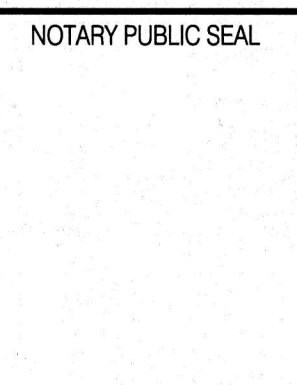
WATER AND SEWER AUTHORITY APPROVAL

APPROVED THE ____ DAY OF _____ A.D. 2021, BY THE WATER
AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 7240531. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS AUTO MALL DRIVE BUSINESS CENTER PLAT B, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 790.59 FEET AND EAST 867.93 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°21'00" EAST 236.09 FEET; THENCE NORTH 00°59'20" EAST 42.68 FEET; THENCE EAST 44.05 FEET TO A POINT ON THE SOUTH-WESTERLY RIGHT OF WAY LINE OF AUTO MALL DRIVE; THENCE RUNNING ALONG SAID SOUTH-WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 410.76 FEET ALONG THE ARC OF A 508.00 FOOT NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 60°43'04" EAST 389.66 FEET; 2) SOUTH 81°01'24" EAST 55.22 FEET; 3) SOUTH 89°15'02" EAST 148.83 FEET; 4) SOUTH 44°44'26" EAST 49.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 500 EAST STREET; THENCE RUNNING ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°13'50" EAST 224.17 FEET; 2) SOUTH 00°15'03" WEST 79.10 FEET; THENCE NORTH 88°13'25" WEST 504.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTH 37°10'59" WEST 601.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.206 ACRES, MORE OR LESS
2 LOTS

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

AUTO MALL DRIVE BUSINESS CENTER PLAT B

DO HEREBY DEDICATE THE EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET OUR HAND (S) THIS 24 DAY OF AUGUST A.D., 2021.

BY: Steve Davis
ITS: MANAGER
500 EAST ST. AUTO MALL, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 24 DAY OF AUGUST, IN THE YEAR 2021, BEFORE ME Andrew Rock, A NOTARY PUBLIC, PERSONALLY APPEARED Steve Davis, THE MANAGING MEMBER OF AXLEY-WAY INVESTMENTS, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT REGARDING AUTO MALL DRIVE BUSINESS CENTER PLAT B AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID AXLEY-WAY INVESTMENTS, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 04/24/2025 COMMISSION NUMBER: 717980

Andrew Rock PRINT NAME Andrew Rock (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAT, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.

THIS ____ DAY OF _____ A.D. ____
CITY MAYOR: [Signature]
CITY COUNCIL MEMBER: [Signature]
CITY COUNCIL MEMBER: [Signature]
CITY COUNCIL MEMBER: [Signature]
CITY COUNCIL MEMBER: [Signature]

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.
[Signature] PLANNER John H. Wolfenden PG PLANNING COMMISSION CHAIR

AUTO MALL DRIVE BUSINESS CENTER PLAT B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 11/17/2021
STAFF: Ben Hunter

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive in the PI-1 Planned Industrial zone.

BACKGROUND INFORMATION				
Location:		450 East Auto Mall Drive		
Applicants:		Davies Design Build/Steve Davies		
Existing Land Use:		Planned Industrial		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Design Commercial and Design Industrial		
	South	Design Industrial		
	East	Design Commercial		
	West	Design Industrial		
Existing Zoning:		PI-1 Planned Industrial		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	GC-2 Planned Commercial		
	South	GC-1 General Commercial		
	East	GC-2 Planned Commercial		
	West	Unincorporated		
Land Use Plan Designation:		Planned Industrial		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

500 East Auto Mall Drive Business Center Plat B is a subdivision of parcel 13:061:0111 and proposes to construct 2 commercial buildings. One is 51,063 SQ.-FT office and warehouse building. And a 6,132 SQ.-FT Maverik convenience store. The subdivision units meet or exceed the area and dimensional requirements of the PI-1 Planned Industrial 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.

500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive

POTENTIAL MOTIONS

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan for the 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive 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 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive 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 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive.

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 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for the 500 East Auto Mall Drive Business Center Plat B, located at 450 East Auto Mall Drive.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 11/17/2021

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: 500 E Auto Mall Drive Business Center Plat B

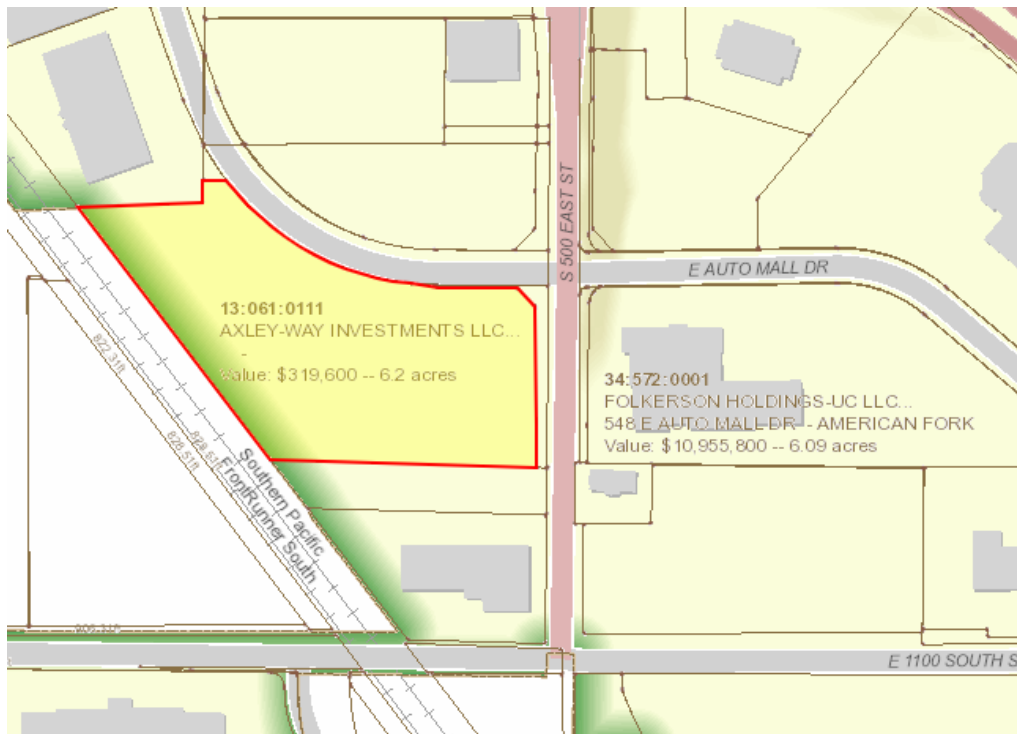
Project Address: 450 East Auto Mall Drive

Developer / Applicant's Name: Davies Design Build/Steve Davies

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:

Attachment: 12-14-21 - Auto Mall Drive Business Center - Staff Report (Auto Mall Drive Business Center Plat B)

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

Christine Anderson Aye
Chris Christiansen 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	Aye
Jenny Peay	Aye
Harold Dudley	Aye
Christine Anderson	Aye
Chris Christiansen	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
13 **Public Hearing Opened**

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Review and action on the final plat for the AF PD South Plat A subdivision located at 650 South 900 West in the PR-3.0 Planned Residential and PF Public Facilities zones.

SUMMARY RECOMMENDATION

Staff would recommend approval of the subdivision.

BACKGROUND

The AF PD South Plat A subdivision consists of 23 lots and one parcel. The planning commission discussed this unanimously recommended approval at the December 8, 2021 meeting.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the AF PD South Plat A final subdivision plat, consisting of 23 lots and one parcel, located at 650 South 900 West in the PR-3.0 Planned Residential and PF Public Facilities zones and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the public record associated with the December 8, 2021 planning commission meeting.

SUPPORTING DOCUMENTS

Planning Report AF PD South Plat A(PDF)
Engineering Division Staff Report - AF PD South Plat A (PDF)
AF PD SOUTH PLAT A-BLA- 12-6-2021 (PDF)

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 12/8/2021
STAFF: Ben Hunter

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

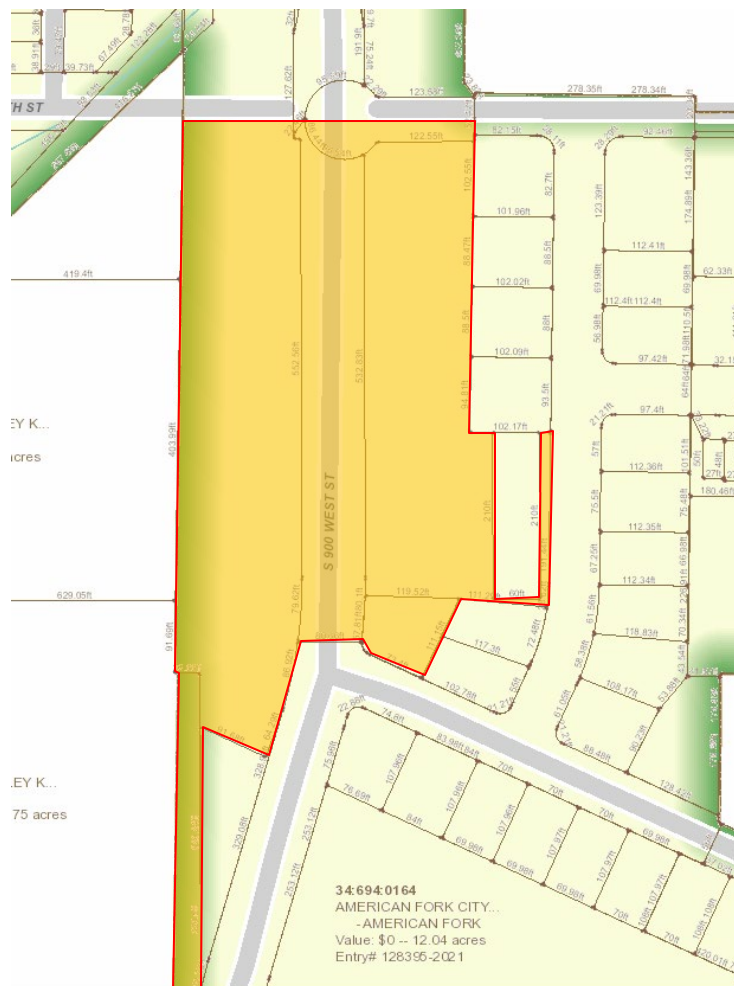
Project Address: 650 South 900 West

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:



Attachment: Engineering Division Staff Report - AF PD South Plat A (AF PD South Plat A)

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

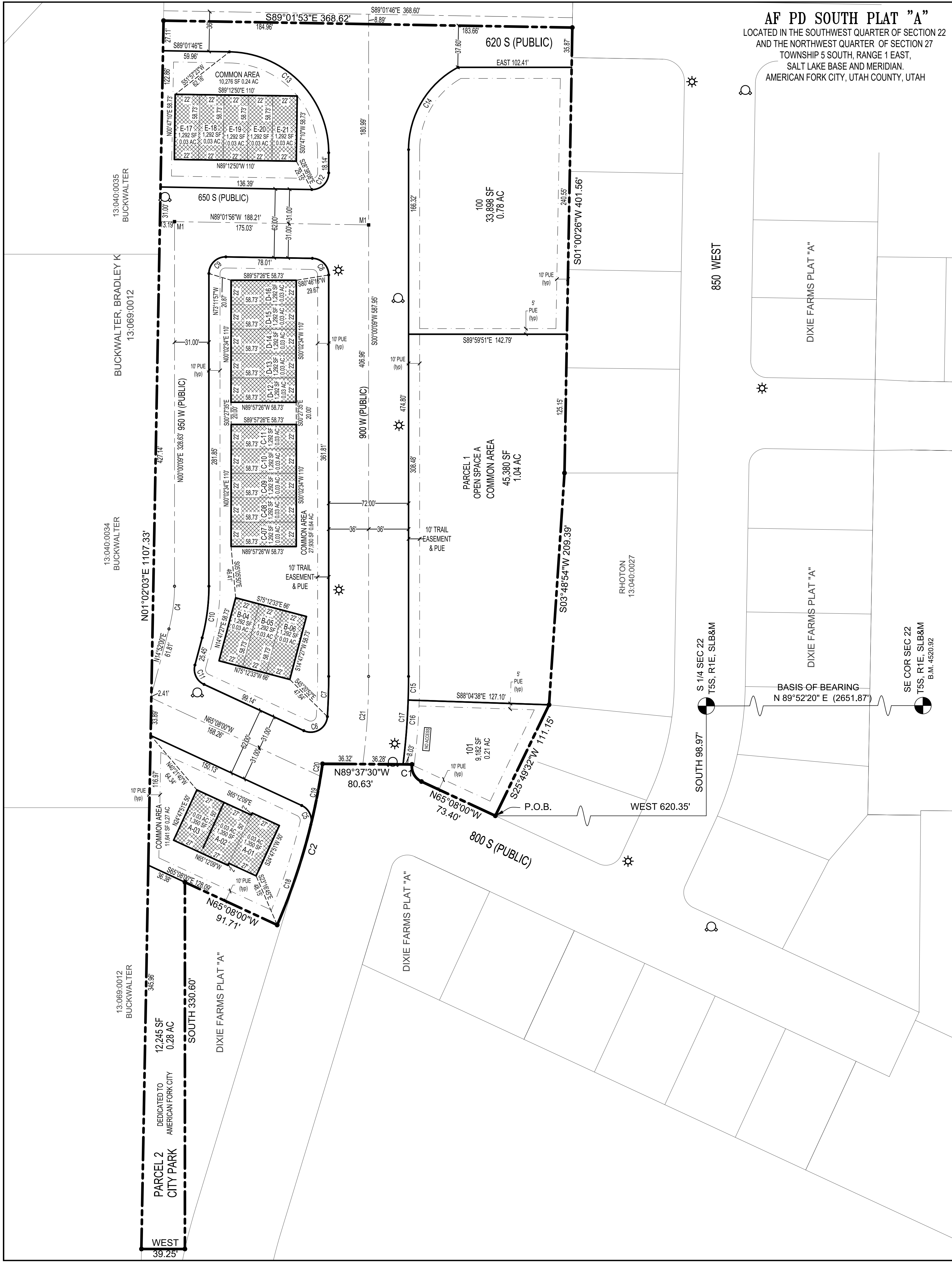
STANDARD CONDITIONS OF APPROVAL

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).

