

AMERICAN FORK CITY PLANNING COMMISSION
APRIL 20, 2022
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on April 20, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Hearing, review, and action on amending Section 15.02.1525 of the municipal code of American Fork City titled “620 South/700 South Road Cross Section”.
2. Hearing, review, and action on amending Section 17.05.128 of the municipal code of American Fork City, titled “Signs and Advertising Structures”.
3. Hearing, review, and action on amending section 17.05.133 of the municipal code of American Fork City, title “Off-Street Parking Standards”.
4. Hearing, review, and action on amending the American Fork City General Plan to adopt the Parks Master Plan.
5. Hearing, review, and action on a land use map amendment from the Residential Medium Density designation to the General Commercial designation, located at 355 East 200 South.
6. Hearing, review, and action on a zone map amendment from the R2-7500 Residential Zone to the GC-1 General Commercial Zone, located at 355 East 200 South.
7. Review and action on the final plat for Station 52, located in the area of Harvey Boulevard, in the Public Facilities (PF) Zone.
8. Hearing, review, and action on a site plan for Station 52, located in the area of Harvey Boulevard, in the Public Facilities (PF) Zone.
9. Discussion on Upcoming Projects/Concept Plans (formerly Site Plan Meetings)
10. Other Business
11. Review and action on the minutes of the March 16, 2022 Planning Commission Regular Session
12. Adjournment

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

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 4/20/2022

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 15.02.1525

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 15.02.1525 to the American Fork City Municipal Code entitled “620 South/700 South Road Cross-Section”. 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 **15.02.1525** OF THE AMERICAN FORK CITY CODE RELATING TO THE 620 SOUTH/700 SOUTH ROAD CROSS-SECTION 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 620 South/700 South Road Cross-Section; 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 15.02.1525 be created to include the 620 South/700 South Road Cross Section as shown in the attached drawing.

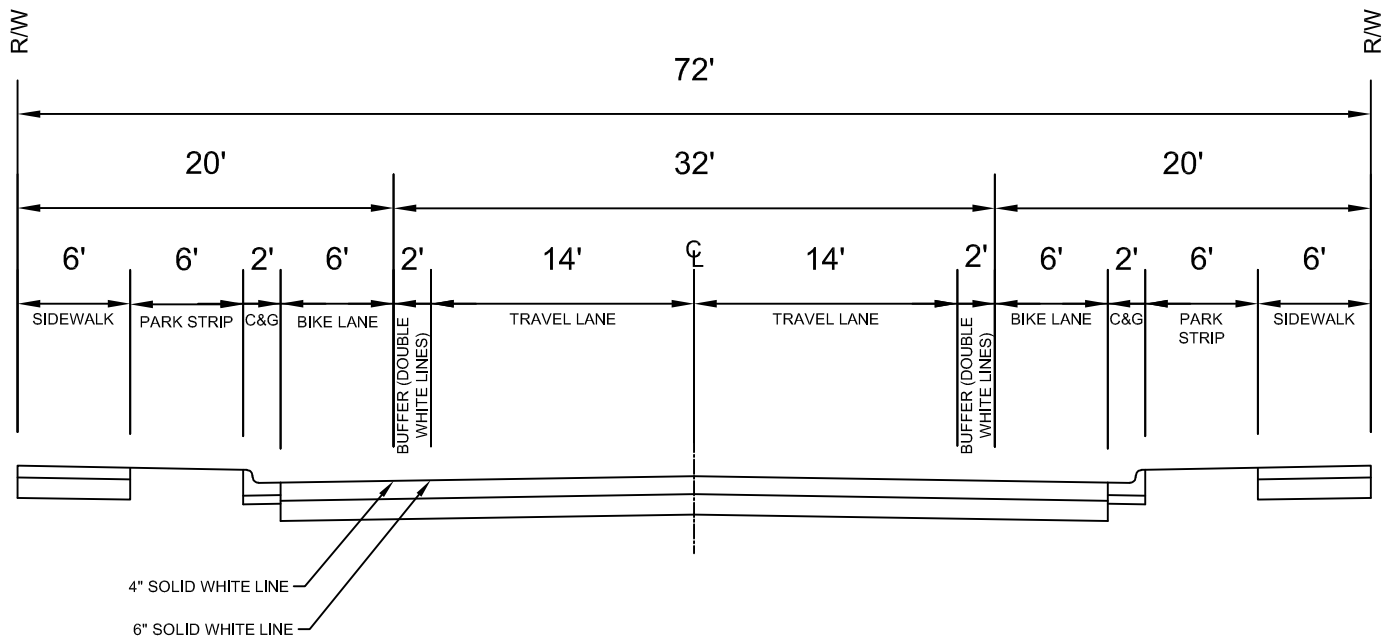
EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS 26th DAY OF APRIL, 2022.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder



620/700 SOUTH - MINOR COLLECTOR
NTS

DRAWN: JMM		AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR 620/700 SOUTH MINOR COLLECTOR	DRAWING NO. 1.2
REVISED:				
DATE: APR 2022				
SCALE: VARIES				

ORDINANCE NO. 2022 - ____ - ____

AN ORDINANCE REPEALING SECTION 17.5.128 THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATING TO SIGNS AND ADVERTISING STRUCTURES AND ADOPTING SECTION 17.20 RELATING TO SIGNS AND ADVERTISING STRUCTURES.

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 advertising structures.

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.128(A) of the Municipal Code of American Fork City, relating to permitted signs in all zone districts is hereby repealed.

SECTION 2. Chapter 17.20 of the Municipal Code of American Fork City, relating to permitted signs in all zone districts, shall read as follows:

Sec. 17.20.010 Applicability

Any sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the following regulations.

Sec. 17.20.020 Purpose & Intent

- A. It is determined to be in the best interest of the health, safety and welfare of the citizens of the city to regulate signs and advertising structures in order to eliminate potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays, thus reducing driver inattention; preserve and improve the appearance of the city as a place in which to live; allow each individual business to clearly identify itself and the goods and services which they offer; safeguard and enhance property values; protect public and private investment in buildings and open space; and supplement other regulations of the city.
- B. In interpreting and applying the provisions of this chapter, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. Where this chapter imposes a greater restriction upon signs and the location thereof, or requires or imposes conditions other than those required or imposed by laws, ordinances or restrictions, the provisions of this chapter shall control.

Sec. 17.30.030. Definitions

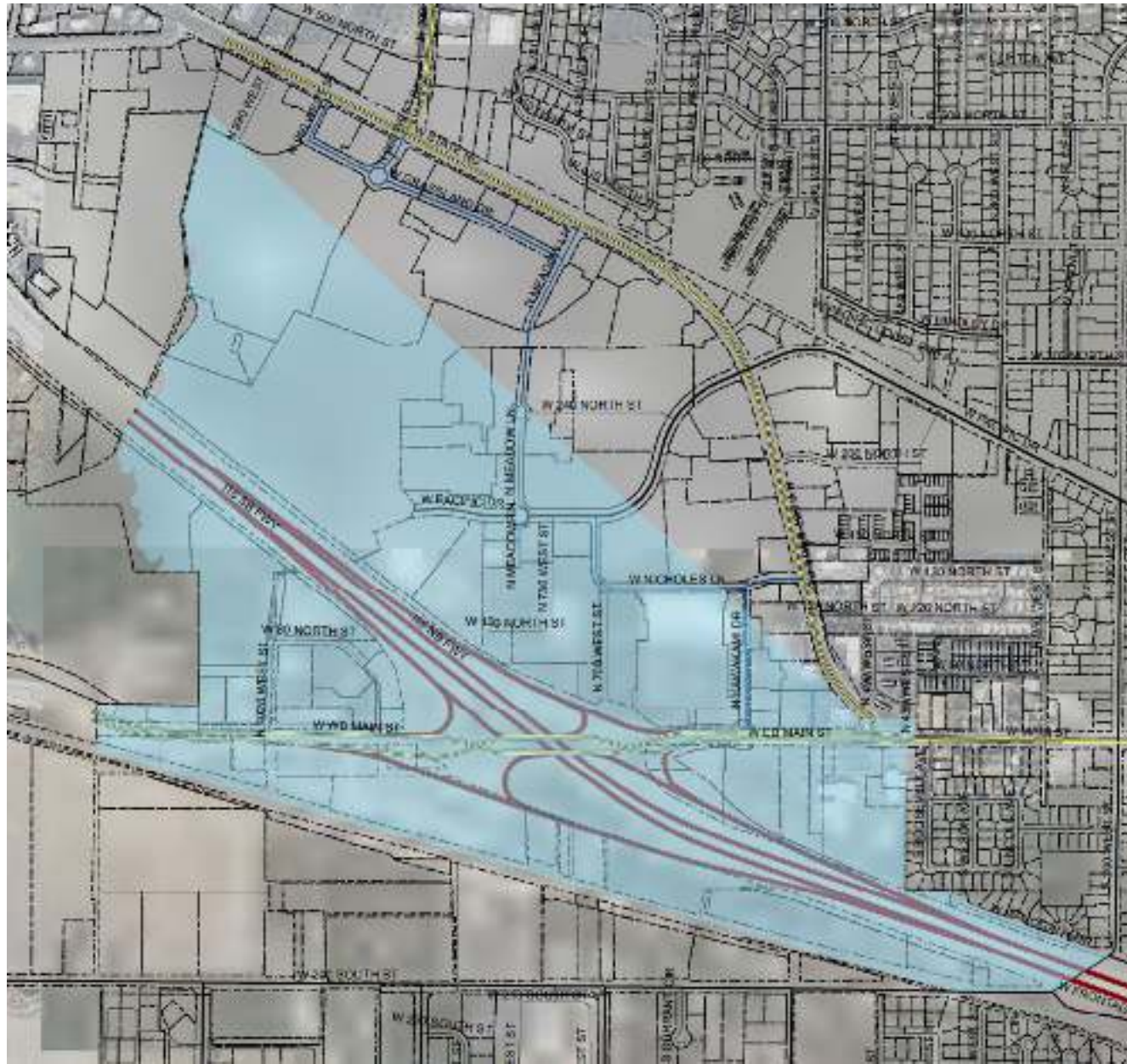
Words and terms used in this Chapter shall have the meanings given in this Section.

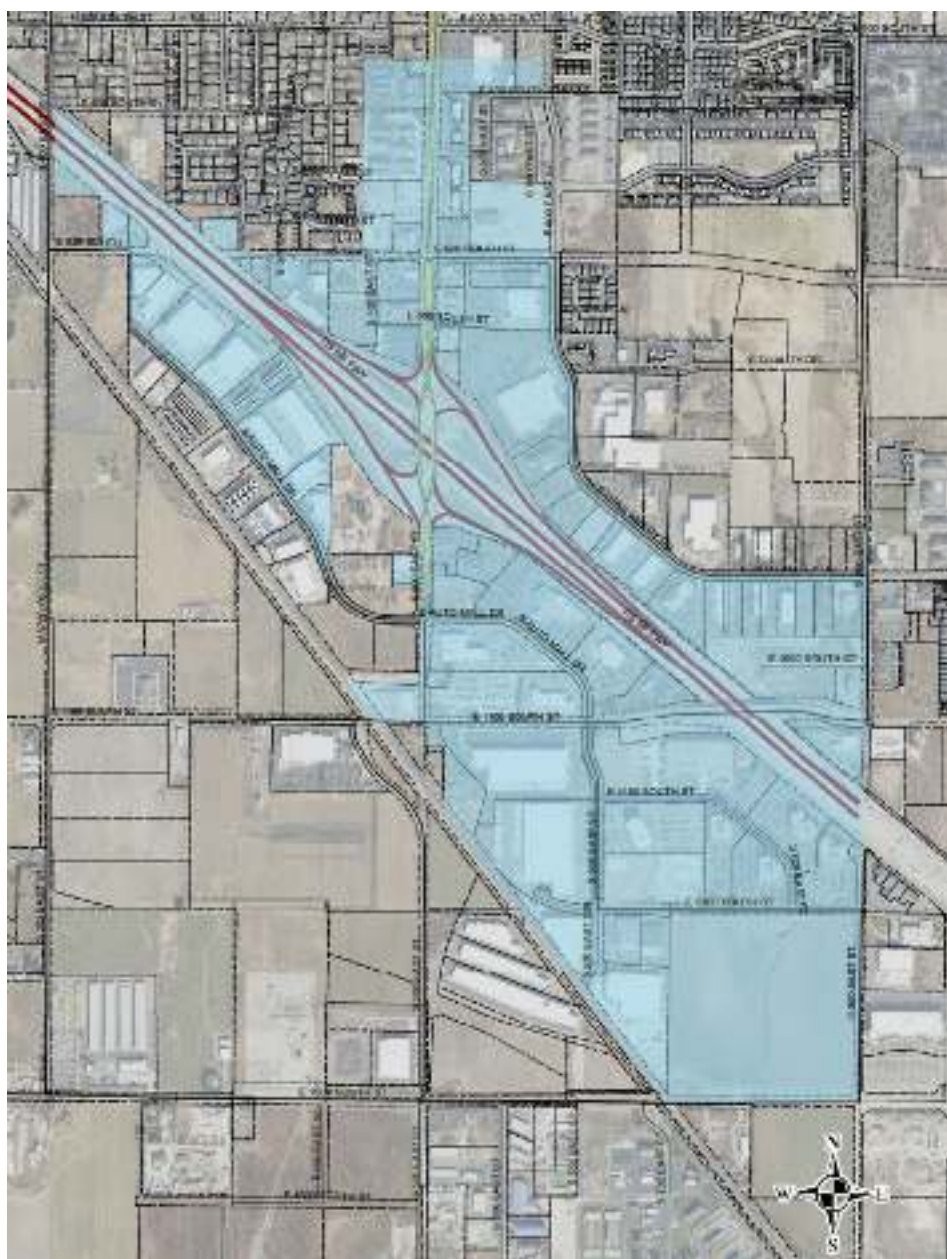
- A. Abandoned Sign: A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days, in the case of off-premises signs, or at least 360 days in the case of on-premises signs.
- B. Address Sign: A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service.
- C. Animated Sign: A sign depicting action, motion, or light or color changes through electrical or mechanical means.
- D. Awning: A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.
- E. Awning Sign: Any sign painted on, or applied to, an awning.
- F. Balloon Sign: A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.
- G. Banner: Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

- H. Beacon Lighting: Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.
- I. Building Frontage: The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot.
- J. Canopy: A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.
- K. Canopy Sign: Any sign that is part of, or attached to a canopy.
- L. Changeable Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy signs are manual changeable copy signs and electronic changeable copy signs, which include: message center signs, digital displays, and Tri-Vision Boards.
- M. Channel Letter Sign: A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.
- N. Clearance: The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.
- O. Digital Display: The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to LCD, LED, or plasma displays.
- P. Directional Sign: Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a site.
- Q. Downtown District: As referenced in this chapter, the Downtown District shall mean from _____ to _____ and _____ to _____ as shown in the figure below:



- R. Festoon Lighting: A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.
- S. Flag: Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.
- T. Flashing Sign: A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers signs or digital displays that meet the requirements set forth herein.
- U. Foot-candle: A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) footcandle is equal to one (1) lumen per square foot
- V. Foot-lambert: A unit of emitted light (from a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) foot-lambert is equal to one (1) lumen per square foot.
- W. Freestanding Sign: A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:
- X. General Commercial District: As referenced in this chapter, the General Commercial District shall mean the areas referenced in the figure below:





- Y. Ground Sign: A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building. (Also known as monument sign)
- Z. Pole Sign: A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.
- AA. Gas Station Canopy: A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements
- BB. Gas Station Canopy Sign: Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this ordinance, gas station canopy signs shall be considered wall signs.
- CC. Government/Regulatory Sign: Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof, in the discharge of official duties.
- DD. Holiday Decorations. Signs or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as seasonal decorations)
- EE. Illumination: A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source.
- a. External Illumination: Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
 - b. Internal Illumination: A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.
 - c. Halo Illumination: A sign using a 3-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect. (Also known as back-lit illumination)
- FF. Illuminated Sign: A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.
- GG. Incidental Sign: A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.
- HH. Incidental Window Sign: Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

II. Industrial District: As referenced in this chapter, the Industrial District shall mean the areas reference in the figure below:

- JJ. Inflatable Sign: A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.
- KK. Interactive Sign: An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.
- LL. Legibility: The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.
- MM. Light Trespass: Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.
- NN. Limited Duration Sign: A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.
- OO. Luminance: An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft²).
- PP. Manual Changeable Copy Sign: A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.
- QQ. Marquee: A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements.
- RR. Marquee Sign: Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.
- SS. Mechanical Movement Sign: A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.
- TT. Memorial Sign: A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.
- UU. Menu Sign: A permanent sign for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.
- VV. Message Center Sign: A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.
- WW. Message Sequencing: The spreading of one message across more than one sign structure.
- XX. Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

- YY. Mural (or mural sign): A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/ or symbols.
- ZZ. Neon Sign: A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.
- AAA. Nonconforming Sign: A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.
- BBB. Off-Premises Sign: An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a third-party sign, billboard, or outdoor advertising)
- CCC. Official Traffic Sign: Official highway route number signs, street name signs, directional signs and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.
- DDD. On-Premises Sign: A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.
- EEE. Pennant: a triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.
- FFF. Permanent Sign: A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.
- GGG. Personal Expression Sign: An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.
- HHH. Portable Sign: A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.
- III. Sandwich Board Sign: A type of freestanding, portable, temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (Also known as A-frame sign)
- JJJ. Vehicular Sign: A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.
- KKK. Private Drive Sign: A sign indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.
- LLL. Projecting Sign: A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee. (Also known as blade sign)

- MMM. Public Sign: A sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification signs for public facilities.
- NNN. Reflective Sign: A sign containing any material or device which has the effect of intensifying reflected light.
- OOO. Revolving Sign: A sign which revolves in a circular motion; rather than remaining stationary on its supporting structure.
- PPP. Roof Sign: A building-mounted sign erected upon, against, or over the roof of a building.
- QQQ. Scoreboard: A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.
- RRR. Security Sign: An on-premises sign regulating the use of the premises, such as a “no trespassing,” “no hunting,” or “no soliciting” sign. (Also known as warning sign)
- SSS. Shielded: The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.
- TTT. Sign: Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.
- UUU. Sign Area: The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols.
- VVV. Sign Face: The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.
- WWW. Sign Height: The vertical dimension of a sign.
- XXX. Sign Supporting Structure: Poles, posts, walls, frames, brackets, or other supports holding a sign in place.
- YYY. Snipe Sign: A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner.
- ZZZ. Storefront: The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.
- AAAA. Streamers: A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.
- BBBB. Street Frontage: The side or sides of a lot abutting on a public street or right-of-way.
- CCCC. Street Pole Banner: A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

DDDD. Temporary Sign: A type of non-permanent, sign that is located on private property that can be displayed for no more than 30 consecutive days at one time.

EEEE. Tri-Vision Boards: An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

FFFF. Vending Machine Sign: A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

GGGG. Wall Sign: A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign. (Also known as: fascia sign, parallel wall sign, or band sign)

HHHH. Window Sign: Any sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

Sec. 17.20.030 Prohibited Signs

The following signs are unlawful and prohibited:

- A. Abandoned signs.
- B. Snipe signs. Signs may only be attached to utility poles in conformance with state and utility regulations and the requirements of this Chapter.
- C. Vehicular signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.
- D. Mechanical movement signs, including revolving signs.
- E. Pennant strings and streamers.
- F. **Animated signs, flashing signs, or signs that scroll or flash text or graphics.**
- G. Inflatable devices or balloon signs, with the exception of balloons used in temporary, non-commercial situations.
- H. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
- I. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.
- J. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
- K. Reflective signs or signs containing mirrors.
- L. Interactive signs.
- M. Signs incorporating beacon or festoon lighting.

- N. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and road.
- O. Roof signs.
- P. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- Q. Any sign containing information which states or implies that a property may be used for any purpose not permitted under federal, state, or local laws and regulations.
- R. Any sign that promotes illegal activity.

Sec. 17.20.040. Signs Exempt from Permit Requirements

The following signs shall be allowed without a sign permit provided such signs comply with the regulations in this section, if any.

- A. Official traffic signs.
- B. Government/regulatory signs.
- C. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside, and are located greater than three (3) feet from the window.
- D. Holiday and seasonal decorations.
- E. Address signs - Up to two (2) signs stating address, number and/or name of occupants of the premises and do not include any commercial advertising or other identification.
 - a. Residential districts. Signs not to exceed three (3) sq. ft. in area.
 - b. Non-residential districts. Signs not to exceed five (5) sq. ft. in area.
- F. Public signs - Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification or directional signs for public facilities.
- G. Private drive signs - One (1) sign per driveway entrance, not to exceed two (2) sq. ft. in area.
- H. Flags:
 - a. Location. Flags and flagpoles shall not be located within any right-of-way.
 - b. Height. Flags shall have a maximum height of 30 ft.
 - c. Number. No more than two (2) flags per lot in residential districts, no more than three (3) flags per lot in all other districts.
 - d. Size. Maximum flag size is 24 sq. ft. in residential districts, 35 sq. ft. in all other districts.
- I. Legal notices.
- J. Memorial signs, public monument or historical identification sign erected by the city, including plaque signs up to three (3) sq. ft. in area.
- K. Directional signs, provided they do not contain any commercial messaging.

- a. Area. No single directional sign shall exceed four (4) sq. ft. in area.
- b. Height. Directional signs shall have a maximum height of five (5) ft.
- c. Illumination. Directional signs shall be non-illuminated.
- L. Art and murals, provided such signs do not contain any commercial messaging.
- M. Temporary signs in compliance with this Chapter.

Sec. 17.20.050 General Regulations

- A. Sign location.
 - a. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
 - b. No sign may occupy a sight triangle.
 - c. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
- B. Sign Materials & Construction: Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in accordance with city code and applicable building code; and shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible.
- C. Sign Area.
 - a. The area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
 - b. Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
 - c. Signs may be double-sided.
 - i. On-premises signs.
 - 1. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than 18 inches apart.
 - 2. Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than 18 inches apart, the larger sign face shall be used as the basis for calculating sign area.
 - 3. When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.

ii. Off-premises signs.

1. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than five (5) feet apart.
 2. Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than five (5) feet apart, the larger sign face shall be used as the basis for calculating sign area.
 3. When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than five (5) feet apart, all sides of such sign shall be considered in calculating the sign area.
- d. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly-shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
- e. If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
- f. The permitted maximum area for all signs is determined by the sign type and the zoning district in which the sign is located.

D. Sign Height.

- a. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than 100 feet from a public street, height shall be measured to the mean grade at the base of the sign.
- b. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
- c. The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located.

E. Sign Spacing: The spacing between sign structures shall be measured as a straight-line distance between the closest edges of each sign.

F. Sign Illumination.

- a. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
 - i. Location. The summary table below provides detailed information about what types of illumination are permitted in each zoning district.
 - ii. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
 - iii. No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
- b. Hours of Operation:

- i. Signs on non-residential properties may be illuminated from 5 am until 11 pm, or 1/2 hour past the close of business of the facility being identified or advertised, whichever is later.
 - ii. Signs shall provide an automatic timer to comply with the intent of this Section.
 - c. Brightness: Message center signs and digital displays are subject to the following brightness limits:
 - i. During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
 - ii. At all other times, luminance shall be no greater than two hundred fifty (250) nits.
 - iii. Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.
 - d. Message Duration: The length of time each message may be displayed on a message center sign, digital display, or Tri-Vision Board sign is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method should be used to calculate message duration for message center signs, digital displays, or Tri-Vision Board signs.
 - i. Determine the greatest distance from which the sign becomes visible on the road the sign is primarily intended to serve. If a sign is intended to be seen by more than one roadway, the road with the lower posted speed limit shall be used for determining message duration.
 - ii. Multiply the road's posted speed limit (MPH) by 5,280, and then divide by 3,600 to obtain the speed limit in feet/second.
 - iii. Divide the visibility distance by the speed limit (feet/second).
 - iv. Add an additional ten (10) percent of this number to the total.
 - v. The resulting amount of time is the minimum permitted message duration, except where this value is less than eight (8) seconds in which the minimum message duration shall be no less than eight (8) seconds.
- G. Types of Illumination: Where permitted, illumination may be:
 - a. External: Externally illuminated signs, where permitted, are subject to the following regulations:
 - i. The source of the light must be concealed by translucent covers.
 - ii. External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
 - b. Internal: Internally illuminated signs, where permitted, are subject to the following regulations:
 - i. Internal illumination, including neon lighting, must be static in intensity and color.
 - ii. Message center signs are permitted in accordance with the regulations contained in this Chapter.
 - iii. Digital displays are permitted in accordance with the regulations contained in this Chapter.
- H. Message center signs are subject to the following regulations, in addition to all other illumination requirements established in this Section.

- a. Sign Type: Message center signs are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations of this Chapter.
- b. Height: A message center sign shall have the same height limits as other permitted signs of the same type and location.
- c. Area:
 - i. When used as an on-premises sign, message center signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 50% of the total area for all signs permitted on a property.
 - ii. When used as an off-premises sign, message center signs may be used for the full permitted sign area.
- d. Maximum Number: Where permitted, one (1) message center sign is permitted per street frontage, up to a maximum of two (2) message center signs per property.
- e. Message Display:
 - i. No message center sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
 - ii. The content of a message center sign must transition by changing instantly (e.g., no fade-out or fade-in).
 - iii. Default Design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- f. Conversion of a permitted non-message center sign to a message center sign requires the issuance of a permit.
- g. The addition of any message center sign to a nonconforming sign is prohibited.
- I. Digital display signs are subject to the following regulations in addition to all other requirements established in this Section.
 - a. Sign Type: Digital displays are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations in this Chapter.
 - b. Height: A digital display shall have the same height limits as for other permitted signs of the same type and location.
 - c. Area:
 - i. When used as an on-premises sign, digital displays shall not exceed more than 50% of the total sign area permitted on the site.
 - ii. When used as an off-premises sign, digital displays may be used for the full permitted sign area.
 - d. Maximum Number per Property: Where permitted, one (1) digital display sign is permitted per property.
 - e. Message Display:
 - i. A Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message must fit on one screen.
 - ii. One message/display may be brighter than another, but each individual message/display must be static in intensity.
 - iii. The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).

- f. Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit.
- g. The addition of any digital display to a nonconforming sign is prohibited.
- J. Electrical Standards.
 - a. Permits for illuminated signs will not be issued without an approved electrical permit, if required. Applications for electrical permits shall be filed at the same time as the sign permit application.
 - b. All work shall be completed in full compliance with the city code.
 - c. The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.
 - d. The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to the city as a condition precedent to the issuance of a sign permit.
- K. Glare Control: Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.
- L. Illumination Standards by District.

District					Brightness Limitation for Digital Displays and Message Center Signs	Hours of Illumination	Motion Limitation	Size Limitation	
	Internal	Message Center Sign	External	Digital Display			Digital Displays and Message Center Signs	Digital Display Signs as a Max % of Total Sign Area on Site	Message Center Signs as a Max % of Sign Area
Ag/Rural	N	N^^^	N^^	N	N/A	N/A	N/A	N/A	N/A
Residential	N	N	Y	N	N/A	N/A	Determined by visibility.	N/A	50%

Institutional	Y	Y	Y	N	Daytime: 5,000 Nits Nighttime: 250 Nits	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility.	N/A	50%
Main Street	Y	N^	Y	N	N/A	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility.	N/A	50%
Village Commercial	N	N	Y	N	N/A	5 am to 11 pm or 1/2 hour past close of business	N/A	N/A	N/A
General Commercial &	Y	Y	Y	Y	Daytime: 5,000 Nits Nighttime: 250 Nits	5 am to 11 pm or 1/2 hour past	Determined by visibility.	50%	50%
Off-Premises*	Y	Y	Y	Y	Daytime: 5,000 Nits Nighttime: 250 Nits	5 am to 11 pm or 1/2 hour past	Determined by visibility.	100 %	100 %
Temporary Signs*	N	N	N	N	N/A	N/A	N/A	N/A	N/A
Portable Signs*	N	N	N	N	N/A	N/A	N/A	N/A	N/A

*Off-premises, temporary, and portable signs are subject to the illumination regulations governing off-premises, temporary and portable signs, rather than the illumination standards governing the specific district where the sign is located

^a Excludes marquee signs^{^^}Excludes signs located in Parks or Recreational

Sec. 17.20.060 Regulations by Sign Type: On-Premises Signs

A. Wall Signs.

- a. No portion of a wall sign shall be mounted less than eight (8) feet above the finished grade or extend out more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the eight-foot height requirement need not be met.

B. Canopy or Awning Signs.

- a. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
- b. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
- c. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
- d. Sign Placement.
 - i. Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
 - ii. Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three square feet. No more than one emblem or logo is permitted on any one awning or canopy.
- e. Sign Height.
 - i. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
- f. Any ground-floor awning projecting into a street right-of-way must be retractable.
- g. Awnings above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the building.
- h. Multi-tenant Buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.

C. Projecting Signs.

- a. No portion of a projecting signs shall project more than four (4) feet from the face of the building.
- b. The outermost portion of a projecting sign shall project no closer than five (5) feet from a curblin or shoulder of a public street.
- c. Sign Height. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

D. Window Signs.

- a. Incidental window signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.

E. Marquee Signs.

- a. Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
- b. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side there-of.
- c. No marquee shall extend closer to the curb than three (3) feet.
- d. Sign Height.
 - i. No portion of a marquee sign shall extend vertically above the eaveline.
 - ii. The lowest edge of the marquee sign shall be at least ten (10) feet above the finished grade.