Attachment: Engineering Division Staff Report - AF PD South Plat A (AF PD South Plat A)



AF PD SOUTH PLAT "A"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
AND THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
A-01	905 W 800 S
A-02	923 W 800 S
A-03	947 W 800 S
B-04	946 W 800 S
B-05	924 W 800 S
B-06	902 W 800 S
C-07	699 S 950 W
C-08	693 S 950 W
C-09	689 S 950 W
C-10	683 S 950 W
C-11	679 S 950 W
D-12	673 S 950 W
D-13	667 S 950 W
D-14	661 S 950 W
D-15	657 S 950 W
D-16	653 S 950 W
E-17	948 W 650 S
E-18	934 W 650 S
E-19	928 W 650 S
E-20	914 W 650 S
E-21	908 W 650 S
LOT 100	943 S 900 W
OR	887 W 620 S
LOT 101	892 W 800 S

LEGEND

SECTION CORNER

PROPERTY CORNER

SUBDIVISION MONUMENT

BOUNDARY LINE

CENTER LINE

EASEMENT LINE

FIRE HYDRANT

STREET LIGHT

PRIVATE AREA

COMMON AREA
(AS SPECIFIED)

VICINITY SKETCH
scale 1:1/2 MILE

TABULATIONS

DEVELOPMENT AREA

6.33 AC

EXISTING ZONING

PR 3.0

LAND USE:

VERY LOW RESIDENTIAL

FLOOD ZONE DESIGNATION:

FIRM MAP PANEL #:

495517 0110 B

EFFECTIVE DATE:

JULY 17, 2002

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	18.90	72°12'34"	17.68	N29°04'05"W
C2	564.00	151.36	15°22'34"	150.91	S15°43'14"W
C4	150.00	38.91	14°51'51"	38.81	N07°26'04"E
C5	15.00	20.64	78°49'50"	19.05	N25°43'05"W
C6	15.00	29.11	111°10'44"	24.75	N59°16'38"E
C7	556.00	36.28	03°41'07"	36.27	N01°50'43"E
C8	15.00	23.31	89°02'05"	21.03	N44°30'54"W
C9	15.00	23.81	90°57'55"	21.39	S45°29'06"W
C10	181.00	46.96	14°51'51"	46.83	S07°26'04"W
C11	15.00	20.94	80°00'00"	19.28	S25°08'00"E
C12	15.00	23.82	90°57'55"	21.39	N45°29'06"E
C13	91.00	141.41	89°01'55"	127.60	N44°30'49"W
C14	84.00	90.93	62°01'23"	86.56	N31°00'51"E
C15	636.00	21.32	01°55'13"	21.32	S00°57'46"W
C16	636.00	58.14	05°14'17"	58.12	S04°32'31"W
C17	636.00	79.46	07°09'30"	79.41	S03°34'34"W
C18	564.00	95.59	09°42'39"	95.48	N18°33'09"E
C19	564.00	44.31	04°30'06"	44.30	N11°26'47"E
C20	564.00	11.45	01°09'48"	11.46	N08°40'58"E
C21	600.00	79.25	07°34'04"	79.19	S03°47'11"W

NOTES

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

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.

ACKNOWLEDGMENT

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

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____



REFERENCE DOCUMENTS:

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

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



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 SOUTH 98.97 FEET AND WEST 620.35 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 65°08'00" WEST 73.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'34" AND LONG CHORD BEARS N29°04'05"W 17.68 FEET); THENCE NORTH 89°37'30" WEST 80.63 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS S15°43'14"W 150.91 FEET); THENCE NORTH 65°08'00" WEST 91.71 FEET; THENCE SOUTH 330.60 FEET; THENCE WEST 39.25 FEET; THENCE NORTH 01°02'03" EAST 1107.33 FEET; THENCE SOUTH 89°01'53" EAST 388.62 FEET; THENCE SOUTH 01°00'28" WEST 401.56 FEET; THENCE SOUTH 03°48'54" WEST 209.39 FEET; THENCE SOUTH 25°49'32" WEST 111.15 FEET TO THE POINT OF BEGINNING.

AREA = 275,785 SF OR 6.33 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS 23
NUMBER OF PARCELS 1

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)(a) 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. _____

NAME/TITLE SCOTT SMITHSON, MANAGER
AF PD, LLC, A UTAH LIMITED LIABILITY COMPANY

NAME/TITLE BRAD FROST, Mayor
AMERICAN FORK CITY

ACKNOWLEDGMENT

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

NOTARY PUBLIC _____
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 PD SOUTH PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
AND 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" = 50' FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL _____ NOTARY PUBLIC	UTAH COUNTY RECORDER _____ UTAH COUNTY RECORDER
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**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works

Director Approval Scott Sensanbaugher

AGENDA ITEM Review and action on an ordinance approving amendments to Section 17.5.133 of the American Fork City Code entitled “Off-Street Parking Standards”.

SUMMARY RECOMMENDATION

Staff recommends approval of the amendments to Section 17.5.133 of the American Fork City Code entitled “Off-Street Parking Standards”.

BACKGROUND

The City Council and Planning Commission discussed varying approaches to parking for multiple family residential projects at the September 7, 2021, joint work session. Staff was directed to prepare a code text amendment for parking evaluation and approval. Staff prepared two proposed alternatives to the Planning Commission who recommended approval of both options on October 6, 2021. Staff was directed to revise the text to make it clear that the parking modifications were only applicable in the CC-1 zone. The updated code amendment with the clarification was presented to the Planning Commission on November 17, 2021 and was approved unanimously.

The minutes from the October 6, 2021 and November 17, 2021 Planning Commission meetings have been attached.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance amending Section 17.5.133 of the American Fork City Code entitled “Off-Street Parking Standards”.

SUPPORTING DOCUMENTS

12-14-2021 - Section 17.5.133(D) - October 6 2021 PC Minutes (PDF)
 12-14-2021 - Section 17.5.133(D) - Staff Report (PDF)
 12-14-2021 - Section 17.5.133(D) code update (PDF)
 2021.11.17 PC Minutes Approved (PDF)

APPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
OCTOBER 6, 2021

The American Fork City Planning Commission met in a regular session on October 6, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Vice-Chair Christine Anderson
Bruce Frandsen
Rod Brocious
Jenny Peay

Absent: Chairman John Woffinden
Harold Dudley
Chris Christiansen

Staff Present: David Bunker, City Administrator
Camden Bird, Assistant City Administrator
Scott Sensanbaugher, Public Works Director
Ben Hunter, Engineer
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant

Others Present: Mr. & Mrs. Trevor Pyne

Vice-Chair Anderson led the "Pledge of Allegiance." She then stated that items 1 and 2 would be withdrawn at the request of the applicant.

1. Hearing, review and action on a land use map amendment for property located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation
2. Hearing, review and action on a zone map amendment from the M-1 Marina, SP Shoreline Preservation, PR-2.0 Planned Residential, and R-1-12,000 Residential zones to the PI-1 Planned Industrial zone, located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West

APPROVED MINUTES

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

Mr. Knobloch explained that this item was discussed in a joint work session with the city council recently. As part of the session, a couple of options dealing with off-street parking were fleshed out. This is largely a result of the applicant requesting a sizable reduction in required parking. At the end of the session a request was made to present two options that would reduce the required numbers of parking stalls.

The first option is to add something to the ordinance to allow the applicant to get parking stall credit for items intended to reduce the need for a vehicle, i.e. a bike room, nearby grocery store, etc. The numbers of required visitor parking will not be affected. This option has a provision that involves the city council by giving it the authority to decrease the required parking numbers. The planning commission also has a say because a positive recommendation from the commission is required before it can go to the city council.

The second approach is simpler as it bases parking requirements upon the size of the unit. Everything larger than 600 square feet will be subject to the normal parking requirements. The second option does not require anything from city council, it is clear to the developer what the size requirements are. This option is easily enforceable and clear.

Ms. Anderson asked what the role of the commission is regarding this item – may the commission make changes or just approve/deny what is before us?

Mr. Knobloch replied that he believes the commission may make changes, since the discussion is regarding something that is city-initiated and not a private developer's proposal.

Mr. Frandsen asked what would happen to a proposal for reduced parking under the first option if the planning commission does not give a positive recommendation.

Mr. Knobloch believes that the city council would not be able to consider the matter, but he's not 100 percent sure.

Ms. Peay said that in her opinion, option 2 is one-size-fits-all, she thinks the first option might fit different situations differently and give more flexibility. She is open to the possibility of even bringing the requirement down to 1.5 or 1.6 stalls per unit.

Mr. Knobloch added that in the work session the car-share discussion seemed to conclude that it's hard for the city to have follow-thru if the car-share service were to go away. It will be very hard to enforce.

APPROVED MINUTES

Ms. Anderson felt that if she was understanding it correctly, the first option was more limited to the site. It seemed more cut and dry, and won't be going away. Mr. Knobloch concurred. Ms. Peay asked how senior housing units would be affected by these proposals.

Mr. Knobloch answered that they would probably fall under the Public Agency/HUD item that would qualify for reduced parking. Senior housing is usually run by the Housing Authority of Utah county. If it is run by another entity, that entity usually enforces the requirements.

Mr. Brocious said that he liked option 2 as it is more enforceable and fits multiple zoning and density situations. He asked how staff came up with the numbers in this option.

Mr. Knobloch replied that the numbers are based on a memo from Hales Engineering. They are not specific to American Fork but give an idea of what some of the numbers might be.

Ms. Anderson pointed out that in the Hale study they called some areas "transit-adjacent." She likes the ultimate goal of decreasing parking but feels that it is a little premature to do it right now since we are still a little too car-dependent. She can see the benefit to both options and can see why a developer would like one or the other. She wondered if there has to be a choice or can we offer both. The first option incentivizes a lot of good things we would want to encourage anyway while the second is more cut and dry. Different developments will have different goals. If it makes it so a developer can be more creative and free to reach the goals in their own way, she thinks it is a good idea to offer both. The developer would choose which option they wanted.

Mr. Knobloch said that a developer might like option 2 if they have fewer units as it would achieve the smaller ratio with less trouble.

Ms. Anderson can see that in certain areas of town, option 1 would be difficult to attain. If she was a developer she would want another way to decrease parking.

Mr. Frandsen agreed that offering both is the way to go. This would meet the needs of diverse circumstances. Option 1 offers multiple positive improvements that promote progress, while option 2 is clear and easily understood.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Frandsen moved to recommend approval of the following proposed amendments:

- (1) Which adds eligibility criteria for parking reductions**
- And**

APPROVED MINUTES

(2) Which adds unit-size-based parking requirements**Ms. Peay seconded the motion. Voting was as follows:**

Vice-Chair Anderson	Aye
Bruce Frandsen	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.**4. Review and action on a site plan for the Pyne Accessory Structure located at 64 South 850 East in the R3-7,500 zone**

Mr. Knobloch informed commissioners that the applicant requests approval of a site plan for a 1477 square foot accessory structure located south of the home at 64 South 850 East. The lot is located on a cul-de-sac with newer single-family homes bordered by townhomes to the west and an undeveloped parcel to the south. The structure will be constructed of materials compatible with existing development. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet or greater requires approval by the Planning Commission.

Mr. Hunter said that applicant won't be adding any new infrastructure or utilities to the building right now. They are maintaining drainage onsite and there are no engineering concerns.

Mr. Trevor Pyne, applicant, stated that he plans to build a detached garage with an addition onto the house, all utilities will be tied in at the house.

Mr. Brocious moved to approve the site plan for the accessory structure with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

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

Vice-Chair Anderson	Aye
Bruce Frandsen	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

APPROVED MINUTES

5. Other Business

Mr. Knobloch stated that this is his last meeting. He has worked for the city for 17 years and has many good memories.

Mr. David Bunker said that Mr. Knobloch has done a fantastic job and we thank him and wish him the best of luck. Midvale is lucky and getting some great people.