F. Freestanding Signs.

- a. The lowest edge of any freestanding pole sign shall be either less than four (4) feet or greater than seven (7) feet above the ground.
- b. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
- c. Sign Placement.
 - i. All freestanding signs shall be set back five (5) feet from the right-of-way, except for official traffic signs and government/regulatory signs.
 - ii. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.

G. Manual Changeable Copy Signs: Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall, or portable sign.

Sec. 17.20.070. Regulations by Sign Type: Off-Premises Signs

A. Locations Permitted.

- a. Off-premises signs are permitted in the following locations:
 - i. [list zones/districts permitted]

B. Sign Size: An off-premises advertising sign is subject to the following size restrictions according to the posted speed limit of the road which the off-premises sign faces.

	Posted Speed Limit (MPH)				
	≤ 35	36 -45	46-55	56-65	Limited Access
Maximum Sign Area (sq. ft.)	60	100	150	200	300

C. Height and Location of Sign.

- a. The lowest edge of an off-premises sign shall be at least seven (7) ft. above the finished grade.
- b. Off-premises signs shall have a maximum height of 30 ft.

D. Spacing: Off-premises signs shall be:

- a. Set back from the ultimate right of way a distance equal to the height of the off-premises sign or 15 feet, whichever is greater.
- b. Located no closer than 25 feet from any property line.
- c. Located no closer than 50 feet from any building, structure, or on-premises sign located on the same property.
- d. Located no closer than 1,500 ft. from another off-premises sign on either side of the road measured linearly.
- e. Located no closer than 500 ft. from any intersection, or interchange (on/off-ramp).
- f. Located no closer than 1,000 ft. from any property line abutting a public park, playground, religious institution, cemetery, school, or residential district.
- g. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
- h. Not located on rights-of-way or waterline/pipeline easements.
- i. Not located on a bridge.

E. Number of Signs per Lot: There shall be no more than one off-premises sign per lot. Vertically or horizontally stacked signs shall not be permitted.

F. Double-Sided Off-Premises Signs: Signs may be single or double-sided, in accordance with this Chapter.

G. Message Sequencing: Message sequencing is prohibited.

H. Construction and Maintenance.

- a. All plans for off-premises signs shall be certified by a licensed engineer registered in Utah.
- b. All off-premises advertising signs shall be structurally sound and maintained in good condition and in compliance with city code and applicable building codes.
- c. The rear face of a single-face, off-premises advertising sign shall be painted and maintained with a single neutral color as approved by the city.
- d. Every three years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Utah and shall provide to the city a certificate certifying that the billboard is structurally sound.

I. Identification of Sign Owner: All off-premises signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.

J. Landscaping. Landscaping shall be provided at the base of all off-premises signs.

- K. Additional Regulations. All off-premises signs shall comply with any and all municipal, state and/or federal regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the more strict regulation shall apply.
- L. Application/Plan Requirements. Plans submitted for off-premises advertising signs shall show the following:
 - a. The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
 - b. The distance to the nearest existing off-premises advertising sign.
 - c. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, off-premises sign, intersection, interchange, bridge, residential district, rights-of-way, and waterline/pipeline.
 - d. Site plan containing all of the applicable requirements set forth in the city code, as amended.
 - e. Certification under the seal by a licensed engineer that the off-premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
- M. Illumination and Changeable Copy of Off-Premises Signs.
 - a. Off-premises signs may incorporate manual changeable copy signs.
 - b. Off-premises signs may be illuminated, provided that:
 - i. All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties.
 - ii. Light sources are not visible from any street or adjoining properties.
 - c. The following illumination types shall be permitted subject to the regulations in this Chapter.
 - i. Message center sign
 - ii. Digital display
 - iii. External illumination
 - iv. Internal illumination
 - d. Off-premises signs may incorporate Tri-Vision Boards.
 - i. The length of time each message of the Tri-Vision Board may be displayed before changing is based upon the visibility and posted speed limit unique to individual signs and adjacent road conditions. The message duration for Tri-Vision Boards shall be calculated using the method described in this Chapter.
- N. Safety. In applying for special exception relief, the applicant bears the burden of proof to establish that the proposed off-premises sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

A. Limited duration signs, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

B. Size and Number.

a. Non-Residential Zones:

i. Large Limited Durations Signs: One (1) large limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large limited duration signs.

1. Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

2. Area: Each large limited duration sign shall have a maximum area of 16 sq. ft.

a. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.

ii. Small Limited Duration Signs: In addition to the large limited duration sign(s) outlined above, one (1) small limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional small sign may be permitted.

1. Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

2. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.

3. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

b. Residential Zones:

i. Large Limited Duration Sign: One (1) large limited duration sign is permitted per property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

1. Type:

- a. Freestanding sign

- b. Window sign
- c. Wall sign
- 2. Area: Each large limited duration sign shall have a maximum area of 16 sq. ft.
- 3. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.
- ii. Small Limited Duration Sign: One (1) small limited duration sign is permitted per property.
 - 1. Type:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
 - 2. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
 - 3. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

C. Permit Requirements.

- a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.
- b. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.
- c. An application for a limited duration sign permit must include:
 - i. A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;
 - ii. A schematic drawing of the site showing the proposed location of the sign in relation to nearby building and streets;
 - iii. The number of signs on the site.

D. Installation and Maintenance.

- a. All limited duration signs must be installed such that in the opinion of the city building official, they do not create a safety hazard.
- b. All limited duration signs must be made of durable materials and shall be well-maintained.
- c. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

E. Illumination: Illumination of any limited duration sign is prohibited.

F. Summary Table for Limited Duration Signs.

	Limited Duration Signs	
	Non-Residential Districts	Residential Districts
	Number: 1 per property; 2 if property is 5+	Number: 1 per property if property is 5+

Duration Signs (max area 16 sq. ft.)	acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.	acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.
	Height: Maximum 8 ft.	Height: Maximum 8 ft.
Small Limited Duration Signs (max area 6 sq. ft.)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of frontage or has > 10,000 square feet of floor area.	Number: 1 per property
	Height: Maximum 6 ft.	Height: Maximum 6 ft.

Sec. 17.20.090 Regulations by Sign Type: Temporary Signs

- A. Temporary signs, as defined in this Section, located on private property, are exempt from standard permit requirements. Temporary signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- B. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.
- C. Size and Number.
 - a. Non-Residential Districts:
 - b. Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.
 - i. Type:
 - 1. Freestanding sign
 - 2. Window sign
 - 3. Wall sign
 - 4. Banner
 - ii. Area:
 - 1. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
 - 2. Each large temporary banner shall have a maximum area of 32 sq. ft.
 - iii. Height:

1. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
2. Banners shall hang at a height no greater than 24 feet.
- c. Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.
 - i. Type:
 1. Freestanding sign
 2. Window sign
 3. Wall sign
 - ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.
 - iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

D. Residential Districts:

- a. Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.
 - i. Type:
 1. Freestanding sign
 2. Window sign
 3. Wall sign
 4. Banner Sign
 - ii. Area:
 1. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
 2. Each large temporary banner shall have a maximum area of 32 square feet.
 - iii. Height:
 1. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
 2. Banners shall hang at a height no greater than 24 feet.
- b. Small Temporary Signs: One (1) small temporary sign is permitted per residential property.
 - i. Type:
 1. Freestanding sign
 2. Window sign
 3. Wall sign
 - ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

E. Duration and Removal

- a. Temporary signs may be displayed up to a maximum of 30 consecutive days, two (2) times per year.
- b. The city or the property owner may confiscate signs installed in violation of this chapter. Neither the city nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

F. Permission: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

G. Municipal Notification: Temporary signs are exempt from the standard permit requirements, but the date of erection of a temporary sign must be written in indelible ink on the lower right-hand corner of the sign.

H. Installation and Maintenance.

- a. All temporary signs must be installed such that in the opinion of the city's building official, they do not create a safety hazard.
 - i. All temporary signs must be made of durable materials and shall be well-maintained.
 - ii. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

I. Illumination: Illumination of any temporary sign is prohibited.

J. Summary Table for Temporary Signs.

Temporary Signs		
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 sq. ft. for banner, 16 square feet for all other signs)	Number: 1 per property; 2 if property is	Number: 1 per property if property is
	5+ acres with 400+ ft. of street front- age, or has > 10,000 square feet of floor area.	5+ acres with 400+ ft. of street front-age or has > 10,000 square feet of floor area.
	Height:	Height:
	<i>Ground:</i> Maximum 8 ft. <i>Banner:</i> Maximum 24 ft.	<i>Ground:</i> Maximum 8 ft. <i>Banner:</i> Maximum 24 ft.
Small Temporary Signs (max area: 6 sq. ft.)	Number: 1 per property; 2 if property is	
	5+ acres with 400+ ft. of street front-age, or has > 10,000 square feet of floor area.	Number: 1 per property
	Height: Maximum 6 ft.	Height: Maximum 6 ft.

Sec. 17.20.100 Regulations by Sign Type: Portable Signs

A. General Provisions.

- a. Illumination: Illumination of any portable sign is prohibited.
- b. Hours of Display.
 - i. Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable signs must be taken in during hours of non-operation of the business being advertised.
 - ii. All portable signs must be taken in during inclement weather.

B. Sandwich Board or A-frame Signs. Sandwich board signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

- a. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.
- b. Area: Each sign shall have a maximum area of seven (7) sq. ft. per sign face.
- c. Height: Signs shall have a maximum height of three and one-half (3.5) feet.
- d. Sign Placement.
 - i. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained.
 - ii. The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.
 - iii. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
- e. Manual Changeable Copy.
 - i. Manual changeable copy signs are permitted when integrated into a sandwich board sign.
 - ii. Commercial messages must advertise only goods and services available on the premises.

Sec. 17.20.110 Regulations by Sign Type: Street Pole Banners

- A. General Provisions. Street pole banner signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- a. Illumination: Illumination of any street pole banner is prohibited.
 - b. Area: Each street pole banner shall have a maximum area of 12.5 square feet and a maximum width of three (3) feet. Up to two (2) street pole banners are permitted per street pole.
 - c. Height.
 - i. When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the Street Pole Banner shall be at least 14 feet above the finished grade.
 - ii. When the street pole banner's edge is greater than 18 inches from the curb, the lowest edge of the street pole banner shall be at least eight (8) feet above the finished grade.
 - d. Location.
 - i. No street pole banner shall extend beyond the curbline.
 - ii. Street pole banners shall maintain a minimum of three (3) foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
 - iii. Street pole banners shall not interfere with the visibility of traffic signals or signs.
 - iv. No street pole banner shall be located on a pole that has traffic or pedestrian control signals.
 - e. Installation and Maintenance.
 - i. All street pole banners must be made of lightweight and durable fabrics with wind slits.
 - ii. Street pole banners that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.
- B. Permit Requirements
- a. A permit for a street pole banner is issued for one (1) year and may be renewed annually.
 - b. An application for a street pole banner permit must include the following:
 - i. A diagram or map of the specific poles to be used for street pole banner installation and the streets on which the poles are located.
 - ii. A proof of the street pole banner design, including the banner's dimensions.
 - iii. If brackets are to be installed, submit specifications for the bracket installation system.

Sec. 17.20.120 Signs in Residential Zone

In addition to the exempt signs described in this Chapter, the following numbers and types of signs may be erected in the [insert names of applicable residential districts], subject to the conditions set forth herein.

- A. Any limited duration sign as defined and regulated in Sec. _____ Regulations by Sign Type (Limited Duration Signs).

B. Any temporary sign as defined and regulated in Sec. _____ Regulations by Sign Type (Temporary Signs).

C. **Home Occupations.**

- a. One (1) freestanding sign shall be permitted subject to the following regulations.
 - i. Area: Each sign shall have a maximum area of six (6) sq. ft. per sign face.
 - ii. Height: Signs shall have a maximum height of six (6) feet.
 - iii. Illumination: These signs shall be non-illuminated.
- b. One (1) wall or projecting sign shall be permitted, up to two (2) sq. ft. in area.
 - i. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - ii. Illumination: These signs shall be non-illuminated.

D. Freestanding signs for residential developments or apartment buildings containing more than ten units shall be permitted subject to the following regulations.

- a. Number: One (1) sign per street frontage.
- b. Area: Each sign shall have a maximum area of 15 sq. ft. per sign face.
- c. Height: Signs shall have a maximum height of eight (8) feet.
- d. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.
 - i. External illumination

E. Summary Table for Signs in Residential Districts.

	Residential Districts	
	Wall and Projecting	Freestanding
Maximum Number	Home Occupations: 1 per lot	Home Occupations: 1 per lot Residential Developments: 1 per lot
Maximum Area (sq. ft.)	Home Occupations: 2	Home Occupations: 6 Residential Developments: 15
Maximum Height	The eaveline or the bottom of the second story window sill, whichever is lower.	Home Occupations: 6 ft. Residential Developments: 8 ft.

In addition to the exempt signs described in Sec. ____ Signs Exempt from Permit Requirements, the following numbers and types of signs may be erected in the Downtown District subject to the conditions specified in this Chapter.

- A. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in Sec. ____ Signs in Residential Districts.
- B. Any portable sign as defined and regulated in Sec. ____ Regulations by Sign Type (Portable Signs).
- C. Any street pole banner as defined and regulated in Sec. ____ Regulations by Sign Type (Street Pole Banners).
- D. The total area of all wall, awning/canopy, and projecting signs shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
- E. Wall signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, an additional sign is permitted to face the parking lot.
 - b. Area: No single wall sign shall exceed 24 sq. ft. in area.
 - c. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. ____ Sign Illumination.
 - i. External illumination, lit from above
 - ii. Halo illumination or back-lit letters
 - iii. Neon lighting
- F. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - b. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. ____ Sign Illumination.
 - i. External illumination, lit from above.
- G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.
 - b. Area: Each sign shall have a maximum area of twelve (12) sq. ft. per sign face.
 - c. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. ____ Sign Illumination.

- i. External illumination, lit from above
 - ii. Neon lighting
- H. Window signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Area: A maximum of 15% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or otherwise permanently affixed to the window. A maximum of 25% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
 - b. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____ Sign Illumination.
 - c. Neon lighting
- I. Marquee signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Number: One (1) marquee structure per building.
 - b. Area: The total area of all signs on a single marquee structure shall not exceed 150 sq. ft. in area.
 - c. Height: Signs shall have a maximum height equal to the eaveline.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.
 - i. Internal illumination
 - ii. Message center sign
- J. Summary Table for Signs in Downtown District.

	Main Street Districts			
	Wall and Awning/Canopy	Projecting	Window	Marquee
Maximum Number	Wall: 1 per tenant per street frontage (up to 2 per tenant) Awning/Canopy: N/A (See §7)	1 per ground floor establishment, plus 1 per building entrance serving tenants without a ground floor entrance	N/A	1 per building
Maximum Area (Total)	2 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type		N/A	N/A
Maximum Area (Individual)	Wall: 24 sq. ft. Awning/Canopy: N/A (See §7)	12 sq. ft.	15% of total window area (permanent signs); 25% total window area (all signs)	150 sq. ft.

Maximum Height	The eaveline or the bottom of the second story window sill, whichever is lower.	N/A	The eaveline
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Sec. 17.20.140 Signs in General Commercial and Industrial Districts

Except as noted below, the following numbers and types of signs may be erected in any industrial district or the [insert names of the applicable commercial zoning districts] subject to the conditions specified herein.

- A. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in Sec. _____. Signs in Residential Districts.
- B. Any portable sign as defined and regulated in Sec. _____. Regulations by Sign Type (Portable Signs).
- C. Any street pole banner as defined and regulated in Sec. _____. Regulations by Sign Type (Street Pole Banners).
- D. The total area of all wall, awning/canopy, and projecting signs for non-residential uses shall be limited to one and a half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
- E. Wall signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a store has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
 - b. Area: Each sign shall have a maximum area of 32 sq. ft. per sign face.
 - c. Height: Signs shall have a maximum height equal to the eaveline.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____. Sign Illumination.
 - i. Internal illumination
 - ii. External illumination, lit from above
 - iii. Halo illumination or back-lit letters
 - iv. Neon lighting
- F. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Height: Signs shall have a maximum height equal to the eaveline.
 - b. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____. Sign Illumination.
 - i. External illumination, lit from above
- G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.
 - a. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.

- b. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
 - c. Height: Signs shall have a maximum height equal to the eaveline.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____ Sign Illumination.
 - i. External illumination, lit from above
 - ii. Neon lighting
- H. Window signs for non-residential uses shall be permitted subject to the following regulations.
- a. Area: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
 - b. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____ Sign Illumination.
 - i. Neon lighting
- I. Marquee signs for non-residential uses shall be permitted subject to the following regulations.
- a. Number: One (1) marquee sign per building.
 - b. Area: The total area of signs on a single marquee structure shall not exceed 200 sq. ft. in area.
 - c. Height: Signs shall have a maximum height equal to the eaveline.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in Sec. _____ Sign Illumination.
 - i. Internal illumination
 - ii. Message center sign
 - iii. Digital display
- J. In addition to building signs, freestanding signs for non-residential uses shall be permitted subject to the following regulations.
- a. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
 - i. For permitted gas stations, one (1) additional freestanding sign per street frontage shall be permitted for the advertising of gas prices and identification of the gas station only, up to two (2) additional signs per property.
 - ii. For permitted drive-through establishments, one (1) additional freestanding sign shall be permitted for the advertising items for sale to users of the drive-through lane only.
 - b. Area: Each sign shall have a maximum area of 50 sq. ft. plus an additional 10 sq. ft. per tenant up to a maximum of 100 sq. ft.
 - c. Height: Signs shall have a maximum height of 20 ft.
 - d. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.
 - i. Internal illumination

ii. Message center sign

iii. Digital display

K. Off-premises signs shall be permitted, subject to the regulations detailed in Sec. _____ Regulations by Sign Type (Off-Premises).

L. Summary Table for Signs in Commercial and Industrial Districts.

General Commercial and Industrial Districts						
	Wall and Awning/ Canopy	Projecting	Window	Marquee	Freestanding	<i>Optional:</i> Upper-Level Building Identification
Maximum Number	Wall: 1 per tenant per street frontage (up to 2 per tenant) Awning/ Canopy: N/A (see §7)	1 per ground floor establishment, plus 1 per building entrance serving tenants without a ground floor entrance	N/A	1 per building	1 per street frontage, up to 2 per lot (additional signs allowed for gas stations and drive-thru establishments)	1 per building (~ 3 stories high)
Maximum Area (Total)	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type		N/A	N/A	N/A	N/A

Maximum Area (Individual)	Wall: 32 sq. ft. Awning/ Canopy: N/A (see §7)	20 sq. ft.	25% total window area (permanent signs); 35% (all signs)	200 sq. ft.	50 sq. ft. plus an additional 10 sq. ft. per tenant up to 100 sq. ft.	200 sq. ft.
Maximum Height	The eaveline		N/A	The eaveline	20 ft.	The eaveline

Sec. 17.20.150 Removal of Unsafe, Unlawful, or Abandoned Signs

A. Unsafe or Unlawful Signs.

- a. Upon written notice by the city, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is determined by the city to be a nuisance, or it is deemed unsafe by the city, or it is unlawfully erected in violation of any of the provisions of this Article.
- b. the city may remove or cause to be removed the sign at the expense of the owner and/ or lessee in the event of the owner of the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the city may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

B. Abandoned Signs.

- a. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 180 days of the sign becoming abandoned as defined in this section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.
- b. Where the owner of the property on which an abandoned sign is located fails to remove such sign in a 180 days the city may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the city may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

Sec. 17.20.160 Permits & Applications

- A. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, or relocate any sign within the city without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in Sec. _____
Exempt Signs.
- B. In order to apply for a sign permit, the applicant must provide the following information, in writing, to the city:
- a. Name of organization and location.
 - b. Name, address, and telephone number of the property owner, and the signature of the property owner or duly authorized agent for the owner.
 - c. Contact person and contact information.
 - d. Description of the activities occurring on the site where the sign will be installed.
 - e. Description of any existing signage that will remain on the site.
 - f. Identification of the type of sign(s) to be erected by the applicant.
 - g. Site plan depicting the locations of proposed signage and existing remaining signage.
 - h. Two copies of a plan drawn to scale depicting:
 - i. Lot dimensions, building frontage, and existing cartways, rights-of-way and driveways.
 - ii. The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.
 - iii. Building elevations, existing and proposed facades, parapet walls, eaveline and the location and size of all proposed and existing permanent signage.
 - iv. Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
 - i. A permit fee, to be established from time to time by Resolution of the city, shall be paid.
- C. The city shall have **ten (10) business days** from the receipt of a complete application to review the application.
- D. A permit shall be issued on or before the end of the ten (10) business day review period if the application for a new sign or renewal complies with the regulations contained herein.
- E. If the city does not issue a determination within the ten (10) business day period, the sign permit is deemed approved.
- F. An application for a sign permit may be denied by the city within the ten (10) business day review period if the application fails to comply with the standards contained herein. the city shall inform the applicant of the reasons for denying the application for sign permit by certified mail.
- G. Upon denial of an application for a sign permit, the applicant has 30 days to revise and resubmit the application for review by the city. In the alternative, the applicant may also appeal the decision of the city council within the 30 day time period. The city at its next regularly scheduled meeting, shall review the city's denial of the application.
- H. With the exception of lighting permits for digital signs, these permits shall not expire provided that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that costs more

than 50% of the replacement cost of the damaged sign) the organization must apply for a new sign permit, and pay an additional fee, if required.

- I. All illuminated signs shall require certification in order to demonstrate continued compliance with the brightness requirements set forth in Sec. _____. Sign Illumination. This certification must be renewed every three years. This will allow the city to adjust standards as needed based on changing technology and evaluation of impacts. the city reserves the right to assess the brightness of any sign at any time to ensure compliance with illumination requirements.

Sec. 17.20.170 Nonconforming Signs

- A. Signs legally in existence at the time of the adoption of this Ordinance, which do not conform to the requirements of this Ordinance, shall be considered nonconforming signs.
- B. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:
 - a. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.
 - b. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Ordinance.
 - c. An alteration in the structure of a sign support.
 - d. A change in the mechanical facilities or type of illumination
 - e. A change in the material of the sign face.
 - f. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.
 - g. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by the city.
- C. To determine the legal status of existing signs in each of the cases listed in Sec. _____, the applicant shall submit the following information to the city Zoning Officer:
 - a. Type(s) of existing sign(s) located on the property.
 - b. The area and height of all signs.
 - c. For freestanding signs, the distance between the curbline or shoulder and the nearest portion of the sign.
 - d. Type of sign illumination.
 - e. The material of which the sign is constructed.
 - f. The building frontage.
 - g. If an Off-Premises sign, the applicant shall also submit the plan requirements listed in Sec. _____.

- D. Prior to the events listed in Sec. _____, nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.
- E. All nonconforming temporary signs, portable signs, and banners must be permanently removed within 90 days of the effective date of this Article, unless specific approval is granted as provided for herein.

Sec. 17.20.180 Signs on the Premises of Legally Nonconforming Uses.

- A. Signs on the premises of legally nonconforming uses (such as an office in a residential area) may remain until the existing use of the premises is discontinued.
- B. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on that property at the time this Article was adopted.

Sec. 17.20.190 Violations

The placement of a sign that requires a sign permit without a sign permit shall be unlawful. Violations of this Ordinance shall be treated as strict liability offences regardless of intent.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

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

EFFECTIVE DATE

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

Passed by the American Fork City Council this ____ day of _____, 2022.

ATTEST:

Bradley J. Frost
American Fork City Mayor

Terilyn Lurker
City Recorder

ORDINANCE NO. 2022-____-_____

AN ORDINANCE AMENDING SUBSECTION 17.5.133(E) 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.

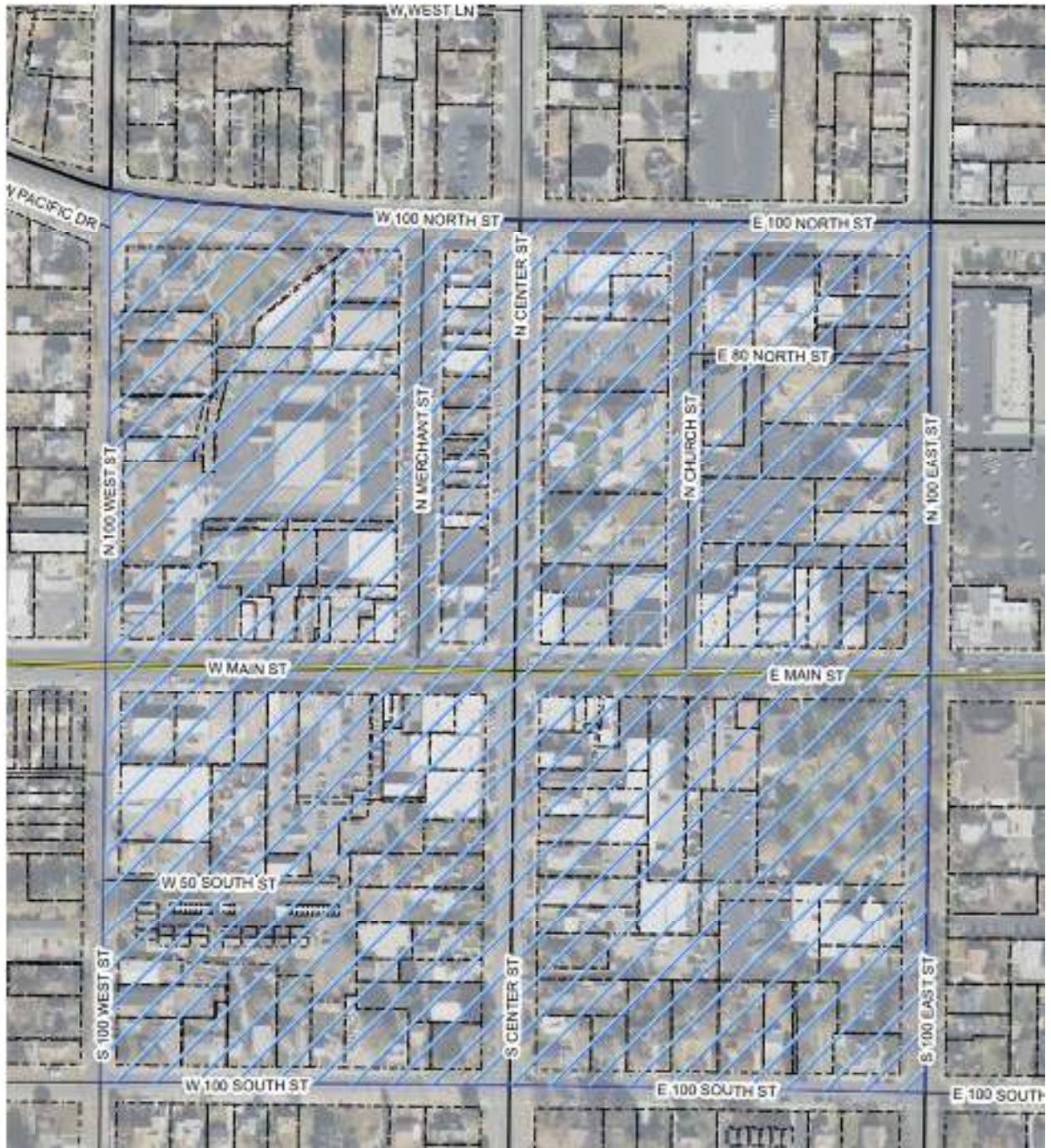
BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

**PART I
TEXT OF ORDINANCE**

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

E. Exception to standard in downtown area. Notwithstanding the provisions of subsection C of this section, on street parking along the frontage of the project lot may be used to meet the required minimum number of off-street parking spaces required for a specific use within the “Downtown” area of the city, as shown in the figure below, subject to the following:

1. The proposed project is located wholly within the designated downtown area as set forth on the following map.



2. The proposed reconstruction or expansion will not reduce the number of off-street parking spaces along the frontage of the project lot.
3. The project shall install and/or replace all existing curb, gutter, & sidewalk along the frontage of the project lot in compliance with current city code.
4. The project shall install and/or replace all parking islands and driveway approaches in compliance with current city code.

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 _____, 2022.

MAYOR:

BRADLEY J. FROST

ATTEST:

CITY RECORDER

American Fork City General Plan Parks Element



The Parks element of the General Plan is intended to serve as a framework for the City as it considers future open space/park issues. These recommendations form the policy basis for future park decisions.

Parks

American Fork is a city of families. The 2020 Census indicates that 33.4%¹ of American Fork's population is under 18. The national average for 2020 was 22%². The City's park system provides a variety of experiences to all residents of the City. Residents can watch a game of baseball at Art Dye Park, golf at the Fox Hollow Course, or hold a family picnic under the large trees at Rotary Park. The City's parks appeal to citizens of all ages.



Figure 1 - Rotary Park

Throughout the recent past, the City has exhibited an ability to provide residents with “urban conveniences” while maintaining a “rural” atmosphere. Citizens familiar with past planning decisions realize that this balancing act has not happened by accident. As early as the 1970's, the City identified acquiring land for park space as a community priority. In the years that followed, the City developed and adopted land use policies designed to provide parks and recreation fields for residents to enjoy.

As the area continues to grow and vacant parcels are developed, the challenge to maintain American Fork as a “city of parks and open spaces” increases. This Parks element reinforces the City's commitment to community parks. This document includes open space preservation and park development strategies designed to enhance the community's character and maintain the existing residential quality of life.