Ms. Anderson relayed her personal experience with Mr. Knobloch and Mr. Olsen. She said that she didn't know anything about the planning commission years ago, but the planners talked to her for hours and explained everything to her, when she was just a resident. It was so valuable to her to have their introduction to the world of ethics and planning. She can't say thank you enough for the foundation they gave her. This is also a way that she can contribute to the community.

Mr. Camden Bird presented Mr. Knobloch a gift from the city.

6. Site Plan Committee Report

Mr. Knobloch said that several projects are coming up in the next meeting. There will be mostly subdivisions and a couple of site plans.

7. Review and action on the minutes of the September 22, 2021 Planning Commission Regular Session

Mr. Frandsen moved to recommend approval of the minutes of the September 22, 2021 Planning Commission Regular Session.

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

Vice-Chair Anderson	Aye
Bruce Frandsen	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

APPROVED MINUTES

1 8. Adjournment2
3 **Mr. Brocious motioned to adjourn.**4 **Ms. Peay seconded the motion. All voted in favor.**5
6
7 Meeting adjourned at 8:00 pm.8
9
10 11
12 Lisa Halversen

13 Administrative Assistant

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

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

UPDATE: 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 for in the proposed amendment to Section 17.5.133.

Potential Motions

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed amendment to Section 17.5.133:

DENIAL

Mr. Chairman, I move that we recommend denial of the proposed amendments.

TABLE

Mr. Chairman, I move that we table action on the proposed amendment and instruct staff to

**AN ORDINANCE AMENDING SUBSECTION 17.5.133(D) AND ADOPTING
SUBSECTION 17.5.133(F) OF THE AMERICAN FORK CITY CODE RELATED TO
OFF STREET PARKING STANDARDS AND PROVIDING FOR THE ADOPTION AND
ENFORCEMENT OF THE AMENDMENT.**

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the off-street parking standards.

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

**PART I
TEXT OF ORDINANCE**

Section 1. Section 17.5.133(D) shall be amended as follows:

D. Adjustments permitted.

1. The planning commission may recommend to the city council an increase or decrease to the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

2. After receiving a recommendation (positive or negative) from planning commission regarding the number of off-street parking spaces, the city council shall have the authority to increase or decrease the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

Section 2. Section 17.5.133(F) shall read as follows:

F. Exception to off-street parking standard in the CC-1 Zone, excluding the Downtown Area. Notwithstanding the provisions of subsections C and E of this section, additional off-street parking spaces will be required as a condition of approval for any new construction, reconstruction of an existing building, or incidental expansion of any building in the CC-1 zone subject to either one of the following criteria:

1. Residential uses: Either of the following off-street parking calculations may be requested by the applicant and may be approved by the city council.
 - a. Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. However, if any of the conditions found in Table A of this subsection apply, the City Council may, after review and recommendation (positive or negative) from the Planning Commission, decrease the required number of off-street parking spaces as shown. The visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement drop below 1.75 spaces per dwelling unit.

Table A

Condition	Parking Reduction Per Dwelling Unit
Bike Room ¹	0.05
Grocery Store ²	0.10
Off-Site Parking ³	0.15
Transit ⁴	0.15
Public ⁵ Agency/HUD	Up to 0.15

Definitions:

¹ - Bike Room: A secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit shall be located within the structure. In the event of a multi-structure project each building shall have a secured bike room of sufficient size to accommodate a minimum of one bicycle per dwelling unit in the building. The applicant can opt to either (1) show how the required number of bicycles is accommodated in the room or (2) provide a minimum of 40 square feet per bicycle in the room.

² – Grocery Store: The location of the grocery store shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

³ – Off-Site Parking: Additional public or shared parking shall be located less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project. Parking equivalent to the 0.15 space per dwelling unit reduction shall be secured via agreement with the property owner and recorded. A parking study shall accommodate the agreement so that it can be ensured that the parking facility will not be overallocated.

⁴ – Transit: The location of the high-capacity transit line (light rail, “Trax”, heavy rail, “FrontRunner”, streetcar, high-capacity Bus Rapid Transit, “BRT”) shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

⁵ - Public Agency/HUD: Projects that are owned and operated by a public agency or have received a subsidy by HUD or other public agency may be eligible for a reduction of up to 0.15 stalls per unit upon a study that a reduction is warranted.

- b. Parking shall be required per unit size as depicted in Table B of this subsection, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. The visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement including visitor parking drop below 1.75 spaces per dwelling unit.

Table B

Unit Size	Parking Requirement Per Unit (Add 0.25 for visitor parking per unit to derive the aggregated requirement.)
0-350 square feet	1.50
351-600 square feet	1.75
Above 600 square feet	2.00

PART II

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

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

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this day of _____, 2021.

MAYOR:

BRADLEY J. FROST

ATTEST:

TERILYN LURKER, CITY RECORDER

**AN ORDINANCE AMENDING SUBSECTION 17.5.133(D) AND ADOPTING
SUBSECTION 17.5.133(F) OF THE AMERICAN FORK CITY CODE RELATED TO
OFF STREET PARKING STANDARDS AND PROVIDING FOR THE ADOPTION AND
ENFORCEMENT OF THE AMENDMENT.**

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the off-street parking standards.

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

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2. After receiving a recommendation (positive or negative) from planning commission regarding the number of off-street parking spaces, the city council shall have the authority to increase or decrease the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment. Provided, however, no reduction in the parking requirement shall be permitted based on the projected demand of the initial occupant of a new retail, office or similar use for which a subsequent change in tenancy to another user is probable.

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⁴ – Transit: The location of the high-capacity transit line (light rail, “Trax”, heavy rail, “FrontRunner”, streetcar, high-capacity Bus Rapid Transit, “BRT”) shall be less than 1320 feet walking distance from the main entrance of the most distant dwelling unit in the project.

⁵ - Public Agency/HUD: Projects that are owned and operated by a public agency or have received a subsidy by HUD or other public agency may be eligible for a reduction of up to 0.15 stalls per unit upon a study that a reduction is warranted.

- b. Parking shall be required per unit size as depicted in Table B of this subsection, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project. The visitor parking requirement shall not be affected by this reduction and remains at 0.25 spaces per dwelling unit. Under no circumstance shall the per-unit parking requirement including visitor parking drop below 1.75 spaces per dwelling unit.

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SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this day of _____, 2021.

MAYOR:

BRADLEY J. FROST

ATTEST:

TERILYN LURKER, CITY RECORDER

APPROVED 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

APPROVED MINUTES

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

Ms. Anderson 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.

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

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

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

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

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

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

Public Hearing Opened

No comments received.

Public Hearing Closed

APPROVED 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

APPROVED 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

APPROVED 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

APPROVED 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

APPROVED MINUTES

Christine Anderson

Aye

Chris Christiansen

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

Aye

Jenny Peay

Aye

Harold Dudley

Aye

Christine Anderson

Aye

Chris Christiansen

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

APPROVED MINUTES

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

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.

Public Hearing Opened

No comments received.

Public Hearing Closed

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

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.

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

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

APPROVED 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.

APPROVED MINUTES

Attachment: 2021.11.17 PC Minutes Approved (Amendment to Section 17.5.133 "Off-Street Parking Standards")

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.

APPROVED 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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works **Director Approval** Scott Sensanbaugher

AGENDA ITEM Review and action on an ordinance approving amendments to Section 15.01.1526 of the American Fork City Code entitled “Minor Collector Cross-Section with Sidepath, Median, and Bike Lanes”.

SUMMARY RECOMMENDATION

Staff recommends approval of the amendments to Section 15.01.1526 of the American Fork City Code entitled “Minor Collector Cross-Section with Sidepath, Median, and Bike Lanes”.

BACKGROUND

There are some roadways on the Master Transportation Plan and the Master Bicycle & Pedestrian Plan that are identified as a minor collector with a sidepath and bike lanes. In some cases, a median is also needed to provide turning movements without impeding traffic. There are currently no adopted cross sections that incorporate all of these elements. The proposed cross section includes these elements while maintaining the same right-of-way width as other minor collectors (72 feet).

This amendment was approved by the Planning Commission at the December 8, 2021 Planning Commission meeting with a 5-1 vote.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance amending Section 15.01.1526 of the American Fork City Code entitled “Minor Collector Cross-Section with Sidepath, Median, and Bike Lanes”.

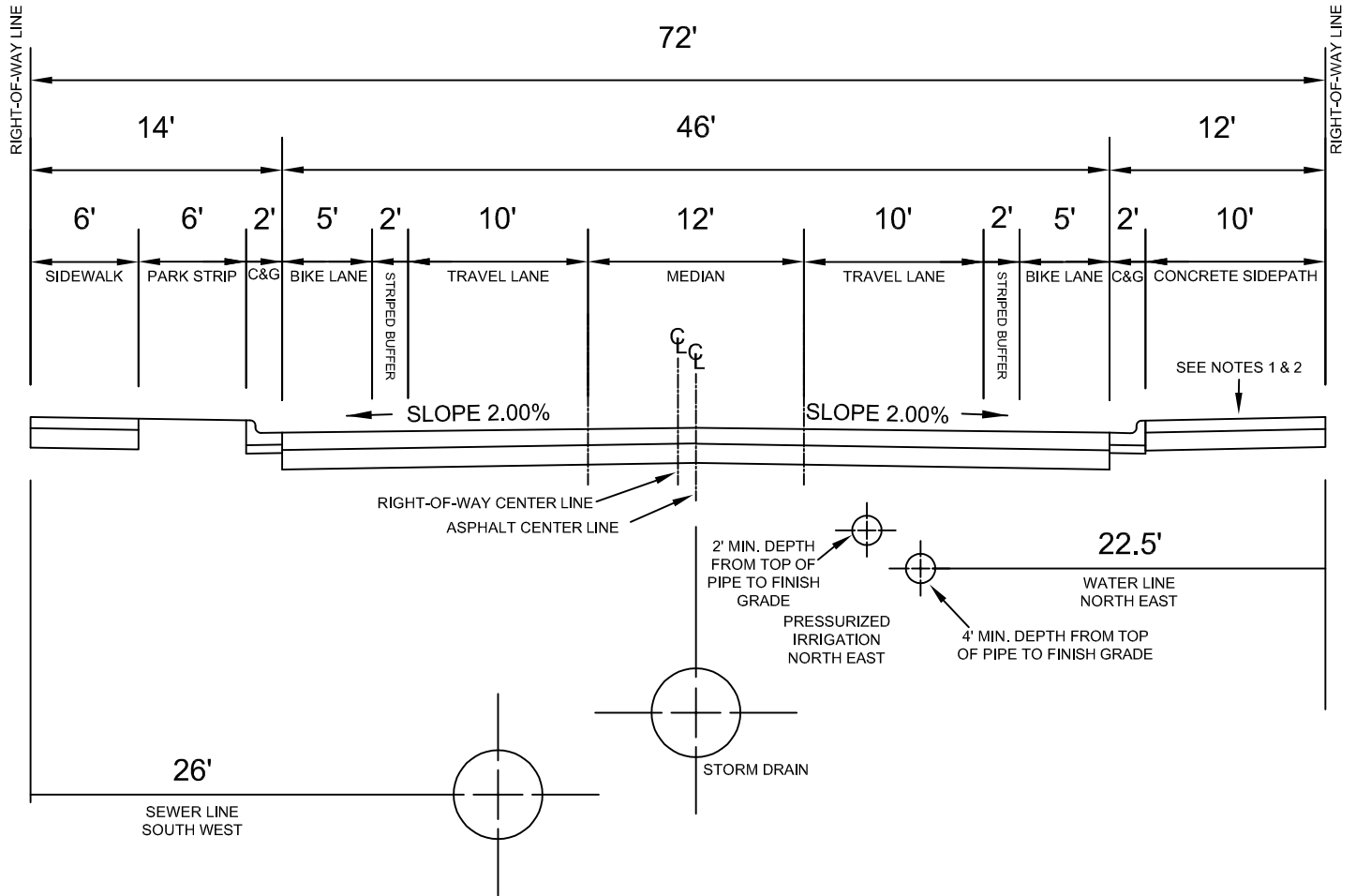
SUPPORTING DOCUMENTS

12-14-2021 - Section 15.01.1526 - Roadway Cross-Sections Minor Collector with Sidepath, Median and Bike Lanes (PDF)
12-14-2021 - Section 15.01.1526 - Staff Report (PDF)
12-14-2021 - Section 15.01.1526 - Ordinance (PDF)

NOTES:

5.13.a

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**

Attachment: 12-14-2021 - Section 15.01.1526 - Roadway Cross-Sections Minor Collector with Sidepath, Median and Bike Lanes (Amendment to

DRAWN: JMM
REVISED:
DATE: DEC 2021
SCALE: VARIES



AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-3060

STANDARD DETAIL FOR
MINOR COLLECTOR
CROSS-SECTION

DRAWING

FIG-06

Packet Pg. 150

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works **Director Approval** Scott Sensanbauger

AGENDA ITEM Review and action on an ordinance approving amendments to Section 15.01.110 of the American Fork City Code entitled “Easements”.

SUMMARY RECOMMENDATION

Staff recommends approval of the amendments to Section 15.01.110 of the American Fork City Code entitled “Easements”.