The City will pursue a proactive park and open space acquisition program that plans for open space acquisition and development with the same degree of interest and forethought as other community services. In this effort, the City will identify areas for park development at the beginning of the site-development process. The City will also work with individual property owners throughout the annexation and subdivision approval process to address development interests and accommodate the City's park objectives. These discussions are viewed as opportunities to enhance the community and all involved interests are expected to come to the table open to input and discussion.

Citizens support park designs that are conducive to “passive” recreational activities such as walking or jogging and are also interested in developing nature trails and outdoor education opportunities in areas that contain unique natural environments or features. Citizens also support “active” recreational activities such as sports programming or designated course sports like biking or disc golf.

¹ <https://www.census.gov/quickfacts/americanforkcityutah> for 2012.

² <https://www.census.gov/newsroom/press-kits/2020/population-estimates-detailed.html>



Figure 2 - A potential location south of I-15 for a large park

It is anticipated that the area south of I-15 will one day house a number of parks, including one large park similar to the Art Dye Park with ball diamonds, fields for soccer and football uses, as well as active and passive opportunities for recreation. For the moment, there are a number of undeveloped spaces, such as the one shown in Figure 2, that could be used for a large park adjacent to the proposed linear park underneath the power lines. The City's Parks and Recreation Departments will be key players in the development timeline for this area.

Currently, the City has 150 acres of core parks space and 380 acres of special use park space. "Core" park space is defined as traditional landscaped green space that is open and available to the public. Core park space are the traditional parks that most people know and recognize. "Special Use" space is everything else outside of core park space. Examples of "Special Use" space in American Fork City includes native lands, golf course, cemetery, amphitheater, and the forested area of Art Dye Park where disc golf, biking, and hiking takes place. See Appendix 1 for a full list of both core and special use parks in American Fork City.

Park Objectives

In developing the Parks Element, thought and attention has been given to the location of proposed park areas. As the City continues to grow, it is important for the City's continuation of accessible park space to continue. As the City makes future park decisions, the following objectives will be considered:

- American Fork residents will have adequate and convenient access to park facilities. Most residents will be within a ½ mile radius to a park.
- Parks will provide users with a variety of experiences and opportunities.
- Park development and acquisition efforts will be coordinated with other community services and land use planning efforts.
- Public recreation areas will be designed to complement community education and health objectives.
- Park development will be a community effort. Park identification, prioritization, acquisition, development and maintenance programs will provide opportunities for citizens, businesses, and special interest groups to be involved.

- American Fork's park planning efforts will be coordinated with neighboring communities and Utah County.
- Parks will be developed in a manner sensitive to the environment. When applicable, they will highlight American Fork's history and culture and reflect the community's character.
- Parks will be identified, designed, developed and maintained to meet future demands.



Figure 3 - Hunter Park

- Land acquisition for future parks will be considered as part of all annexation proposals.
- The City will pursue arrangements to utilize undevelopable land as public parks. Examples include flood plains, flood retention/detention ponds, and natural drainage areas.
- Trail connections will be made between all new parks on the south side of I-15; and, to the extent possible, between existing parks elsewhere as the trails network is realized, per the Bicycle and Pedestrian Master Plan. (Appendix 2)

Level of Service Standard

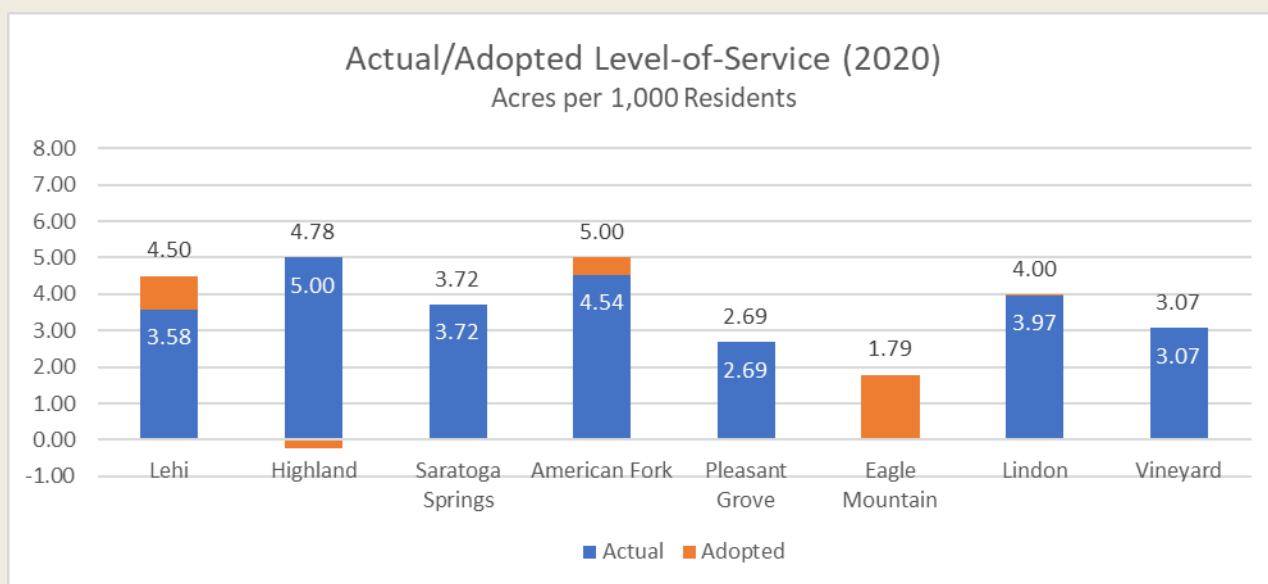
American Fork has a long history of providing parks and open spaces for residents to enjoy. The goals and objectives in the General Plan continue to pursue this objective with a renewed emphasis. The City's policies and standards specifically address two key issues: maintaining an adequate level of service (park space to resident ratio) and maintaining park size/type standards.

In respect to adequate level of service the City has adopted a level of service standard for core parks of 5 acres per 1,000 population. The City's inventory of core parks, combined with the most recent census estimate (2020), indicates a level of service currently just below the adopted standard, at 4.52 acres per 1,000 population. Census estimates put the 2020 population at 33,337³. With continued growth over the years and without additional parks being added American Fork City is momentarily behind by .46 acres per 1,000 population, which equates to 16 total acres. With some strategic land acquisitions in the near future we can easily catch back up.

³ 2020 <https://www.census.gov/quickfacts/americanforkcityutah>

The second issue, maintaining park size/type standards, is just as important as maintaining adequate service levels. The areas shown as “future park areas” on the accompanying map (Appendix 3) are intended to be flexible in nature. The size of parks in those areas will be dependent upon the proposed densities as development occurs. This will ensure adequate park size while moving the city back to the overall core park ratio of 5 acres per 1,000 population. As new parks are developed, the community will be involved in final design and name selection. As circumstances allow, a park’s design and name will reflect a unique natural characteristic of the site or its history.

The following graph illustrates the American Fork’s adopted level of service for parks as it compares to neighboring cities’ levels of service. The City’s adopted standard is currently at the top of the list when it comes to providing parks for its residents (5:1,000).



*See Appendix 4 for sources

The map in Appendix 3 illustrates the walkability of existing and future parks throughout the city. Around each park is illustrated a ¼ mile and ½ mile radius. Historically, most people are comfortable walking between a ¼ mile and ½ mile in order to get to a destination, such as a park. However, recent trends show residents prefer driving to a destination park (one with more unique and varied amenities) rather than walk to more basic parks around them. American Fork City hopes to strike the balance between larger destination parks and local walkable parks. The map (Appendix 3) shows that much of American Fork is covered by a reasonable walking distance to a park. For the most part, areas that are outside of the ½ mile radius are areas that are largely undeveloped, and as they develop, the City will ensure adequate park space for future residents.

Specific criteria used by the City to locate and design parks will include:

- Convenient access for all users (elderly, handicapped, children, etc.) and adequate parking.
- Potential impacts to traffic and adjoining neighborhoods.

- Opportunities to provide both active and passive recreation.
- Dual use of facilities (e.g. ball diamonds in spring, football fields in fall).
- User safety and usability (e.g. adequacy of lighting for safety and anticipated activities, negative impacts to adjacent neighborhoods).
- Development and maintenance costs and requirements.
- Parks will be located in a manner that most residents will be within a ½ mile radius of a park (promoting walkability).

Park Inventory & Park Standards

American Fork City acknowledges the availability of school grounds, religious institution recreation facilities, and private parks for citizen use. The City, however, does not include these areas as part of the City’s contribution to “public open space.” The City has divided its park areas into two categories: Core Parks and Special Use Areas. Core Parks include sites that are conveniently located and accessible to most community residents. This type includes most neighborhood and community parks, typically ranging in size from 3-12 acres. These parks form the base of the City’s park system. Special Use Areas are less conventional forms of open space, such as wetlands, golf courses, and undeveloped areas. The Fox Hollow Golf Course, historic amphitheater, and Utah Lake Shoreline are examples of a Special Use Area. These areas can also be sites that serve non-residents as well as residents.

The following tables identify current American Fork City’s level-of-service standards as of 2020 compared to our adopted level-of-service.

American Fork Inventory of Park Land 2020

Park Type	Total Acreage
Core Park Land	150.54
Special Use Area	379.21

Park Size

Park Type	Average Size
Core Park Land	4.86 acres
Special Use Area	47.4 acres

Park Space/Resident Ratio

Park Type	Adopted Level-of-Service Standard	Current Level-of-Service Standard (2020)
Core Park Land	5 acres	4.52 acres
Special Use Area	N/A	11.44 acres

Future Needs

As the population of American Fork grows, the City is committed to maintaining the level of service of 5 acres of park land per 1,000 residents. Population projections, based on the most recent estimates from MAG (Mountainland Association of Governments), places American Fork's population at 54,000 in the year 2030. If the City is to catch up and maintain the adopted level-of-service standard of 5 acres per 1,000 residents, the City will need an additional 119 acres of land devoted to core parks by the year 2030. To accomplish this the city will need to average adding 10.82 acres per year until 2030. Most of this park land will likely be located on the south side of the City; south of I-15, as this is where much of the population growth is expected to occur.

Below is a table of the average annual acres, and their cost, required to catch up and maintain our level of service of 5 acres per 1,000 by 2030. Actual size of parcels acquired over the next ten years, and when the city will develop those parcels, will vary based on actual available funding and parcels.

Year	Population	Total Parks Acres	Needed Acres	Level of Service	Acquisition Cost/acre*	Land Acquisition	Develop Cost/acre*	Total Develop Costs	Total Annual Cost
2,019	33,161	151		4.55	\$ 300,000	\$ -	\$ 200,531	\$ -	\$ -
2,020	33,337	162	10.82	4.85	\$ 305,700	\$ 3,319,902	\$ 204,341	\$ 2,219,147	\$ 5,539,049
2,021	34,984	173	10.82	4.93	\$ 311,508	\$ 3,382,980	\$ 208,224	\$ 2,261,311	\$ 5,644,291
2,022	36,713	183	10.82	5.00	\$ 317,427	\$ 3,447,257	\$ 212,180	\$ 2,304,276	\$ 5,751,533
2,023	38,527	194	10.82	5.04	\$ 323,458	\$ 3,512,755	\$ 216,212	\$ 2,348,057	\$ 5,860,812
2,024	40,431	205	10.82	5.07	\$ 329,604	\$ 3,579,497	\$ 220,320	\$ 2,392,670	\$ 5,972,167
2,025	42,429	216	10.82	5.09	\$ 335,866	\$ 3,647,507	\$ 224,506	\$ 2,438,131	\$ 6,085,639
2,026	44,525	227	10.82	5.09	\$ 342,248	\$ 3,716,810	\$ 228,771	\$ 2,484,456	\$ 6,201,266
2,027	46,725	238	10.82	5.08	\$ 348,750	\$ 3,787,429	\$ 233,118	\$ 2,531,660	\$ 6,319,090
2,028	49,034	248	10.82	5.07	\$ 355,377	\$ 3,859,391	\$ 237,547	\$ 2,579,762	\$ 6,439,152
2,029	51,457	259	10.82	5.04	\$ 362,129	\$ 3,932,719	\$ 242,061	\$ 2,628,777	\$ 6,561,496
2,030	54,000	270	10.82	5.00	\$ 369,009	\$ 4,007,441	\$ 246,660	\$ 2,678,724	\$ 6,686,165
					TOTAL	\$ 40,193,688		\$ 26,866,973	\$ 67,060,661

*land acquisition and development costs assume a 1.9% annual increase based on DOL CPI⁴ 4 year average 2016-2019

Funding the land acquisition and development of the needed 119 acres of park space over the next ten years will be the most critical component of this plan. As of 2020 the estimated average land value for property south of I-15 is roughly \$300,000 per acre. Estimated cost to develop a property with park amenities (grass, playgrounds, parking, baseball fields, etc.) is roughly \$200,000 per acre. That is a total cost of \$500,000 per acre to purchase and develop a parcel today, meaning American Fork City would need \$8-9 million a year to acquire and develop the necessary land to catch up and maintain our standard of 5 acres per 1,000 by 2030.

⁴ <https://jobs.utah.gov/wi/data/library/wages/uscpihistory.html>

Funding Opportunities

In 2017, American Fork City undertook an Impact Fee Analysis in order to update various impact fees to bring them in line with then-current costs. The park impact fee was one of the fees updated. An analysis was conducted to determine the cost of land, including improvements. Improvements include basic park amenities such as irrigation, landscaping, parking, play equipment, picnic areas, and restrooms. Based upon the findings of the analysis and taking into account costs for land acquisition and improvements to the land, park impact fees were established for both single family and multi-family dwelling units. The impact fee for a single family dwelling unit was \$3,855.99 and the impact fee for a multi-family dwelling unit was \$3,064.51. The City is currently revising its impacts fees.



Figure 4 - This powerline corridor could double as linear park space.

Up until a few years ago much of American Fork City's park impact fees went towards debt payment for a park bond used to acquire and build now Hunter Park, lay sod on the east side of Art Dye, and add playground equipment to over 30 parks across the City. That bond was retired in 2018, at which time American Fork City bonded again in order to substantially complete Art Dye Park. This financial commitment will limit the ability to fund other projects such as park space acquisition. While

potential park impact fees we could collect over the next 10 years is estimated to be around \$18 million, the 119 additional acres we would need over that same 10-year period would total \$67 million to acquire and develop. The city will have to explore additional and outside funding options to acquire the needed space.