BACKGROUND

The proposed amendment makes easement requirements consistent throughout the code while also accommodating areas where there are reduced setback requirements. This amendment ensures a continuous public utility easement will be provided and clarifies width requirements based on size and depth of utilities within the easement. This went to Planning Commission on June 2, 2021 and was approved unanimously.

The minutes from the June 2, 2021 Planning Commission meeting have been attached.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance amending Section 15.01.110 of the American Fork City Code entitled “Easements”.

SUPPORTING DOCUMENTS

12-14-2012 - Section 15.01.110 - June 2 2021 PC Minutes (PDF)
 12-14-2021 - Section 15.01.110 - Easements Rev. 4.13.21 RWA (PDF)
 12-14-2021 - 15.01.110 - Staff Report (PDF)
 12-14-21 - Section 15.01.110 Easements ordinance (DOCX)

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JUNE 2, 2021

The American Fork City Planning Commission met in a regular session on June 2, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman John Woffinden
Cristine Anderson
Harold Dudley
Rod Brocious
Jenny Peay

Absent: Chris Christiansen

Staff Present: Adam Olsen, City Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant
Scott Sensanbaugher, Public Works Director

Others Present: Shawn Poor

Chairman Woffinden led the "Pledge of Allegiance." He then asked our newest commissioner to introduce herself.

Ms. Jenny Peay said that her background is in zoning, she works for the Cedar Hills Planning and Zoning Department and also does code enforcement. She has been an American Fork resident for 27 years and is happy to serve on the Planning Commission.

1. Hearing, review and action on the Walton Townhome Planned Community Development Project located at 781 East Quality Drive in the PC Planned Community zone

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

APPROVED MINUTES

1 This proposal is for a site plan and final plat. Access to the project will be off Quality Drive. 54
2 units are proposed, with internal circulation providing access to each unit. Units will either face
3 outward toward Quality Drive to the north and west, or inward toward open space areas. Parking
4 is provided at 2.26 spaces per unit; well above the allowed 1.8 stalls per unit as approved in the
5 development agreement. Renderings of the proposed townhomes as well as landscape plans are
6 provided in the submittal materials. Adjacent properties to the south, east and north have recently
7 been approved for higher density residential (apartments). The subdivision plat proposes one lot
8 over the entirety of the site plan.

9 While Planning staff can recommend approval of the proposal, the Engineering Division has
10 concerns that must be addressed prior to the project proceeding on to Council and will
11 recommend the project be “tabled”. Planning supports Engineering in this recommendation.

12 Mr. Hunter indicated that Engineering staff have worked closely with the applicant. The reason
13 for their recommendation to table is that there were a few outstanding comments to be addressed
14 in the TRC process. The Engineering staff have not had a chance to review the updated plan sets
15 to be sure all comments were addressed. Storm water detention facilities were one area that
16 needed work to finalize. The required infrastructure along Quality Drive is in place except for the
17 north side of the road where the main utilities are also in place. He recommended tabling until
18 they can be sure all comments have been addressed.

19 Mr. Shawn Poor, representing Brighton Homes, stated that they have worked closely with
20 engineering staff and understand their concerns. Nevertheless, he would like to ask for
21 consideration to move forward as the outstanding comments are relatively minor. The storm
22 detention area and public utility easement issues have been taken care of. He understands the
23 policy of having zero outstanding comments before passing a preliminary plat, but they are
24 asking for a variance. Typically other cities will allow projects to go through and still have some
25 work to do on the plans. They at least look forward to hearing commissioners’ thoughts on the
26 project.

27 Chairman Woffinden clarified that this is not a change in policy, it has always been city policy to
28 have no outstanding comments before approval. Everyone is held to the same standards, we have
29 to act in the best interests of the city.

30 Mr. Dudley replied that the planning commission is just a recommending body, the project will
31 still go to council. He asked for an explanation of why these things cannot be addressed between
32 now and time it goes to the city council.

33 Mr. Hunter explained the TRC (Technical Review Committee) process from beginning to end.
34 Initially a submittal is reviewed to make sure it is a complete submittal. Once it has been deemed
35 to be complete, staff will provide review comments. At that point the project gets added back
36 into the queue. This proposal was resubmitted just this last week and has not made it back
37 through the queue, the fire department has not had a chance to re-review it yet either. City staff
38 do not have the ability to skip over projects next in the queue to this project to verify that all

APPROVED MINUTES

comments have been addressed. We have not been able to finalize this review yet. We cannot give a positive recommendation without all the information.

Chairman Woffinden added that city staff have a full plate of plans to review and it is not fair to staff to have this back on their agenda in a rush.

Mr. Dudley asked how they were able to get on the agenda. Mr. Olsen indicated that it was at the developer's request.

Ms. Anderson asked when this project will be back on the TRC schedule.

Mr. Hunter responded that he was not sure, he thought that they are about 4-6 weeks out. At the time Mr. Greene requested to be put on the agenda, he was advised that staff would recommend tabling since the final TRC review had not taken place.

Chairman Woffinden added that the Engineering Division just lost another engineer this week, they will be very short-staffed.

Mr. Dudley sympathized with Mr. Greene, as he has been in both situations and can see both sides. Everyone has deadlines and rising costs. The commissioners like to help where we can. He also understands the staff and the chairman's position.

Mr. Brocious indicated that if there are no design changes and if comments are minor he wishes that the process were expedited.

Mr. Poor clarified that because of a conflict in our city code they had to make a change. The number and placement of units has not changed, he feels that the changes have been minor.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Brocious moved to table action on the project based on the Engineering Division completing review and giving approval.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

APPROVED MINUTES

1
2 **Mr. Dudley explained that his vote to table will move the project along faster than no**
3 **action at all.**

4
5 **Ms. Anderson agreed, and wished the applicants well.**
6
7

8 2. Hearing, review and action on amendments to the General Plan by providing a
9 recommendation on the 2021 Transportation Master Plan Map
10
11

12 Mr. Hunter shows a diagram in the master plan, this particular update is the master transportation
13 map itself. This update reflects some changes for the benefit of the city by identifying a new
14 description of “legacy” roads. The main purpose behind this new classification is that legacy
15 roads are identified where infrastructure and rights-of-way are already in place and development
16 is already there. Cross-sections may have been changed updated, legacy roads function in the
17 same way as other descriptions though there may be existing limitations and a need for
18 additional allowances. The map portion of the transportation element will be updated.
19

20 Ms. Anderson asked if this would come into play mostly with roads that are facing new
21 development and allow them to not have to meet the same requirements.
22

23 Mr. Hunter said that is a possibility, it allows us to recognize that existing conditions may have
24 to be worked around or tweaked in order to meet the classification needs of that particular
25 roadway.
26

27 Ms. Anderson asked if the proposed change is a specific set of rules or just extra leeway.
28

29 Mr. Hunter said that the change just gives city staff extra flexibility. He used an example that an
30 existing minor collector road cross-section specifies a 72 ft-width, whereas a legacy road may be
31 68 ft wide. The new classification would acknowledge that curb, gutter, and sidewalk may
32 already be in place and the cost to remove and replace may not justify the benefit. This change
33 would give leeway for such existing conditions. Areas not developed yet are not impacted, those
34 roads would not have the same leeway.
35

36 Ms. Anderson asked if there are any roads that are currently identified as legacy roads.
37

38 Mr. Hunter said there are no such identified roads currently. He gives another example of an
39 existing road between two subdivision lots that is already in place, it might not make sense to

APPROVED MINUTES

1 require additional right-of-way when improvements are already there and it is functioning as it
2 needs to.

3
4 Ms. Peay asked when the last traffic study was done.

5
6 Mr. Hunter believes it was done in 2018. This map change will bring some of the modeling from
7 the traffic study into the master plan document.

8
9 Chairman Woffinden added that the city's master plan is a living document and will change over
10 time.

11
12 Ms. Anderson asked about 700 North. It could be designated as a legacy arterial with five lanes,
13 but currently it has only two lanes of traffic.

14
15 Mr. Hunter stated that identifying it as a legacy road gives staff flexibility to deal with traffic
16 numbers and provide allowances to ensure functionality. Some roads will have extra space in
17 shoulders, bike lanes, a median turn lane, etc. Generally there won't be parking on arterial roads.

18
19 Ms. Anderson asked if she votes to approve, does that mean that she agrees to all roads having
20 the number of lanes specified?

21
22 Mr. Hunter replied that roads will be classified according to their level of service. By identifying
23 it as a legacy road they will gain the flexibility to determine what level of service gives the
24 desired functionality without causing traffic delays. In some instances, roads will still function as
25 desired by changing an intersection configuration. This proposed change makes a classification
26 of a four or five lane road possible with fewer travel lanes by use of traffic calming devices, etc.

27
28 Mr. Brocious noted that such new classifications may give flexibility, but the city should still
29 recognize the need that such roads have to carry the correct amount of traffic. A five-lane road
30 may be what is needed to provide the appropriate traffic-carrying capacity.

31
32 Chairman Woffinden added that he lives right off 700 North and it could not become a five lane
33 road without buying up a lot of properties.

34
35 Mr. Hunter said that a legacy road can possibly function similarly to a larger road without having
36 to have five lanes. The legacy classification gives the city the ability to require that a road be
37 able to function in the needed capacity by possibly changing the structure of the required impact
38 fees.

APPROVED MINUTES

Mr. Brocious indicated that impact fees are analyzed to account for this and charged so that when the time comes, the city has the money to buy the required properties.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dudley moved to approve the amendment to the map in the Transportation Element of the General Plan.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

3. Hearing, review and action on amendments to Section 17.8.304 of the American Fork City Municipal Code entitled Project Streets and Sidewalks

Mr. Hunter stated that as changes are made to the city code, staff identifies house-cleaning items that aren't applicable anymore, or modifications that need to be made. With the recent TOD code changes allowing for minimal setbacks, a reduced right-of-way width doesn't have any application anymore. The identified sentences also contradict other sections of code.

Public Hearing Opened

No comments were received.

Public Hearing Closed

APPROVED MINUTES

1 **Ms. Anderson moved to approve the code text amendment to Section 17.8.304 Project**
2 **Streets and Sidewalks.**

3
4 **Mr. Dudley seconded the motion. Voting was as follows:**

5		
6	Chairman Woffinden	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Rod Brocious	Aye
10	Jenny Peay	Aye

11 **The motion passed.**

12
13
14
15
16 4. Hearing, review and action on amendments to Section 15.01.110 of the American Fork
17 City Municipal Code entitled Easements
18

19 Mr. Hunter stated that this proposed amendment relates to the TOD. This is also a house-
20 cleaning item that needs to be made consistent throughout the code for areas where there are
21 reduced setbacks. This amendment provides for a continuous utility easement, but can be
22 modified at the discretion of the city engineer. It will also give better clarification of when and
23 where certain easements can exist.

24 Mr. Brocious clarified that if this is approved, the city engineer is granted discretion to make sure
25 there is sufficient easement access. He feels that sometimes sufficient easement can be granted
26 but code requirements may hold a development hostage. He approves giving engineers discretion
27 to review.

28 Mr. Hunter agreed, the city engineer would need to feel comfortable with what is provided.
29 Proposals can be reviewed on a case-by-case basis.

30 Mr. Dudley asks if the power and utility companies have had input on proposed changes.

31 Mr. Hunter indicated that utilities are included in the TRC process, staff also require a utility
32 notification form to be signed off as a development progresses.

33 Mr. Dudley asked if utilities have had any input on the changes.

34 Mr. Hunter isn't sure, he does not think they have sent any particular special notification to the
35 utility companies.

36 Mr. Dudley is very concerned, these issues can become a problem for utility companies.

APPROVED MINUTES

Mr. Hunter reiterated that the TRC process tries to include utilities, they have the opportunity to give input at that level. The TRC review level is where utilities make their needs known.

Mr. Brocious suggested calling it a public utility easement instead of the generic easement term. Mr. Hunter agreed with that recommendation.

Mr. Dudley replied he would feel more comfortable if staff had discussed this with the utility companies beforehand. They should know that this change is being made.

Mr. Sensanbaugher clarified that standard practice is that utilities are in the front, the overwhelming majority of utility easements are in the front. This proposed change only applies to back easements.

Mr. Dudley said that he misunderstood and was concerned that we were changing all easements.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dudley moved to approve the code text amendment related to Section 15.01.1110 Easements, and recommend substituting “public utility easement” for “easement.”

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

5. Other Business

Mr. Olsen told commissioners that he is happy to have a full commission with the addition of two new commissioners. He also mentioned that the city council would like some further clarification from planning commissioners regarding architecture and building materials in the CC-1 zone.

APPROVED MINUTES

6. Site Plan Committee Report

Mr. Olsen reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, June 16, 2021. It will be a fairly short meeting, with a zone change near the golf course and an amended plat that adjusted a property line and is requesting altered side setbacks for 3rd car garages.

7. Review and action on the minutes of the May 19, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the May 19, 2021 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Abstain

The motion passed.

8. Adjournment

Mr. Brocious motioned to adjourn.

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

Meeting adjourned at 8:00 pm.

Lisa Halversen
Administrative Assistant

Sec 15.01.110 Easements

Easements of not less than ~~ten-five~~ feet of all ~~front~~ lot lines ~~adjacent to public right of ways and five feet on each side of all lot lines not adjacent to public right of ways~~ shall be required. Easements on lot lines adjacent to the public right of way shall be no less than ten feet unless otherwise determined appropriate by the City Engineer. Easements of not less than five feet shall be required on all lot lines. As deemed necessary by the City Engineer, easements of not less than ten feet on each side of all lot lines may be required for storm drains, sewer lines, water mains, canals, etc. Easements ~~that are of greater width~~ twenty feet wide than described above may be required where deemed necessary by ~~Ceity e~~City ~~e~~Engineer or ~~p~~Planning ~~e~~Commission for the purpose of storm drains, sewer lines, water mains, canals, public utilities, etc..

Sewer, water, pressurized irrigation, or storm drainage lines which are deeper than five feet to flowline shall be placed in a minimum of a twenty-five-foot wide easement. ~~Sewer~~ Where said utility lines ~~which~~ are deeper than twelve feet or greater than twelve inches in diameter, the pipe shall be placed in a thirty-foot-wide easement or greater as determined by the ~~e~~City ~~e~~Engineer.

Where reduced building setbacks are allowed by other sections of the American Fork City Municipal Code, Applicant shall provide accommodations for utilities through easements and/or connections to adjacent properties as approved by the utility providers and the City Engineer.

Where an existing improved site is proposed by the Applicant to be retrofitted, remodeled or redeveloped, Applicant shall provide easements as required by this section. In areas where existing improvements and conditions prohibit the Applicant from complying with all easement requirements, Applicant shall provide alternative easements to meet the intent of this section for City Engineer's review. City Engineer may approve alternative locations for easements as deemed appropriate and necessary by City Engineer.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 5/19/2021

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

Project Name: Code Text Amendment Related to 15.01.110 Easements

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: The Engineering Division recommends APPROVAL of the proposed code text amendment related to Section 15.01.110 Easements.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 15.01.110 Easements.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 15.01.110 Easements.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 15.01.110 Easements.

Attachment: 12-14-2021 - 15.01.110 - Staff Report (Amendment to Section 15.01.110 Easements)

ORDINANCE NO. _____**AN ORDINANCE AMENDING SECTION 15.01.110 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO EASEMENTS AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, municipalities are authorized to enact ordinances, resolutions, rules and regulations within its jurisdictional limits and the enforcement of such ordinances, resolutions, rules and regulations; and

WHEREAS, the city has adopted regulations related to easement; and

WHEREAS, the city finds and determines that it is in the best interest of the city to amend the code relating to easements.

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

SECTION 1. Amending Section 15.01.110 of the American Fork City Code

Section 15.01.110 “Easements” of the American Fork City Code is hereby amended as follows:

Sec 15.01.110 Easements

Easements of not less than five feet of all lot lines shall be required. Easements on lot lines adjacent to the public right of way shall be no less than ten feet unless otherwise determined appropriate by the City Engineer. Easements that are twenty feet wide may be required where deemed necessary by City Engineer or Planning Commission for the purpose of storm drains, sewer lines, water mains, canals, public utilities, etc.

Sewer, water, pressurized irrigation, or storm drainage lines which are deeper than five feet to flowline shall be placed in a minimum of a twenty-five-foot wide easement. Where said utility lines are deeper than twelve feet or greater than twelve inches in diameter, the pipe shall be placed in a thirty-foot-wide easement or greater as determined by the City Engineer.

Where reduced building setbacks are allowed by other sections of the American Fork City Municipal Code, Applicant shall provide accommodations for utilities through easements and/or connections to adjacent properties as approved by the utility providers and the City Engineer.

Where an existing improved site is proposed by the Applicant to be retrofitted, remodeled or redeveloped, Applicant shall provide easements as required by this

section. In areas where existing improvements and conditions prohibit the Applicant from complying with all easement requirements, Applicant shall provide alternative easements to meet the intent of this section for City Engineer's review. City Engineer may approve alternative locations for easements as deemed appropriate and necessary by City Engineer.

SECTION 2. Severability.

If any provision or clause of this Ordinance or its application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 3. Effective Date.

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

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

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM Review and action on an ordinance approving amendments to Section 17.08.304 of the American Fork City Code entitled “Project Streets and Sidewalks”.

SUMMARY RECOMMENDATION

Staff recommends approval of the amendments to Section 17.08.304 of the American Fork City Code entitled “Project Streets and Sidewalks”.

BACKGROUND

Section 17.08.304.2.2 in its entirety contradicts other sections of code and is no longer applicable due to other recent code modifications. This text amendment was approved unanimously by Planning Commission on June 2, 2021.

The minutes from the June 2, 2021 Planning Commission meeting have been attached.

BUDGET IMPACT

None.

SUGGESTED MOTION

I move to adopt the ordinance amending Section 17.08.304 of the American Fork City Code entitled “Project Streets and Sidewalks”.

SUPPORTING DOCUMENTS

12-14-2021 - Section 17.8.304 - Project Streets and Sidewalks Rev. (PDF)

12-14-2021 - Section 17.8.304 - Staff Report(PDF)

12-14-2021 - Section 17.8.304 - June 2 2021 PC Minutes (PDF)

Sec 17.8.304 Project Streets and Sidewalks

1. General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.
2. Streets to conform to city standards—Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved to in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:
 1. Partial width streets. The city may approve a subdivision project having partial width streets along one or more of the project boundaries, subject to the following terms, conditions and findings:
 1. The partial width street is located at the boundary of the proposed residential subdivision project.
 2. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
 3. The adjacent parcel is undeveloped, but its reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
 4. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten residential lots.
 5. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.
 - ~~2. Reduced right of way width. The city may approve one or more street segments having a reduced right of way width to not less than fifty feet, subject to the following terms, conditions and findings:~~
 - ~~1. A finding by the planning commission that because of existing development on adjacent lands or constraints imposed by natural limitations a reduction in right-of-way is reasonably necessary in order that the adjacent lots will conform to minimum lot width, depth, or area for the zone district.~~
 - ~~2. The street for which the reduction in right of way is proposed: (a) is a dead-end street terminating in a cul-de-sac, or (b) if a continuing alignment street, will not serve as a primary access route to other developments, as determined by the planning commission.~~
 - ~~3. The length of the reduced segment will not be more than four hundred feet.~~
 - ~~4. The design of the street segment will conform to city standards for reduced width streets.~~

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 5/19/2021

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

Project Name: Code Text Amendment Related to Section 17.8.304 Project Streets and Sidewalks

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: The Engineering Division recommends APPROVAL of the proposed code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

Attachment: 12-14-2021 - Section 17.8.304 - Staff Report (Amendment to Section 17.08.304 entitled "Project Streets and Sidewalk")

APPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JUNE 2, 2021

The American Fork City Planning Commission met in a regular session on June 2, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman John Woffinden
Cristine Anderson
Harold Dudley
Rod Brocious
Jenny Peay

Absent: Chris Christiansen

Staff Present: Adam Olsen, City Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant
Scott Sensanbaugher, Public Works Director

Others Present: Shawn Poor

Chairman Woffinden led the "Pledge of Allegiance." He then asked our newest commissioner to introduce herself.

Ms. Jenny Peay said that her background is in zoning, she works for the Cedar Hills Planning and Zoning Department and also does code enforcement. She has been an American Fork resident for 27 years and is happy to serve on the Planning Commission.

1. Hearing, review and action on the Walton Townhome Planned Community Development Project located at 781 East Quality Drive in the PC Planned Community zone

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

APPROVED MINUTES

1 This proposal is for a site plan and final plat. Access to the project will be off Quality Drive. 54
2 units are proposed, with internal circulation providing access to each unit. Units will either face
3 outward toward Quality Drive to the north and west, or inward toward open space areas. Parking
4 is provided at 2.26 spaces per unit; well above the allowed 1.8 stalls per unit as approved in the
5 development agreement. Renderings of the proposed townhomes as well as landscape plans are
6 provided in the submittal materials. Adjacent properties to the south, east and north have recently
7 been approved for higher density residential (apartments). The subdivision plat proposes one lot
8 over the entirety of the site plan.

9 While Planning staff can recommend approval of the proposal, the Engineering Division has
10 concerns that must be addressed prior to the project proceeding on to Council and will
11 recommend the project be “tabled”. Planning supports Engineering in this recommendation.

12 Mr. Hunter indicated that Engineering staff have worked closely with the applicant. The reason
13 for their recommendation to table is that there were a few outstanding comments to be addressed
14 in the TRC process. The Engineering staff have not had a chance to review the updated plan sets
15 to be sure all comments were addressed. Storm water detention facilities were one area that
16 needed work to finalize. The required infrastructure along Quality Drive is in place except for the
17 north side of the road where the main utilities are also in place. He recommended tabling until
18 they can be sure all comments have been addressed.

19 Mr. Shawn Poor, representing Brighton Homes, stated that they have worked closely with
20 engineering staff and understand their concerns. Nevertheless, he would like to ask for
21 consideration to move forward as the outstanding comments are relatively minor. The storm
22 detention area and public utility easement issues have been taken care of. He understands the
23 policy of having zero outstanding comments before passing a preliminary plat, but they are
24 asking for a variance. Typically other cities will allow projects to go through and still have some
25 work to do on the plans. They at least look forward to hearing commissioners’ thoughts on the
26 project.

27 Chairman Woffinden clarified that this is not a change in policy, it has always been city policy to
28 have no outstanding comments before approval. Everyone is held to the same standards, we have
29 to act in the best interests of the city.

30 Mr. Dudley replied that the planning commission is just a recommending body, the project will
31 still go to council. He asked for an explanation of why these things cannot be addressed between
32 now and time it goes to the city council.

33 Mr. Hunter explained the TRC (Technical Review Committee) process from beginning to end.
34 Initially a submittal is reviewed to make sure it is a complete submittal. Once it has been deemed
35 to be complete, staff will provide review comments. At that point the project gets added back
36 into the queue. This proposal was resubmitted just this last week and has not made it back
37 through the queue, the fire department has not had a chance to re-review it yet either. City staff
38 do not have the ability to skip over projects next in the queue to this project to verify that all

APPROVED MINUTES

comments have been addressed. We have not been able to finalize this review yet. We cannot give a positive recommendation without all the information.

Chairman Woffinden added that city staff have a full plate of plans to review and it is not fair to staff to have this back on their agenda in a rush.

Mr. Dudley asked how they were able to get on the agenda. Mr. Olsen indicated that it was at the developer's request.

Ms. Anderson asked when this project will be back on the TRC schedule.

Mr. Hunter responded that he was not sure, he thought that they are about 4-6 weeks out. At the time Mr. Greene requested to be put on the agenda, he was advised that staff would recommend tabling since the final TRC review had not taken place.

Chairman Woffinden added that the Engineering Division just lost another engineer this week, they will be very short-staffed.

Mr. Dudley sympathized with Mr. Greene, as he has been in both situations and can see both sides. Everyone has deadlines and rising costs. The commissioners like to help where we can. He also understands the staff and the chairman's position.

Mr. Brocious indicated that if there are no design changes and if comments are minor he wishes that the process were expedited.

Mr. Poor clarified that because of a conflict in our city code they had to make a change. The number and placement of units has not changed, he feels that the changes have been minor.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Brocious moved to table action on the project based on the Engineering Division completing review and giving approval.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

APPROVED MINUTES

1
2 **Mr. Dudley explained that his vote to table will move the project along faster than no**
3 **action at all.**

4
5 **Ms. Anderson agreed, and wished the applicants well.**
6
7

8 2. Hearing, review and action on amendments to the General Plan by providing a
9 recommendation on the 2021 Transportation Master Plan Map
10
11

12 Mr. Hunter shows a diagram in the master plan, this particular update is the master transportation
13 map itself. This update reflects some changes for the benefit of the city by identifying a new
14 description of “legacy” roads. The main purpose behind this new classification is that legacy
15 roads are identified where infrastructure and rights-of-way are already in place and development
16 is already there. Cross-sections may have been changed updated, legacy roads function in the
17 same way as other descriptions though there may be existing limitations and a need for
18 additional allowances. The map portion of the transportation element will be updated.
19

20 Ms. Anderson asked if this would come into play mostly with roads that are facing new
21 development and allow them to not have to meet the same requirements.
22

23 Mr. Hunter said that is a possibility, it allows us to recognize that existing conditions may have
24 to be worked around or tweaked in order to meet the classification needs of that particular
25 roadway.
26

27 Ms. Anderson asked if the proposed change is a specific set of rules or just extra leeway.
28

29 Mr. Hunter said that the change just gives city staff extra flexibility. He used an example that an
30 existing minor collector road cross-section specifies a 72 ft-width, whereas a legacy road may be
31 68 ft wide. The new classification would acknowledge that curb, gutter, and sidewalk may
32 already be in place and the cost to remove and replace may not justify the benefit. This change
33 would give leeway for such existing conditions. Areas not developed yet are not impacted, those
34 roads would not have the same leeway.
35

36 Ms. Anderson asked if there are any roads that are currently identified as legacy roads.
37

38 Mr. Hunter said there are no such identified roads currently. He gives another example of an
39 existing road between two subdivision lots that is already in place, it might not make sense to

APPROVED MINUTES

1 require additional right-of-way when improvements are already there and it is functioning as it
2 needs to.