Acquisition Techniques

As previously stated, American Fork has a long history of providing parks and open spaces for residents to enjoy. A crucial part of providing parks for residents is the acquisition of land for park and open space use. Communities around the country have used a variety of strategies to acquire, develop, and maintain parks and open spaces. Local governments typically use one or more of the following techniques to acquire park lands:

- **Fee simple purchase of real estate:** Communities may use their general funds, or monies earmarked for park programs, to purchase lands for parks and open space outright. Fee simple ownership conveys full title to the land.
- **Land donations/Gifts:** In this type of acquisition, a government body, public agency, or qualified conservation organization agrees to receive the full title or a conservation easement

to a parcel of land at no cost or at a “bargain” rate. The donor is then eligible to receive federal tax deductions.

- **Option/First Right of Refusal:**

In this situation, a local government agency or private organization establishes an agreement with a landowner to provide the right of first refusal on a parcel of land that is scheduled to be sold. An option on land provides local governments with additional time to raise money to purchase



Figure 5 - Quail Cove Amphitheater

a given property or negotiate another mechanism to conserve a property as a park or open space resource.

- **Partnerships:** Communities often partner with park and open space advocacy groups, such as the Trust for Public Land, to raise funds for park acquisition or to assist in negotiating transactions with other landowners. These groups can work directly with landowners and conduct business in private so that sensitive land transactions may be handled more quietly.
- **Transfer of Development Rights (TDR's):** Under this arrangement, a local community may transfer the right to develop land to a certain density from areas that are more desirable for park and open space facilities to other areas better suited for development. For example, a TDR program may transfer density rights from floodplain or stream corridors to parcels located near major highways, and therefore more suitable for commercial or higher density residential development. The City currently has in place a TDR program for certain lands when they annex near the Utah Lake shore. Properties lying within the 100 year floodplain, 4,495 ft contour level and below, are eligible to use a TDR to transfer density from portions of property lying at or below the 4,495 foot level to areas outside of the flood plain.
- **Land Exchanges:** On occasion, communities are able to swap or exchange properties with other landowners to obtain parcels that are more favorable to the development of a park and open space system. For example, a local community may exchange more favorable land near a major highway for the acreage of a local farm located in a floodplain in order to preserve local watersheds, prevent flooding, and create a stream related park and/or open space amenity. Land exchanges may involve significant negotiation, but they often represent a more seamless way to obtain property for parks versus acquiring properties on the open market.
- **Government Regulations:** Local communities can use their powers of zoning and other regulations associated with development to compel landowners to provide for parks and open

space amenities. It is up to the local governments to decide which one of the following techniques is best suited for park space acquisition:

- **Exactions:** A condition of development approval that requires an applicant to provide for or contribute to the financing of public parks and open space assets at the applicant's expense. For example, communities may require a developer to provide a minimum acreage of park or open space in return for approval of a higher density development in a given area.
- **Mandatory Dedication:** Under this arrangement, the subdivision or development regulations of a community would require a developer to dedicate or donate improved land to the public interest.
- **Fee-in-Lieu:** This form of exaction would require a landowner to provide funds to a local parks/open space agency or the community in return for not providing a specified acreage of improved land to the community as a park or open space amenity.
- **Park Impact Fee:** Communities may impose fees, often on a per-unit basis, in order to fund a broad range of facilities that serve the public interest. Impact fees, as they relate to parks, are discussed above.

Conclusion

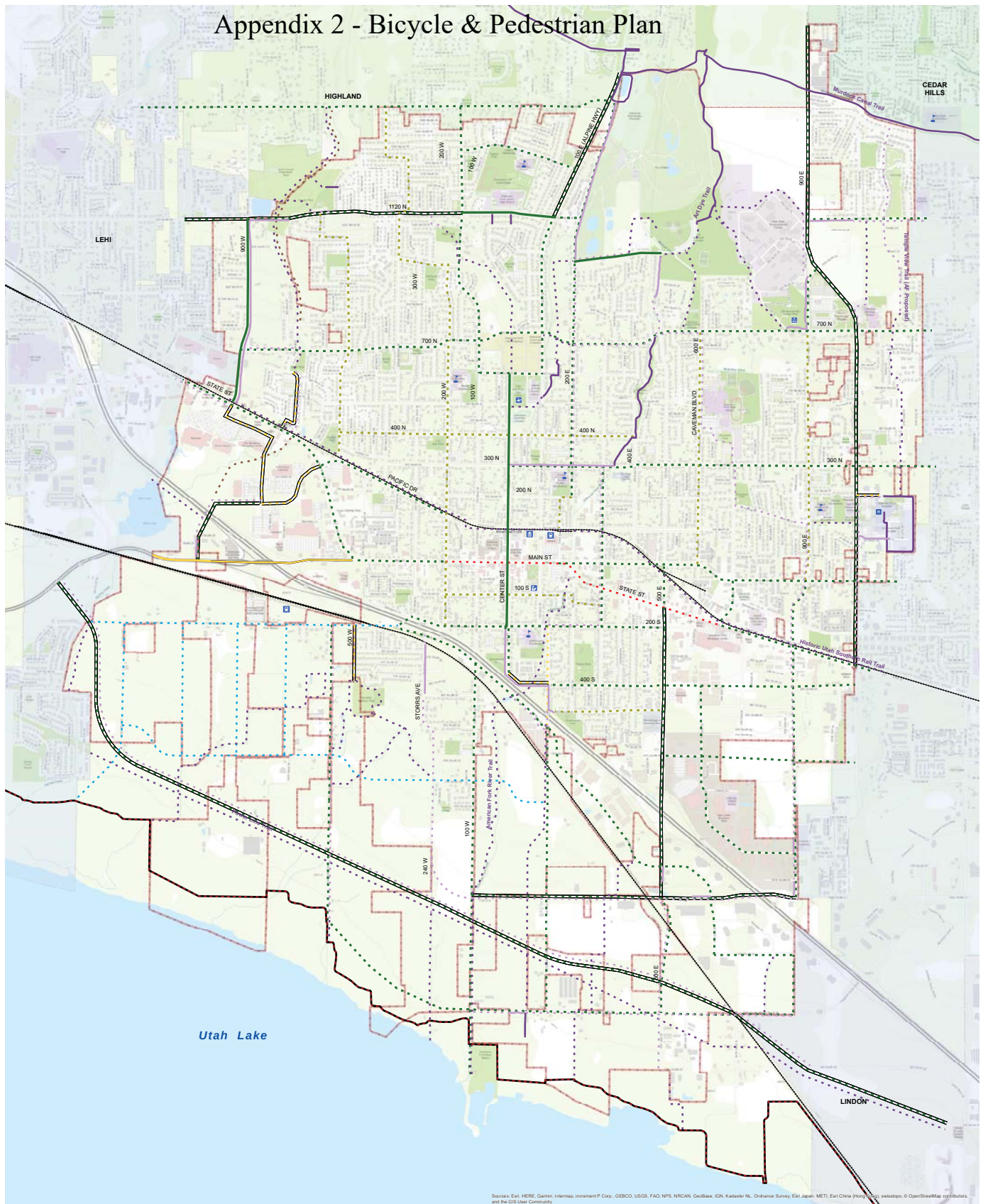
Through the objectives, level of service standards, and acquisition efforts outlined in this document, American Fork City will work diligently to reinforce its commitment to providing for a variety of recreation opportunities, park lands, and trails. Our population deserves this strong commitment toward parks and the City has a proud history of delivering on this crucial need. Quality of life for current and future residents will be positively impacted through these efforts and American Fork will continue to stand out as the desired place to live in north Utah County.

Appendix 1

Parks and Open Space Inventory

<u>Name</u>	<u>Type</u>	<u>Acreage</u>
Amphitheater	Core	10.53
Historic Amphitheater	Special Use	14.76
Art Dye	Core	47.23
Art Dye (Native)	Special Use	26.20
Beehive	Core	6.17
Bicentennial	Core	3.29
Boat Harbor	Special Use	15.76
Cemetery	Special Use	27.05
Chipman	Core	1.01
Country View	Core	1.10
Bamberger	Core	4.92
Evergreen	Core	4.88
Pony Ball Field	Core	2.87
Fox Hollow Golf Course	Special Use	191.60
Greenwood	Core	5.00
Hindley	Core	4.28
Hunter	Core	5.00
Mitchell Hollow (Native)	Special Use	23.18
JC	Core	3.30
Kimberly	Core	3.83
Lions	Core	2.73
Legacy	Core	2.75
Martin	Core	1.87
Marcy	Core	0.27
Meadows	Special Use	42.68
Miller	Core	4.43
Mountain Meadow	Core	2.52
Mountain Meadow (wetland)	Special Use	37.98
Nob Hill	Core	1.27
Meadowview Park	Core	3.92
Pioneer	Core	1.62
Robinson	Core	2.02
Rotary	Core	9.52
Shalimar	Core	2.32
Spring Hollow	Core	2.40
Val Vista	Core	4.64
Valley View	Core	0.68
Easton Park	Core	3.00
Easton Dog Park	Core	1.17
	Core	150.54
	Special Use	379.21
	Total	529.75

Appendix 2 - Bicycle & Pedestrian Plan



Existing Facilities

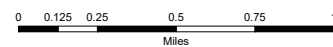
- Shared Use Path
- Sidepath
- Bike Lane
- Marked Shared Roadway
- Signed Shared Roadway
- Unpaved Trail

Recommended Facilities

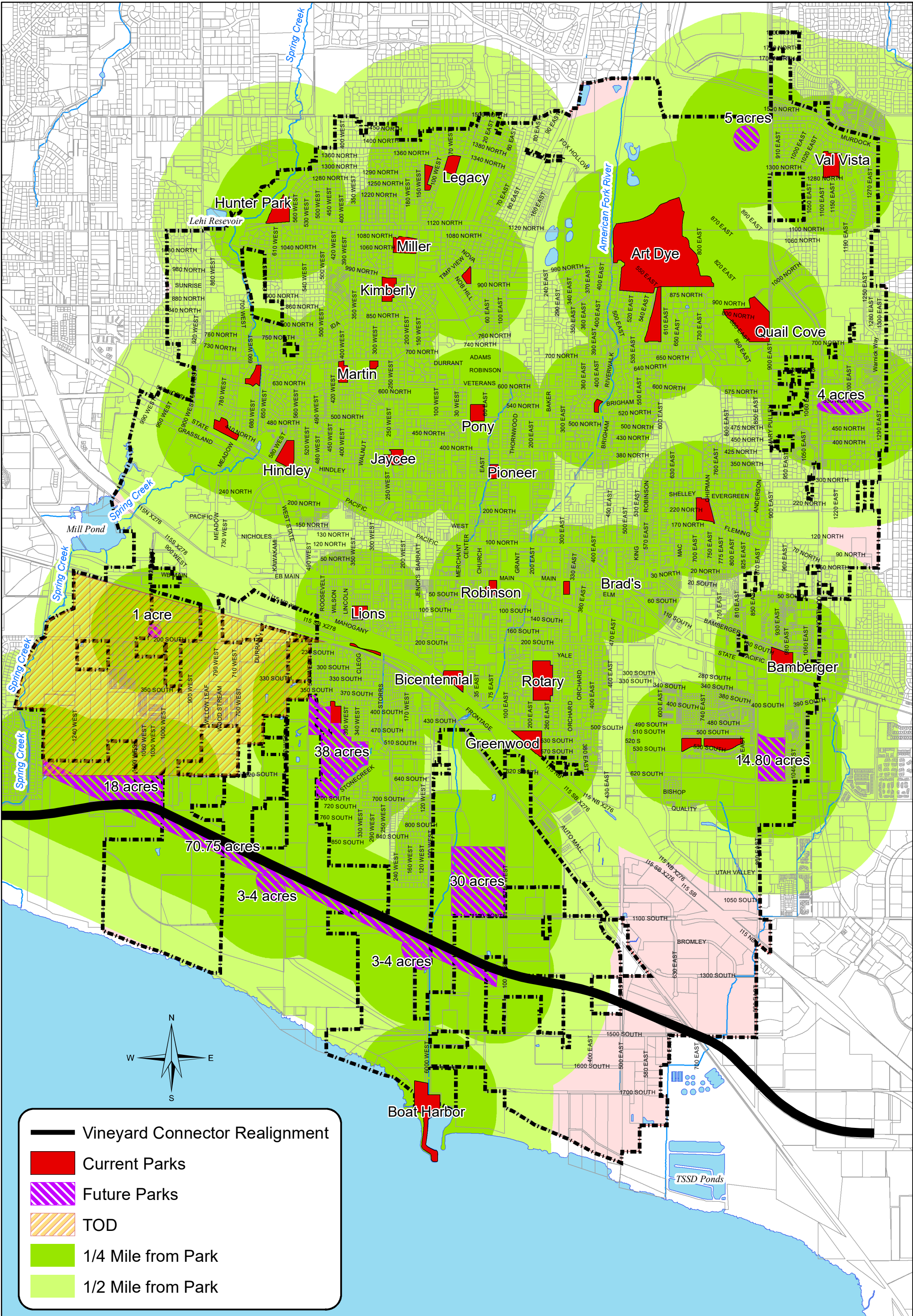
- - - Shared Use Path
- - - Sidepath
- - - Bike Lane
- - - Marked Shared Roadway
- - - Signed Shared Roadway
- - - Unpaved Trail
- - - Bike Boulevard
- - - Buffered Bike Lane
- - - Cycle Track/Protected Bike Lane
- - - Undefined Future Bikeway
- Utah Lake Shoreline Trail (MAG Proposed)

Points of Interest

- Amphitheater
- Boat Harbor
- Golf Course
- City Hall
- Hospital
- Schools
- Library
- Swimming Pool
- Transit Station
- Parks
- American Fork City Boundary

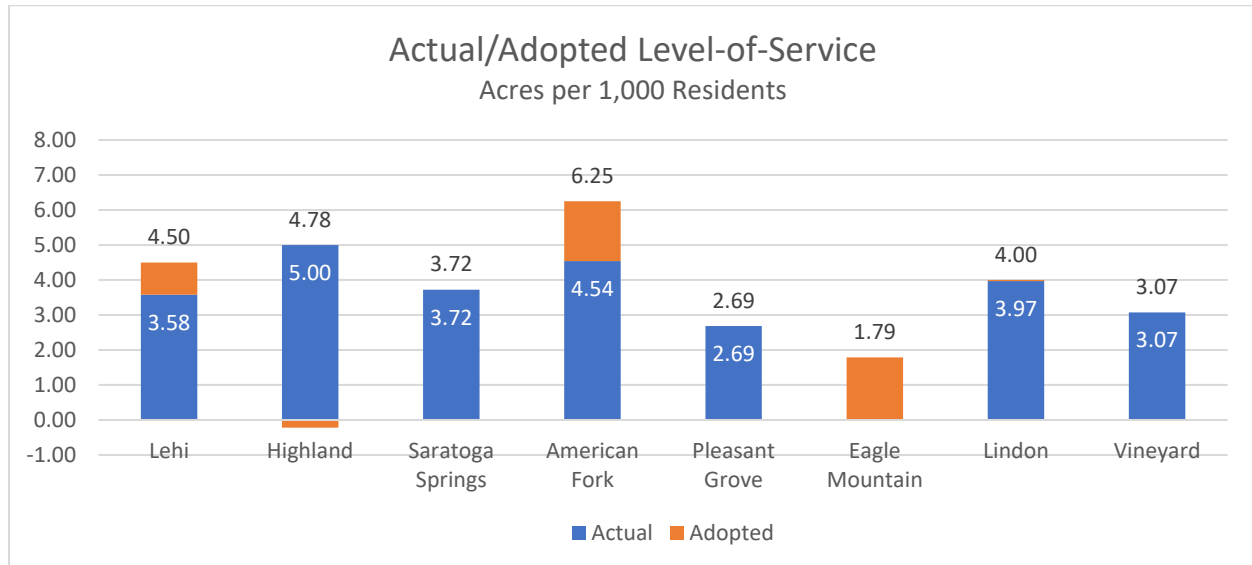


Appendix 3 - Current & Future Parks Map



Appendix 4

Park Level-of-Service City Comparison



Sources

Lehi

- Actual: 3.58
- Adopted: 4.5
- Actual and Adopted LOS taken 2015 Master Plan; PDF pg 15
- Source: https://www.lehi-ut.gov/wp-content/uploads/2013/09/1-Adopted-Lehi-City-Parks-Master-Plan-Update-4-2815_Optimized.pdf