3
4 Ms. Peay asked when the last traffic study was done.

5
6 Mr. Hunter believes it was done in 2018. This map change will bring some of the modeling from
7 the traffic study into the master plan document.

8
9 Chairman Woffinden added that the city's master plan is a living document and will change over
10 time.

11
12 Ms. Anderson asked about 700 North. It could be designated as a legacy arterial with five lanes,
13 but currently it has only two lanes of traffic.

14
15 Mr. Hunter stated that identifying it as a legacy road gives staff flexibility to deal with traffic
16 numbers and provide allowances to ensure functionality. Some roads will have extra space in
17 shoulders, bike lanes, a median turn lane, etc. Generally there won't be parking on arterial roads.

18
19 Ms. Anderson asked if she votes to approve, does that mean that she agrees to all roads having
20 the number of lanes specified?

21
22 Mr. Hunter replied that roads will be classified according to their level of service. By identifying
23 it as a legacy road they will gain the flexibility to determine what level of service gives the
24 desired functionality without causing traffic delays. In some instances, roads will still function as
25 desired by changing an intersection configuration. This proposed change makes a classification
26 of a four or five lane road possible with fewer travel lanes by use of traffic calming devices, etc.

27
28 Mr. Brocious noted that such new classifications may give flexibility, but the city should still
29 recognize the need that such roads have to carry the correct amount of traffic. A five-lane road
30 may be what is needed to provide the appropriate traffic-carrying capacity.

31
32 Chairman Woffinden added that he lives right off 700 North and it could not become a five lane
33 road without buying up a lot of properties.

34
35 Mr. Hunter said that a legacy road can possibly function similarly to a larger road without having
36 to have five lanes. The legacy classification gives the city the ability to require that a road be
37 able to function in the needed capacity by possibly changing the structure of the required impact
38 fees.

APPROVED MINUTES

Mr. Brocious indicated that impact fees are analyzed to account for this and charged so that when the time comes, the city has the money to buy the required properties.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dudley moved to approve the amendment to the map in the Transportation Element of the General Plan.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

3. Hearing, review and action on amendments to Section 17.8.304 of the American Fork City Municipal Code entitled Project Streets and Sidewalks

Mr. Hunter stated that as changes are made to the city code, staff identifies house-cleaning items that aren't applicable anymore, or modifications that need to be made. With the recent TOD code changes allowing for minimal setbacks, a reduced right-of-way width doesn't have any application anymore. The identified sentences also contradict other sections of code.

Public Hearing Opened

No comments were received.

Public Hearing Closed

APPROVED MINUTES

1 **Ms. Anderson moved to approve the code text amendment to Section 17.8.304 Project**
2 **Streets and Sidewalks.**

3
4 **Mr. Dudley seconded the motion. Voting was as follows:**

5		
6	Chairman Woffinden	Aye
7	Christine Anderson	Aye
8	Harold Dudley	Aye
9	Rod Brocious	Aye
10	Jenny Peay	Aye

11 **The motion passed.**

12
13
14
15
16 4. Hearing, review and action on amendments to Section 15.01.110 of the American Fork
17 City Municipal Code entitled Easements
18

19 Mr. Hunter stated that this proposed amendment relates to the TOD. This is also a house-
20 cleaning item that needs to be made consistent throughout the code for areas where there are
21 reduced setbacks. This amendment provides for a continuous utility easement, but can be
22 modified at the discretion of the city engineer. It will also give better clarification of when and
23 where certain easements can exist.

24 Mr. Brocious clarified that if this is approved, the city engineer is granted discretion to make sure
25 there is sufficient easement access. He feels that sometimes sufficient easement can be granted
26 but code requirements may hold a development hostage. He approves giving engineers discretion
27 to review.

28 Mr. Hunter agreed, the city engineer would need to feel comfortable with what is provided.
29 Proposals can be reviewed on a case-by-case basis.

30 Mr. Dudley asks if the power and utility companies have had input on proposed changes.

31 Mr. Hunter indicated that utilities are included in the TRC process, staff also require a utility
32 notification form to be signed off as a development progresses.

33 Mr. Dudley asked if utilities have had any input on the changes.

34 Mr. Hunter isn't sure, he does not think they have sent any particular special notification to the
35 utility companies.

36 Mr. Dudley is very concerned, these issues can become a problem for utility companies.

APPROVED MINUTES

Mr. Hunter reiterated that the TRC process tries to include utilities, they have the opportunity to give input at that level. The TRC review level is where utilities make their needs known.

Mr. Brocious suggested calling it a public utility easement instead of the generic easement term. Mr. Hunter agreed with that recommendation.

Mr. Dudley replied he would feel more comfortable if staff had discussed this with the utility companies beforehand. They should know that this change is being made.

Mr. Sensanbaugher clarified that standard practice is that utilities are in the front, the overwhelming majority of utility easements are in the front. This proposed change only applies to back easements.

Mr. Dudley said that he misunderstood and was concerned that we were changing all easements.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dudley moved to approve the code text amendment related to Section 15.01.1110 Easements, and recommend substituting “public utility easement” for “easement.”

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Aye

The motion passed.

5. Other Business

Mr. Olsen told commissioners that he is happy to have a full commission with the addition of two new commissioners. He also mentioned that the city council would like some further clarification from planning commissioners regarding architecture and building materials in the CC-1 zone.

APPROVED MINUTES

6. Site Plan Committee Report

Mr. Olsen reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, June 16, 2021. It will be a fairly short meeting, with a zone change near the golf course and an amended plat that adjusted a property line and is requesting altered side setbacks for 3rd car garages.

7. Review and action on the minutes of the May 19, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the May 19, 2021 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Harold Dudley	Aye
Rod Brocious	Aye
Jenny Peay	Abstain

The motion passed.

8. Adjournment

Mr. Brocious motioned to adjourn.

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

Meeting adjourned at 8:00 pm.

Lisa Halversen
Administrative Assistant



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Finance **Director Approval** Anna Montoya

AGENDA ITEM Review and action on a resolution approving adjustments to the fiscal year ending June 30, 2022, budget.

SUMMARY RECOMMENDATION

Staff recommends approval.

BACKGROUND

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

Several proposed amendments are to adjust carry forward capital projects that were not completed at the end of fiscal year 2021. Other amendments are to adjust for budget impacts of council actions approved throughout the fiscal year or at the requests of certain departments.

BUDGET IMPACT

Several funds will be impacted by these amendments. Please see the attached documentation for more detail.

SUGGESTED MOTION

I move to approve the resolution adopting budget adjustments for the fiscal year ending June 30, 2022 budget.

SUPPORTING DOCUMENTS

FY22 Budget Amendments resolution (DOCX)
December 14 Budget Amendments (PDF)

RESOLUTION NO. _____**A RESOLUTION REVISING THE AMERICAN FORK CITY 2021-2022 BUDGETS.**

WHEREAS, American Fork City is required by Utah State Law to maintain a balanced budget for fiscal year ending June 30, 2022; and

WHEREAS, said budget includes the General Fund, Fitness Center Fund, General Capital Projects Fund, General Capital Equipment Fund, Road Impact Fee Fund, Culinary Water Fund, Pressurized Irrigation Fund, Sewer Fund, Storm Drain Fund, Broadband Fund;

WHEREAS, American Fork City has complied with all legal requirements,

NOW THEREFORE, be it resolved that the attached budget amendments are adopted for fiscal year 2021-2022.

PASSED AND SIGNED THIS 14 DAY OF December, 2021.

APPROVED:

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: FY22 Budget Amendments resolution (Budget Adjustments 2021-2022)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2021
JUNE 2021

5.16.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2022 YEAR- END ESTIMATE	2022 APPROVED BUDGET	PROPOSED AMENDMENT	2022 BUDGET AFTER AMENDMENT	EXPLANATION
GENERAL FUND						
Revenues						
10-3100-300	Sales Tax	11,210,520	10,500,000	710,520	11,210,520	Revised estimates
10-3400-250	Ambulance Revenue	2,385,800	2,300,000	85,800	2,385,800	Transport revenue
TOTAL RECOMMENDED REVENUE ADJUSTMENTS - GENERAL FUND				\$ 796,320		
Expenditures						
Administrative						
10-4100-510	Insurance	320,000	230,000	90,000	320,000	Higher premiums
					-	
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - ADMINISTRATION				\$ 90,000		
Police						
10-4210-100	Wages	3,578,489	3,330,489	248,000	3,578,489	Wage adjustment remaining fiscal year
10-4210-120	Part time Wages	228,182	224,082	4,100	228,182	Wage adjustment remaining fiscal year
10-4210-130	Benefits	2,347,109	2,267,109	80,000	2,347,109	Wage adjustment remaining fiscal year
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - POLICE				\$ 332,100		
Fire						
10-4260-100	Wages	2,790,533	2,730,033	60,500	2,790,533	Wage adjustment remaining fiscal year
10-4260-120	Part time Wages	444,339	434,889	9,450	444,339	Wage adjustment remaining fiscal year
10-4260-130	Benefits	1,775,996	1,760,146	15,850	1,775,996	Wage adjustment remaining fiscal year
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - FIRE				\$ 85,800		
Streets						
10-4410-800	Road Maintenance & Repair	365,000	350,000	15,000	365,000	Transfer from Parking Lot Maintenance 43-5610-711
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - STREETS				\$ 15,000		
Citizen Committees						
10-4570-637	Veterans of Foreign Wars	2,500	-	2,500	2,500	Operational Budget
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - CITIZEN COMMITTEES				\$ 2,500		
Transfers						
10-4900-943	Transfer to General Cap Projects	404,962	220,912	184,050	404,962	
10-4900-924	Transfer to Fitness Center	774,976	728,506	46,470	774,976	
10-4900-944	Transfer to General Cap Equipment	461,760	421,360	40,400	461,760	
					-	
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - TRANSFERS				\$ 270,920		
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - GENERAL FUND				\$ 796,320		

Attachment: December 14 Budget Amendments (Budget Adjustments 2021-2022)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2021
JUNE 2021

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2022 YEAR- END ESTIMATE	2022 APPROVED BUDGET	PROPOSED AMENDMENT	2022 BUDGET AFTER AMENDMENT	EXPLANATION
FITNESS CENTER FUND						
Revenues						
24-3700-910	Transfer from General fund	774,976	728,506	46,470	774,976	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 46,470		
Expenditures						
24-5510-510	Insurance	20,750	40,000	(19,250)	20,750	Premium Adjustment
24-5510-943	Transfer to General Cap Projects	115,720	50,000	65,720	115,720	
					-	
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$ 46,470		

GENERAL CAPITAL PROJECTS						
Revenues						
43-3900-782	Grants-MAG	5,542,402	1,651,000	3,891,402	5,542,402	Carryforward for 200 S Bike/Ped Path
43-3900-910	Transfer from General Fund	499,881	220,912	184,050	404,962	
43-3900-924	Transfer from Fitness Center	115,720	50,000	65,720	115,720	
43-3900-770	PARC Grant	969,351	439,351	530,000	969,351	
43-3900-783	Grants-UDOT	161,519	66,600	94,919	161,519	Carryforward for Transit Loop Feasibility
	Use of Fund Balance			2,943,402	-	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 7,709,493		
Expenses						
43-5610-709	Parks - 200 S Bike/Ped Path	3,891,402	-	3,891,402	3,891,402	Carryforward from prior year
43-5610-060	Infrastructure Mgmt Plan	2,854,402	2,632,403	2,854,402	5,486,805	Carryforward from prior year
43-5610-078	Transit Loop Feasibility	94,919	-	94,919	94,919	Carryforward from prior year
43-5610-433	Fitness Center-Weight Room	27,720	-	27,720	27,720	Carryforward from prior year
43-5610-434	Fitness Center-Front Entry Remodel	80,000	-	80,000	80,000	Carryforward from prior year
43-5610-435	Fitness Center-Water Heater	20,000	-	20,000	20,000	Carryforward from prior year
43-5610-436	Fitness Center-Spin Room	18,000	-	18,000	18,000	Carryforward from prior year
43-5610-622	Bld Maint-Library Boiler	98,000	70,000	28,000	98,000	Carryforward from prior year
43-5610-623	Bld Maint-Admin Electrical Transformer	15,000	-	15,000	15,000	Carryforward from prior year
43-5610-630	Fencing-Police Storage @ Yard	40,000	-	40,000	40,000	Carryforward from prior year
43-5610-712	Parks - Pickleball Resurfacing	11,250	5,750	5,500	11,250	Carryforward from prior year
43-5610-713	Parks - Hindley Filter Relocation	9,050	-	9,050	9,050	Carryforward from prior year
43-5610-714	Parks - Irrigation Clocks	101,500	-	101,500	101,500	Carryforward from prior year
43-5610-715	Parks - Art Dye Dog Park	9,000	-	9,000	9,000	Carryforward from prior year
43-5610-769	PARC - Library Expansion	395,000	55,000	340,000	395,000	Carryforward from prior year/Reallocate upspent PARC