Highland

- Actual: 5.00
- Adopted: 4.78
- Actual LOS calculated, Adopted LOS taken from 2008 General Plan; PDF pg 19
- Source: <https://www.highlandcity.org/DocumentCenter/View/96/General-Plan-?bidId=>

Saratoga Springs

- Actual: 3.72
- Adopted: 3.72
- Actual and Adopted LOS taken 2020 Master Plan, PDF pg 48
- Source: <https://www.saratogaspringscity.com/DocumentCenter/View/143/Parks-Recreation-Trails-and-Open-Space>

Pleasant Grove

- Actual: 2.69
- Adopted: N/A
- Actual calculated from 2013 Master Plan, PDF pg 3. No Adopted LOS stated.
- Source: <https://www.plgrove.org/community-development/docs/parks-and-rec-masterplan.pdf>

Eagle Mountain

- Actual: N/A
- Adopted: 1.79
- Could not determine Actual LOS. Adopted LOS calculated from 2020 Master Plan, PDF pgs 53&55; Exhibits 11&13. Assumes pop of 35,616.
- Source: <http://eaglemountaincity.com/wp-content/uploads/2019/02/Parks-and-Open-Space-Master-Plan.pdf>

Lindon

- Actual: 3.97
- Adopted: 4.00
- Actual LOS calculated. Adopted LOS from 2020 Master Plan; PDF pg 14. Master plan stated actual LOS of 6.96, but that includes all open space, which we do not include in our calculations.
- Source: https://e8f20731-cf21-48c0-95b3-4a2e283c0a26.filesusr.com/ugd/744ba5_539df38bd6484fc791a30162bdafe177.pdf

Vineyard

- Actual: 3.07
- Adopted: 3.07
- Actual and LOS calculated from 2019 Master Plan; PDF pg 57. Did not use Actual (10.8) or Adopted (9.6) LOS stated in Master Plan on PDF pg 61 because they included natural and open space areas, which we do not include in our calculations.
- Source: <https://www.vineyardutah.org/DocumentCenter/View/111/General-Plan-PDF>

AGENDA TOPIC:

Hearing, review, and action on a land use map amendment from the Residential Medium Density designation to the General Commercial designation, located at 355 East 200 South.

Hearing, review, and action on a zone map amendment from the R2-7500 Residential Zone to the GC-1 General Commercial Zone, located at 355 East 200 South.

BACKGROUND INFORMATION		
Location:		355 East 200 South
Applicants:		Ty Johnson
Existing Land Use:		Medium Density Residential
Proposed Land Use:		General Commercial
Surrounding Land Use:	North	
	South	
	East	
	West	
Existing Zoning:		R2-7500
Proposed Zoning:		General Commercial (GC-1)
Surrounding Zoning:	North	GC-1
	South	R2-7500
	East	R2-7500
	West	R2-7500

BACKGROUND:

The property at 355 E 200 S is currently located in the R2-7500 zone. The applicant is requesting a land use map amendment and zone change, to change the use of the property to a commercial daycare. The current land use designation is Residential Medium Density, and the applicant is requesting a change to the General Commercial Designation. If this land use amendment is approved, the applicant is also requesting a zone change from R2-7500 to GC-1.

The lot is currently in the form of a single-family home, and is accessed from 200 S. The future use of the building will also be accessed from the same location. The applicant has been made aware that if approved, a site plan for the use of the site will also be required, as site improvements and parking will need to be specified on plans.

STAFF RECOMMENDATION:

Staff has reviewed the applicants request, and as it would be an extension of an existing land use and zone, there are no issues with creating an island of zoning within an existing zone. This would extend the land use and zone further south, and would not interfere with the use of adjacent properties.

Staff recommends a motion of approval.

POTENTIAL MOTIONS – Land Use Amendment**APPROVAL**

Mr. Chairman, I move that we recommend approval for the land use change from Residential Medium Density designation to General Commercial designation for the lot located at 355 East 200 South

DENIAL

Mr. Chairman, I move that we deny the land use amendment request for the lot located at 355 East 200 South

TABLE

Mr. Chairman, I move that we table action on the land use map amendment located at 355 East 200 South and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Zone Change**APPROVAL**

Mr. Chairman, I move that we recommend approval for the zone change from R2-7500 to General Commercial 1 (GC-1) for the lot located at 355 East 200 South

DENIAL

Mr. Chairman, I move that we deny the zone change request for the lot located at 355 East 200 South.

TABLE

Mr. Chairman, I move that we table action on the zone change request for the lot located at 355 East 200 South, and instruct the developer/staff to _____.



AGENDA TOPIC:

Review and action on the final plat for Station 52, located in the area of Harvey Boulevard, in the Public Facilities (PF) Zone.

BACKGROUND INFORMATION		
Location:		Harvey Blvd.
Applicants:		American Fork City
Existing Land Use:		Public Facility
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Design Commercial
	East	Cedar Hills City
	West	Public Facilities
Existing Zoning:		Public Facility
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-9000
	South	GC-2
	East	Cedar Hills City
	West	Unincorporated County

BACKGROUND:

Station 52 is proposed as a new Fire Station for American Fork City. The final plat application is being provided to consolidate a number of smaller existing parcels to be used for a site plan for the future site of Station 52.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS – Final Plat**APPROVAL**

Mr. Chairman, I move that we recommend approval for the final plat for Station 52, located in the area of Harvey Blvd.

DENIAL

Mr. Chairman, I move that we deny the final plat for Station 52, located in the area of Harvey Blvd.

TABLE

Mr. Chairman, I move that we table action on the final plat for Station 52 located in the area of Harvey Blvd, and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 4/20/2022

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

Project Name: American Fork Fire Station No. 52 Subdivision

Project Address: 960 East 1750 North

Developer / Applicant's Name: American Fork City

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 of approval:

STANDARD CONDITIONS OF APPROVAL

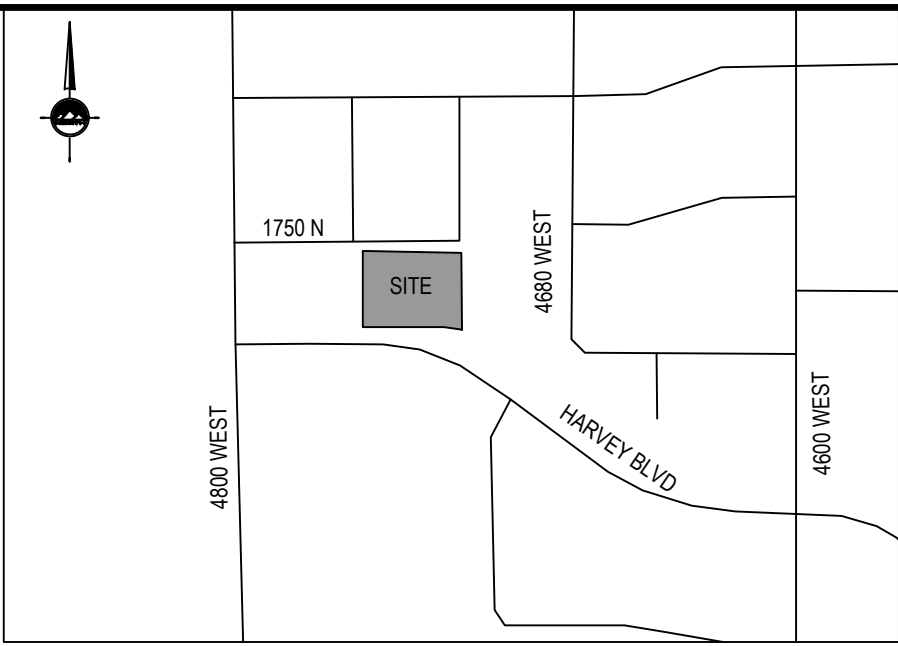
Standard Conditions of Approval:

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).

AMERICAN FORK FIRE STATION NO. 52 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH



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 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NUMBER 286882.
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT PER TITLE REPORT SUPPLIED BY _____, TITLE COMPANY, UNDER COMMITMENT NO. _____, DATED EFFECTIVE _____, EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A parcel of land situate in the Southwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the South line of 1750 North Street, said point being South 00°06'13" East 1,089.01 feet along the Section line and East 280.77 feet from the West Quarter Corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:
thence North 89°59'57" East 378.59 feet to the West line of Apple Blossom Park Plat "C" Subdivision;
thence South 246.28 feet along the West line of Apple Blossom Park Plat "C" Subdivision to the Southwest Corner of said Subdivision;
thence South 69°30'34" West 118.91 feet to the North line of Harvey Boulevard;
thence Westerly 226.22 feet along the arc of a 666.00 foot radius curve to the left (center bears South 25°13'58" West and the chord bears North 74°29'52" West 225.13 feet with a central angle of 19°27'41") along the North line of Harvey Boulevard;
thence West 42.74 feet along the North line of Harvey Boulevard;
thence North 00°00'02" West 187.13 feet to the Point of Beginning.

Contains 83,025 square feet or 1.906 acres, 1 Lot.

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 _____, A.D. 20____.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, AND THAT HE/SHE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____ NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH NOTARY PUBLIC RESIDING IN _____ COUNTY

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

MAYOR CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

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

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

PLANNER PLANNING COMMISSION CHAIRMAN

AMERICAN FORK FIRE STATION NO. 52 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON: Phone: 801.542.1100
TODDLE: Phone: 435.843.3590
CEDAR CITY: Phone: 435.862.1453
RICHFIELD: Phone: 435.886.2983

SHEET 1 OF 1
PROJECT NUMBER: 9868A
MANAGER: P. HARRIS
DRAWN BY: B. HANEL
CHECKED BY: P. HARRIS
DATE: 4/12/2022

SURVEYORS SEAL: PROFESSIONAL LAND SURVEYOR, No. 286882, PATRICK M. HARRIS, STATE OF UTAH
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL

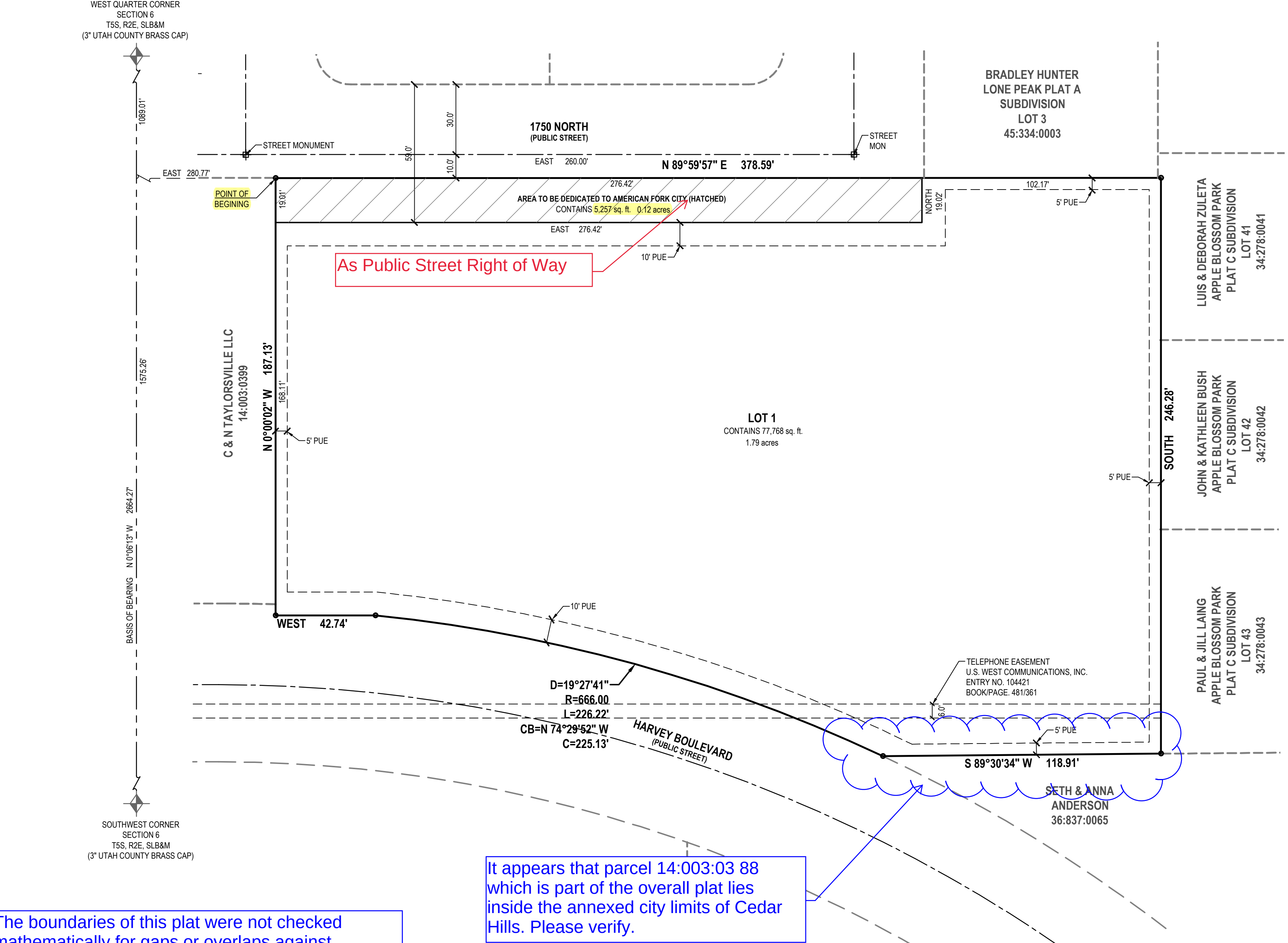
NOTES
1) BENCHMARK USED: SOUTHWEST CORNER, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
VERTICAL DATUM
NGVD 29 = 4,819.30'
NAVD 88 = 4,823.96' -3.66'
HORIZONTAL DATUM
NAD 27

BASIS OF BEARING
THE BASIS OF BEARING IS BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF NORTH 00°06'13" WEST 2664.27'.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0167E EFFECTIVE JUNE, 2020.