Attachment: December 14 Budget Amendments (Budget Adjustments 2021-2022)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2021
JUNE 2021

5.16.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2022 YEAR- END ESTIMATE	2022 APPROVED BUDGET	PROPOSED AMENDMENT	2022 BUDGET AFTER AMENDMENT	EXPLANATION
43-5610-711	Parks - Parking Lot Maintenance	-	15,000	(15,000)	-	Transfer to Streets Dept 10-4410-800
43-5610-776	PARC-Playground Enhancements	50,000	-	50,000	50,000	per council approval June 22, 2021
43-5610-777	PARC-Pickleball Courts	100,000	-	100,000	100,000	per council approval June 22, 2021
43-5610-778	PARC-Park Amenities	40,000	-	40,000	40,000	per council approval June 22, 2021
					-	
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 7,709,493		

GENERAL CAPITAL EQUIPMENT						
Revenues						
44-3900-910	Transfer from General Fund	461,760	421,360	40,400	461,760	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 40,400		
Expenses						
44-5610-407	Parks - Broadleaf Sprayer	17,400	-	17,400	17,400	Equipment Purchase
44-5610-261	Streets - Mini-X & Trailer	10,000	-	10,000	10,000	50% Water, 10% PI, 10% Streets, 15% Sewer, 15% Storm Drain
44-5610-730	City Decorations	28,000	15,000	13,000	28,000	Augment Robinson Park Celebration
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 40,400		

ROAD IMPACT FEE FUND						
Revenues						
	Use of Fund Balance			1,113,287		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 1,113,287		
Expenses						
46-5610-115	Traffic Signal - 500 E Automall	216,686	-	216,686	216,686	Carryforward from Prior Year
46-5610-723	36" Water Line - Road Portion	896,601	-	896,601	896,601	Carryforward from Prior Year
					-	
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 1,113,287		

Attachment: December 14 Budget Amendments (Budget Adjustments 2021-2022)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2021
JUNE 2021

5.16.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2022 YEAR- END ESTIMATE	2022 APPROVED BUDGET	PROPOSED AMENDMENT	2022 BUDGET AFTER AMENDMENT	EXPLANATION
CULINARY WATER FUND						
Revenues						
	Use of Fund Balance			6,907,503		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 6,907,503		
Expenses						
60-5110-723	36" WaterLine	13,171,122	7,898,944	5,272,178	13,171,122	Carryforward from prior year
60-5110-722	Springline Replacement	582,325	-	582,325	582,325	Carryforward from prior year
60-5110-731	Country Club Well	470,000	260,000	210,000	470,000	Approved Contract
60-5110-732	Hospital Well	875,000	100,000	775,000	875,000	Approved Contract
60-5110-745	Mini-X & Trailer	50,000	-	50,000	50,000	50% Water, 10% PI, 10% Streets, 15% Sewer, 15% Storm Drain
60-5110-260	Insurance	71,000	53,000	18,000	71,000	Higher premiums
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 6,907,503		

PRESSURIZED IRRIGATION FUND						
Revenues						
	Use of Fund Balance			41,000		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 41,000		
Expenses						
62-5410-260	Insurance	52,200	21,200	31,000	52,200	Higher Premiums
62-5410-745	Mini-X & Trailer	10,000	-	10,000	10,000	50% Water, 10% PI, 10% Streets, 15% Sewer, 15% Storm Drain
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 41,000		

Attachment: December 14 Budget Amendments (Budget Adjustments 2021-2022)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2021
JUNE 2021

5.16.b

GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2022 YEAR- END ESTIMATE	2022 APPROVED BUDGET	PROPOSED AMENDMENT	2022 BUDGET AFTER AMENDMENT	EXPLANATION
SEWER FUND						
Revenues						
	Use of Fund Balance			1,329,378		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 1,329,378		
Expenses						
64-5410-723	36" Waterline - Sewer component	1,289,378	-	1,289,378	1,289,378	Carryforward from prior year
64-5410-745	Mini-X & Trailer	15,000	-	15,000	15,000	50% Water, 10% PI, 10% Streets, 15% Sewer, 15% Storm Drain
64-5410-260	Insurance	67,500	42,500	25,000	67,500	Higher Premiums
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 1,329,378		

SEWER IMPACT FEE FUND						
Revenues						
	Use of Fund Balance			172,129		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 172,129		
Expenses						
65-5210-200	450 W Upsizing	172,129	-	172,129	172,129	Carryforward from prior year
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 172,129		

STORM DRAIN FUND						
Revenues						
	Use of Fund Balance			47,800		
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 47,800		
Expenses						
66-5310-315	Storm Water Management Plan	64,500	-	64,500	64,500	Program Management
66-5310-260	Insurance	16,000	47,700	(31,700)	16,000	Premium Adjustment
66-5310-745	Mini-X & Trailer	15,000	-	15,000	15,000	50% Water, 10% PI, 10% Streets, 15% Sewer, 15% Storm Drain
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 47,800		

BROADBAND FUND						
Expenses						
69-5110-260	Insurance	2,200	18,780	(16,580)	2,200	
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ (16,580)		

Attachment: December 14 Budget Amendments (Budget Adjustments 2021-2022)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on approval of a contract for public defender services.

SUMMARY RECOMMENDATION

Staff recommends approval of a contract with Stevens & Gailey, P.C. for public defender services.

BACKGROUND

American Fork City is required by Section 77-32-301, *Utah Code Annotated*, to provide for the defense of indigents in criminal cases where such indigents face the substantial probability of the deprivation of their liberty.

The City has previously contracted these services with an individual/firm who is no longer available to continue service. The City advertised a Request For Qualifications to qualified individuals/firms for public defender services. Upon evaluation, the City finds that the qualifications and proposal from Stevens & Gailey, P.C., located at 76 Merchant Street, American Fork Utah, meet the RFQ criteria which include evidence of understanding of the objectives and work involved, demonstrated capability to accomplish the work, compensation, experience, reputation, skills, references, and the specific proposal/statement of qualifications.

BUDGET IMPACT

Per the agreement attached.

SUGGESTED MOTION

I move to approve the Public Defender Services Agreement with Stevens & Gailey, P.C.

SUPPORTING DOCUMENTS

AF Public Defender Agreement (DOCX)

PUBLIC DEFENDER SERVICES AGREEMENT

American Fork City Public Defender

THIS AGREEMENT is made effective on the day it is signed, by and between the CITY OF AMERICAN FORK, a municipal corporation of the state of Utah (the “City”) and Stevens & Gailey, P.C. (the “Gailey”).

WHEREAS, Section 77-32-301, *Utah Code Annotated* (1953, as amended), requires municipalities to provide for the defense of indigents in criminal cases where such indigents face the substantial probability of the deprivation of their liberty; and

WHEREAS, the City Council of the City of American Fork deems it to be in the best interest of the City of American Fork to retain the services of Gailey to represent indigents in criminal matters over which the City has the jurisdiction of law enforcement and prosecution and to recommend to the Court that Gailey be appointed to serve as the Public Defender for the City of American Fork; and

WHEREAS, the Parties desire to set forth their rights and duties during the period of Gailey’s representation hereunder.

AGREEMENT

NOW, THEREFORE, in consideration of the premises, mutual covenants, and undertakings set forth herein, the parties hereby agree as follows:

1. Scope of Services to be Provided. Throughout the term of this Agreement, Gailey shall provide attorneys to provide public defender legal services requested or needed by the City. For the purposes of this agreement, Gailey shall be designated as American Fork City Public Defender. The legal services to be provided hereunder shall include, without limitation, representation of indigent defendants charged with misdemeanor offenses prosecuted by the American Fork City prosecutor, be available in the court room in the Fourth District Court, American Fork Department on regularly scheduled municipal calendars. Gailey shall timely and adequately prepare for all trials and be ready to provide Legal Services with respect to the district court at such time that the court is ready to begin. Performance of the Legal Services hereunder

by Gailey shall also be subject to the Utah Code of Ethics, all applicable laws (federal and/or state), rules, regulations, and professional standards, including, without limitation, the Rules of Professional Conduct adopted by the Utah Supreme Court, as the same may be amended from time to time during the term of this Agreement (collectively, “Scope of Services”).

2. Fees for Legal Services and Reimbursement of Expenses. As full compensation for Legal Services performed beginning January 1, 2022, the City shall pay Gailey the amount of \$11,000 per month (the “Fee”), which will be paid within 30 days of the date of billing. Any payment not paid when due will accumulate interest at the rate of 1.5% per month.

3. Term. This Agreement shall become effective on the date it is signed and remain in effect until June 30, 2027; provided, however, subject to the right to terminate as provided herein, this Agreement shall be extended for up to three additional five year terms unless either party provides notice of its intent not to renew at least forty-five (45) days prior to the date of the next scheduled renewal.

4. Assignment and Delegation. Gailey shall neither assign nor delegate the performance of its duties under this Agreement without the City’s prior written approval.

5. Public Defender Staff. Gailey shall have complete control and discretion over all attorneys, secretaries, runners, and other personnel assisting Gailey to provide the Legal Services hereunder and shall be considered to be an independent contractor. All personnel providing Legal Services for Gailey shall be independent contractors and not employees of the City. Except as otherwise specified in Section 2 above, the City shall not have any obligation or liability for the payment of any salary or other compensation to Gailey’s personnel providing, or assisting the Gailey to provide, the Legal Services.

6. Public Information. Gailey understands and agrees that this Agreement may be subject to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, et seq.

7. Confidentiality. Gailey agrees (1) to hold confidential information in strict confidence; (2) not to disclose confidential information to any third party except upon the City’s prior consent; and (3) to use reasonable precautions and processes to prevent unauthorized access, use, or disclosure of the City’s confidential information. As used in this Agreement, confidential information means all information material that constitutes a private, controlled, or protected record or document, or is exempt from disclosure as referenced in Utah Code Ann. §

63G-2-101, et seq. Gailey also agrees to obligate its employees to the same obligations imposed on Gailey as provided in this section.

8. Equipment and Facilities. For purposes of performing the Legal Services, Gailey shall furnish and supply at its sole cost all necessary labor and supervision necessary to perform the Legal Services. The City shall provide access to copy machines, bandwidth, server space, direct dial landlines and file storage areas as necessary and incident to performing the Legal Services.

9. Termination. Notwithstanding anything to the contrary, either party may terminate this Agreement without cause upon 120 days' prior written notice to the other party, or the City may terminate this Agreement for significant violation of the Rules of Professional Conduct upon notice to Gailey by the City.

10. Breach. If either party to this Agreement is in default or breach hereunder, the defaulting party shall pay to the non-defaulting party all reasonable attorney fees and costs involved in any action brought to enforce this Agreement or recover damages hereunder.

11. Modification. Any modification to this Agreement shall be in writing and signed by each party to this Agreement.

12. Titles and Captions. All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts hereof.

13. Pronouns and Plurals. Whenever the context may require, any pronoun used herein shall include the corresponding masculine, feminine, or neuter forms, and the singular form of nouns, pronouns, and verbs shall include the plurals and vice versa.

14. Force Majeure. Neither party to this Agreement will be held responsible for delay or default caused by fire, riot, acts of God, and/or war which is beyond that party's reasonable control.

15. Applicable Law. The provisions hereof shall be governed by and construed in accordance with the laws of the state of Utah.

16. Integration. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.

17. Survival. All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

18. Waiver. No failure by any party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

19. Rights and Remedies. The rights and remedies of the parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.

20. Severability. In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

IN WITNESS WHEREOF, the City caused this Agreement to be signed by its mayor and attested by its recorder and delivered, and Gailey has caused the same to be signed and delivered.

STEVENS & GAILEY, P.C.

VINCENT T. STEVENS, President

HARVEY D. GAILEY, Vice President

CITY OF AMERICAN FORK

BRADLEY J. FROST, Mayor

ATTEST:

TERILYN LURKER, City Recorder

Attachment: AF Public Defender Agreement (Public Defender Services)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a real estate purchase contract with Blue Peak Holdings, LLC.

SUMMARY RECOMMENDATION

Staff recommends approval of a purchase agreement with Blue Peak Holdings, LLC.

BACKGROUND

American Fork City desires to purchase certain property located at approximately 900 West 770 South, American Fork, Utah and more particularly described as Lot 101 of AF PD South Plat A.

The property shall be purchased for the express purpose of construction of a future culinary well site. Purchase and construction of property, well facilities and appurtenances are partially or wholly impact fee eligible and funds shall be applied accordingly. Well house building improvements are anticipated to have a residential aesthetic.

BUDGET IMPACT

Per the purchase agreement attached.

SUGGESTED MOTION

I move to approve the real estate purchase agreement with Blue Peak Holdings, LLC.

SUPPORTING DOCUMENTS

Horan Purchase Agreement (PDF)

PURCHASE AGREEMENT

This Agreement is made on this ____ day of _____, 2021
between American Fork City (hereinafter referred to as "Buyer"), and Blue Peak Holdings, LLC
(hereinafter referred to as "Seller").

RECITALS

WHEREAS, the Seller owns certain property located at approximately 900 West 770
South, American Fork, Utah 84003; and

WHEREAS, the Seller desire to sell the Property and Buyers desire to purchase the
Property;

NOW THEREFORE, in consideration of the mutual promises and covenants contained
herein, the parties agree as follows:

TERMS

1. Property Description:

- a. The subject property is an improved lot located at approximately 900 West 770
South, American Fork, Utah 84003 and more particularly described as Lot 101 of
AFPD South Plat A and shown in Exhibit A attached hereto (the "Property").

2. Purchase Price and Conditions of Sale.

- a. Buyer agrees to buy and Seller agrees to sell the Property. The purchase price for
the Property is \$140,000.00 (One Hundred Forty Thousand Dollars). At
Settlement, the entire Purchase Price shall be paid in full.
- b. At the option of Buyer, the transaction may be handled through a title and escrow
company selected by Buyer, in which event, at closing the title company will
disburse funds to lien holders, mortgagees, or others having interest in the
Property, with the remainder of the Purchase Price paid to Seller. Buyer and
Seller shall each pay one half of the fee charged by the escrow/closing office for
its services in the settlement/closing process.
- c. Any title insurance may be purchased by Buyer at its own expense.
- d. Settlement shall take place on or before January 15, 2022, or on a date upon
which Buyer and Seller agree in writing. "Settlement" shall occur only when all
of the following have been completed:

- i. Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by this Contract, by the Lender, by written escrow instructions or by applicable law;
 - ii. any monies required to be paid by Buyer under these documents (except for the proceeds of any new loan) have been delivered by Buyer to Seller or to the escrow/closing office in the form of collected or cleared funds; and
 - iii. any monies required to be paid by Seller under these documents have been delivered by Seller to Buyer or to the escrow/closing office in the form of collected or cleared funds.
3. Title to Property.
 - a. Seller will convey the Property to Buyer by way of Warranty Deed, free of all liens and encumbrances, at Settlement when the Purchase Price has been paid.
4. Building Improvements.
 - a. Buyer shall make best efforts to ensure all building improvements on the lot maintain, in its sole discretion, a residential aesthetic.
5. Real Estate Taxes, Assessments, and Adjustments.
 - a. Real Estate Taxes accrued against the property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the property through the date of closing. Buyer shall pay all taxes assessed against the Property after the date of closing.
6. Possession.
 - a. Seller shall deliver physical possession to Buyer upon Closing.
7. Disclosures, Warranties, Representations.
 - a. Seller warrants and represents that it has fee title to the Property and will convey good and marketable title to Buyer.
 - b. It is understood by both Parties that the Property is being sold as an improved subdivision lot.
8. General Conditions.
 - a. Complete Contract. This Contract together with its addenda, any attached exhibits, constitutes the entire Contract between the parties and supersedes and

replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties. This Contract cannot be changed except by written agreement of the parties.

- b. Attorney Fees and Costs. In the event of litigation to enforce this Contract, the prevailing party shall be entitled to costs and reasonable attorney fees.
- c. Governing Law. This agreement shall be interpreted and enforced in accordance with the laws of the State of Utah. Any litigation related to this agreement shall be filed in Utah County, State of Utah.
- d. Counterparts. This Contract and any addenda and counteroffers may be executed in counterparts.
- e. Severability. The unenforceability or invalidity of any one or more provisions hereof shall not render any other provisions herein contained unenforceable or invalid and each term, covenant and condition hereof shall be enforced to the fullest extent permitted by law.

The foregoing Purchase Agreement is hereby accepted in accordance with the terms and conditions specified above.

AMERICAN FORK CITY

BRADLEY J. FROST, Mayor

Attest:

City Recorder

BLUE PEAK HOLDINGS, LLC

By:

Its:

State of Utah)
)
) ss
County of _____)

On this _____ day of _____, in the year 2021, before me personally appeared _____, proved on the basis of satisfactory name of document signer evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

(notary signature)

(seal)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving the Voter Participation Area map as prepared by the Utah County Elections office.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

In this last legislative session, HB 119 was passed which tied petition signature requirements for local initiative or referendum to percentages of the number of active voters in the political subdivision (as opposed to a percentage of all votes cast in the city for all candidates for President of the United States at the last election at which a President of the United States was elected). This bill also required municipalities to divide their township or city into contiguous and compact “voter participation areas” of substantially equal population before January 1, 2020, and again on January 1, 2022, and on January 1st every ten years. For American Fork City, we are required to divide our city into four voter participation areas. The general signature requirements (or the percentage of the number of active voters) for petitions will have to be obtained from at least 75% of the voter participation areas of the municipality.

The Utah County Elections office has taken the lead with this requirement as they are responsible for creating the voting districts in the county. They also have the current data needed and the technology to accomplish this. The attached map is being presented for approval.

BUDGET IMPACT

NA

SUGGESTED MOTION

I move to adopt the resolution approving the Voter Participation Area map as prepared by the Utah County Elections office.

SUPPORTING DOCUMENTS

Voter Participation Area Resolution (DOCX)
American Fork Voter Participation areas (PDF)

RESOLUTION NO. _____**A RESOLUTION ADOPTING THE VOTER PARTICIPATION AREA MAP AS PREPARED BY THE UTAH COUNTY ELECTIONS OFFICE.**

WHEREAS, during the 2019 Legislative General Session HB 119 was adopted relating to Initiatives, Referenda, and other Political Activities; and

WHEREAS, HB 119 included the requirement for municipalities to establish “Voter Participation Areas”; and

WHEREAS, in accordance with State Code §20A-7-401.3, the city shall, no later than January 1, 2020, again on January 1, 2022, and January 1 each 10 years after 2022, divide the city into four contiguous and compact voter participation areas of substantially equal population for the purpose of obtaining signatures for initiatives and referenda; and

WHEREAS, the Utah County Elections Office has prepared the Voter Participation Area Maps for each municipality, including American Fork City.

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

1. The Voter Participation Area Map (Exhibit A) prepared by Utah County Elections Office is hereby adopted.

PASSED AND APPROVED by the American Fork City Council this 14th day of December 2021.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Voter Participation Area Resolution (Voter Participation Area map)

American Fork Quadrants

Utah County GIS Department

Q1

AF03
AF08
AF10
AF10S

Q2

AF05
AF06
AF06S
AF09

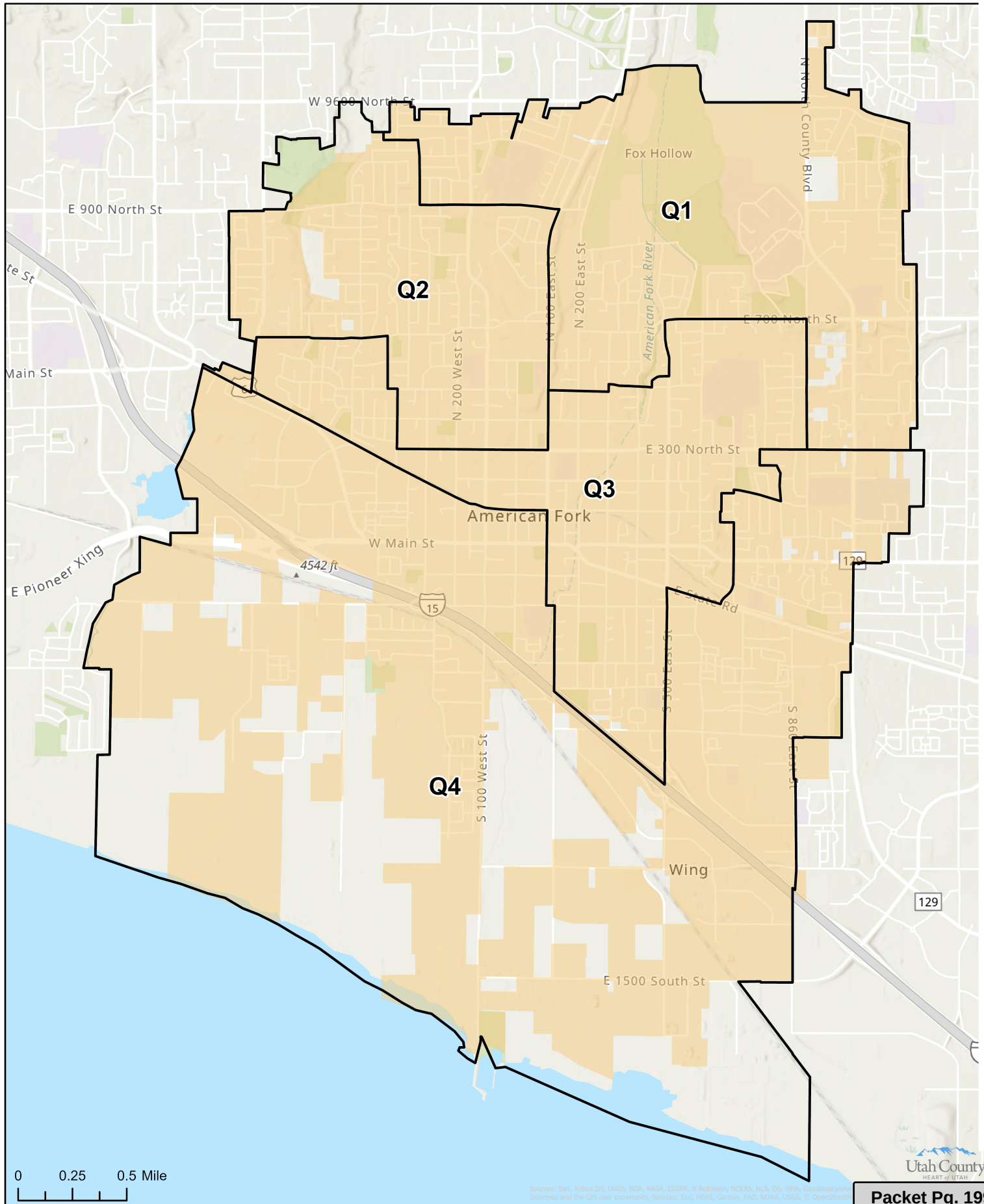
Q3

AF04
AF07
AF11
AF12

Q4

AF01
AF02
AF13
AF14

5.19.b



Attachment: American Fork Voter Participation areas (Voter Participation Area map)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 14, 2021**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an ordinance setting the time and place of the 2022 City Council meetings.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

Each year, the city posts an annual notice of regular meetings for the city council, planning commission, and other boards/committees/commissions. The city is also required by state law (UCA 10-3-502) to adopt an ordinance which sets the time and place of city council meetings.

The following ordinance will establish the time and place of the city council meetings to meet state law. The City Council meetings are held the second and fourth Tuesday of each month at 7:00 p.m. at the Historic City Hall. The work sessions are scheduled on the first and third Tuesday of the month at 4:00 p.m. at the Administration Offices. Occasionally there may be times when meetings may need to be rescheduled.

BUDGET IMPACT

NA

SUGGESTED MOTION

I move to adopt the ordinance setting the time and place of city council meetings for 2022.

SUPPORTING DOCUMENTS

12-14-21 - 2022 City Council dates (DOC)

ORDINANCE NO. _____

AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE CITY COUNCIL OF AMERICAN FORK CITY FOR THE YEAR 2022 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, §10-3-502 UCA requires that the time and place of City Council meetings be set by ordinance, which must be held at least once each month; and

WHEREAS, §52-4-202 UCA requires the City to give notice of its annual meeting schedule for all regularly scheduled meetings.

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

Section 1. Establishment of time and place of meetings.

The regular meetings and work sessions of the American Fork City Council for the year 2022 shall be held according to the attached schedule (Exhibit "A"). The regular session meetings will commence at 7:00 p.m. and will be held at City Hall, 31 N. Church Street. Work sessions will commence at 4:00 p.m. and will be held in the City Administration Conference Room, 51 East Main.

Section 2. Effective Date

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

PASSED BY THE AMERICAN FORK CITY COUNCIL ON THIS 8th DAY OF DECEMBER 2020.

Bradley J. Frost, Mayor

ATTEST:

Stephanie Finau, Deputy Recorder

Attachment: 12-14-21 - 2022 City Council dates (2022 City Council Meeting schedule)

Exhibit “A”

City Council Work Sessions and Regular Sessions meetings:

Notice is hereby given that the City Council will hold its regular session meetings on the second and fourth Tuesday of each month at 7:00 p.m. at the Historic City Hall, 31 North Church Street, unless otherwise as noted. Work Sessions will be held on the first and third Tuesday of each month at 4:00 p.m. in the City Administrative Offices Conference Room, 51 East Main Street, unless otherwise as noted. The specific meeting dates are as follows:

City Council Work Session

January 4 and 18
 February 10 and 11 (Retreat)
 February 1 and 15
 March 1 and 15
 April 5
 May 3 and 17
 June 7 and 21
 July 19
 August 2 and 16
 September 6 and 20
 October 4 and 18
 November 1 and 15
 December 6

City Council Regular Sessions

January 11 and 25
 February 8 and 22
 March 8 and 22
 April 12 and 26
 May 10 and 24
 June 14 and 28
 July 12 and 26
 August 9 and 23
 September 13 and 27
 October 11 and 25
 November 8
 December 13

Dates and times of meetings may change as needed due to holidays, elections, or other unforeseen circumstances. Special meetings may be held at the discretion of the mayor. All meetings are posted on <https://www.utah.gov/pmn/>.