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

PUBLIC WORKS DEPARTMENT DIRECTOR



- LEGEND**
- EXISTING STREET MONUMENT
 - SECTION CORNER SET 5/8"
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - SETBACK LINE

The boundaries of this plat were not checked mathematically for gaps or overlaps against adjoining parcels, subdivisions or existing right-of-way lines. The surveyor signing this plat is responsible for comparing the boundaries with surrounding parcels to see if any of them conflict with the subdivision

SENSITIVE LAND OVERLAY ZONE NOTES:
1. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.
2. ALL GROUNDWATER DRAINS WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IT SERVES.
3. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECT'S GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.
4. EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.
5. NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
6. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.
8. MINIMUM FOOTING ELEVATIONS OR BASEMENT RESTRICTIONS AS APPROPRIATE.
9. EMERGENCY VEHICLE ACCESS MUST BE MAINTAINED YEAR ROUND.

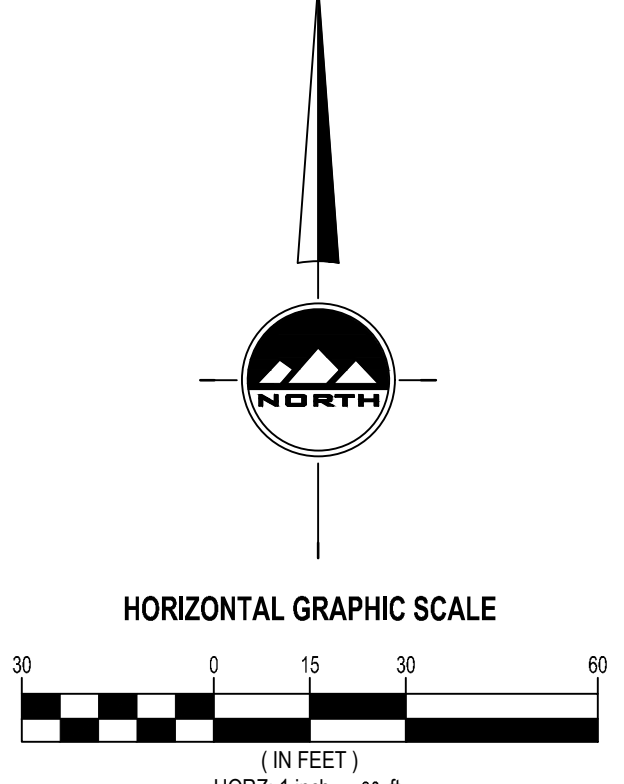
NOTES:
1. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
2. OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 1/2" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
1. ASPHALT PAVING IS INSTALLED
2. FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED
4. PARK STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER OR H.O.A.

It appears that parcel 14:003:03 88 which is part of the overall plat lies inside the annexed city limits of Cedar Hills. Please verify.

1. List current land use and zoning
2. Parcel new address.
3. Show any new and existing fire hydrants.

Is there a HOA? Please verify.

DEVELOPER
BLALOCK AND PARTNERS
159 WEST PIERPOINT AVENUE
SALT LAKE CITY, UTAH 84101
801-532-4940



UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MARCH 16, 2022

The American Fork City Planning Commission met in a regular session on March 16, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Chris Christiansen
Harold Dudley
Bruce Frandsen
Jenny Peay

Absent: Christine Anderson

Staff Present: Patrick O'Brien, Development Services Director
Rebecca Andrus, City Engineer
Cherylyn Egner, City Attorney
Micah Hunsaker, Fiber Optic Manager
Lisa Halversen, Administrative Assistant

Others Present: Ginger Romriell, Chad Maughan, Vivek Patel, Pravin Kansagra, Curtis Leavitt, Linda Bethers, Ted Frandsen, Cinda Hirl, Kelly Jayne Brady, Ken Berg

Chairman Woffinden led the "Pledge of Allegiance."

He then announced that items 1,2 and 3 will be discussed together but voted on separately.

1. Hearing, review, and action on an amended plat for Edgewater Plat 1A located in the area of 300 South 1160 West, in the TOD zone

Mr. O'Brien stated that the applicant proposes to amend a previously approved plat. The purpose of this approval is to create common area and HOA from the already approved plats. Staff's recommendation is that Plats 1A and 2A have some access issues and they recommend denial. Plat 3A is satisfactory and we recommend approval.

Ms. Egner said that there are issues over ownership of 1100 West. Some land was supposed to have been dedicated to the city that was not, and the concern from a legal perspective is that the amended plat would reaffirm something that was questionable from the beginning. This problem of legal access was probably unbeknownst to the property owner as well. We would ask that these items be tabled to allow more time to resolve the property dispute. She thinks that the issue is close to being resolved.

Ms. Peay clarified that the access to Plat 3A is acceptable. Ms. Egner confirmed.

UNAPPROVED MINUTES

Ms. Krisel Travis of D. R. Horton said that this is a dilemma, and they are actively working to resolve this issue. They found two quit-claim deeds that had an error by the county, the first one can be cleared up very easily. The second problem deals with vesting, and the lawyer of the family trust is working to track down the problem. Once they have that it will be deeded directly to American Fork City. What they are asking approval for tonight isn't a roadway plat. This plat doesn't come with any right-of-way, it does front 1160 West but with no right-of-way needed. They have the building permits, have built homes, and people will be moving in on April 19. The city has a bond in place from the developer, D. R. Horton is just the builder. The only portion missing is the last 20 feet, there is a currently a passable road. She indicated that as the homebuilder they want commissioners to consider that there are people moving in that have nowhere else to go. They can fix the issues with the plat. It would be better for both them and the city to have this go forward. They are working to resolve an issue that wasn't theirs.

Mr. Frandsen asked how soon they can get the quit-claim deeds. Ms. Travis said that the first one could be recorded by the end of the week, but it only gives up a little corner. The second deed is a little more complicated, they have the cooperation of the landowner's attorney and he will help them. She can't control the situation and hates to make a commitment that she can't keep. They are currently chasing down vesting and getting signatures.

Mr. O'Brien added that tabling is an option, but staff is also fine with conditioning approval upon the builder recording the deeds.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley motioned to recommend approval for the plat amendment of Edgewater Plat 1A located in the area of 300 South 1160 West, in the TOD Zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, and conditional upon the applicant resolving the property dispute along 1160 West prior to recording the plat.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

UNAPPROVED MINUTES

2. Hearing, review and action on an amended plat for Edgewater Plat 2A located in the area of 300 South 1160 West, in the TOD zone

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley motioned to recommend approval for the plat amendment of Edgewater Plat 2A located in the area of 300 South 1160 West, in the TOD Zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, conditional upon the applicant resolving the property dispute along 1160 West prior to recording the plat.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

3. Hearing, review, and action on an amended plat for Edgewater Plat 3A located in the area of 300 South 1160 West, in the TOD zone

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to recommend approval for the plat amendment of Edgewater Plat 3A located in the area of 300 South 1160 West, in the TOD Zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

UNAPPROVED MINUTES

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

Chairman Woffinden said that items 4 and 5 together will be discussed together and voted separately.

4. Hearing, review and action on a request for variance from the required front and rear setbacks of lots located in the Stonecreek Plat G Development, located in the area of 840 South 250 West, in the PR-3.0 zone

Mr. O'Brien informed commissioners that Stonecreek Plat G is a 25-lot phase of an overall 143-acre development. Plat G is located at the southern portion of the overall development.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat G is the seventh phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone. The overall project area provides for 26% open space upon buildout. Plats A, B, C, D, E, F, and G provided dedication of land.

This proposal seeks a recommendation of approval from the Planning Commission for a variance of the required setback in the PR 3.0 (Planned Residential) Zone. Section 17.7.503.H.6(f) of the Development Code allows setback variances upon a recommendation and finding from the Planning Commission that "such variance is appropriate for the proper development of the lots and that such reduction will not result in the establishment of a hazardous condition". The applicant has provided a narrative for justification of setback variance, which is included in the appendix of this report. They propose a variance to the side setback, from 8' to 5' (to allow for a 3-car garage), and a variance to the front setback from 25' to 20' (for the house portion only; the garage still being held at 25'). The applicant feels these considerations will allow greater variety of architecture styles for homes, improving the streetscape scene and the reduction of on-street parking. The Planning Commission may, but is not required to, approve such variance. For items that fall outside of a determination of conformity/non-conformity with the code, staff does not make a recommendation to the Planning Commission.

Ms. Peay asked what setbacks were changed as they look at the subdivision rendering. The diagram is shown of the proposed units.

UNAPPROVED MINUTES

Mr. Frandsen asked if the fire marshal has looked at it, as the side setbacks are reduced also.

Mr. O'Brien confirmed and said that the crews have the ability to get back in there, so the fire marshal is OK with it. A fire truck wouldn't be able to get back there anyway.

Ms. Ginger Romriell, representing Woodside Homes, said that this is the 6th or 7th plat in the subdivision. The city required them to put in a minor collector so that reduced the available lot size. This proposal allows some architectural variance. There is a public utility easement ten feet from the front, and this just gives a little more flexibility. This increased flexibility will result in more variation of style and features such as a 3-car garage and a front porch.

Mr. O'Brien addresses concerns about accessing the rear of the property. Staff would support a condition that the 5 foot rear setback remains.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Frandsen moved to recommend approval for the request for reduction in setback requirements as outlined in the applicant's request, for Stonecreek Plat G Development, with the condition that no pop-outs extend into the 5-foot setbacks.

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

Chairman Woffinden	Aye
Chris Christiansen	Nay
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

5. Hearing, review and action on a request for variance from the required front and rear setbacks of lots located in the Views at Lakeshore (Dixie Farms Plat C) Development located in the area of 900 West and Lakeshore Drive, in the PR-3.0 zone

Mr. O'Brien stated that this proposal seeks a recommendation of approval from the Planning Commission for a variance of the required setback in the PR 3.0 (Planned Residential) Zone. Section 17.7.503.H.6(f) of the Development Code allows setback variances upon a recommendation and finding from the Planning Commission that "such variance is appropriate for

UNAPPROVED MINUTES

the proper development of the lots and that such reduction will not result in the establishment of a hazardous condition”. The applicant has provided a narrative for justification of setback variance, which is included in the appendix of this report. They propose a variance to the side setback, from 8’ to 5’ (to allow for a 3-car garage), and a variance to the front setback from 25’ to 20’ (for the house portion only; the garage still being held at 25’). The applicant feels these considerations will allow greater variety of architecture styles for homes, improving the streetscape scene and the reduction of on-street parking. The Planning Commission may, but is not required to, approve such variance. For items that fall outside of a determination of conformity/non-conformity with the code, staff does not make a recommendation to the Planning Commission.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Frandsen moved to recommend approval for the request for reduction in setback requirements as outlined in the applicant’s request, for Views at Lakeshore Development, with the stipulation that no pop-outs extend into the 5-foot setbacks.

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

Chairman Woffinden	Aye
Chris Christiansen	Nay
Bruce Frandsen	Aye
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

Mr. Dudley appreciates that this change will also require less landscaping.

6. Hearing, review and action on a preliminary plan and final plat for Timp Hollow Plat E, located in the area of 1190 East 1000 North, in the R1-12,000 zone

Mr. O’Brien told commissioners that this item relates to lots 63-69 of the Timp Hollow Development. The development is accessed from 1100 North, and the lots within this plat are directly accessed from the Candy Lane (1070 North) Cul-de-Sac.

Ms. Andrus said that when the packets were put together the Engineering Division recommended denial, since then they have received updated plans and now recommend approval with conditions.

UNAPPROVED MINUTES

1 The developer hasn't provided a percolation test yet, and the drainage design may need to be
2 adjusted for that. On the north side there is a side path that shows as 8 feet, this will need to be
3 adjusted to show as 10 feet, and the cul-de-sac needs to be corrected to meet standards.

4 Mr. Frandsen asked if there is any irrigation or runoff water or if is all detained onsite.

5 Ms. Andrus stated that staff will make sure that all drainage is addressed satisfactorily.

6 Mr. Ryan Bybee, developer, indicated that this is the last phase of the Timp Hollow subdivision.
7 The initial plat of the project was approved around four years ago. The current engineering review
8 requests that we move the fence, this would result in reduced lot sizes. We would like the fence to
9 match what was previously approved. There is also a review issue with the cul-de-sac, as well as
10 the park strip which ends up at five feet. We want that also to match what was previously approved.
11 Both of these issues reduce the buildable size of the lot.

12 Mr. Frandsen asked why staff is recommending the additional three feet, is it a code change?

13 Ms. Andrus said the right-of-way has not changed, and for the cul-de-sac issue there was a design
14 change a few years ago.

15 Chairman Woffinden said that the commission has to abide by the code. If the plat was approved
16 three years ago that approval has already expired.

17 Mr. O'Brien said that an original preliminary plat is only valid for one year. Anything approved at
18 the previous time would have expired.

19 Mr. Bybee said that they can't match the design of the cul-de-sac, and there's nothing on the city
20 website that shows the code change. The design on the website is what they designed to previously.
21 All they are asking is to match what was done previously. If they are being asked to build a fence
22 that is three feet off, that doesn't make sense. He showed on the diagram what he wants to match
23 from the previous plat. He asked if they can request a variance.

24 Mr. O'Brien replied that this is a design issue that wouldn't apply to a board of adjustment.

25 Mr. Dudley expressed his disappointment that the code doesn't seem to make sense, he would
26 rather see the two plats match.

27 Mr. Bybee reiterated that they can't find the new design on the website, he thinks it makes more
28 sense to match what's on the east and the west.

29 Ms. Peay asked if the current proposal matches the design standards.

30 Ms. Andrus replied that the revised plans do not match code. Our job as city staff is to determine
31 if the design meets the code requirements or not. We can't arbitrarily say they don't have to meet
32 code.

33 Ms. Peay again asked if this proposal matches the new design standards. Ms. Andrus indicated that
34 it does but Mr. Bybee is asking to go back to the old standards.

UNAPPROVED MINUTES

Chairman Woffinden said that city council can make the ultimate decision, but commissioners have to follow the code as written today.

Mr. Frandsen clarified that city council can grant this request.

Ms. Egner said that the council is also bound by the code, but they are the ones that can change the code and there may be a provision for filling in gaps. Another potential way to move forward is a code change or amended plat down the road.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Peay moved to recommend approval of the final plat for Timp Hollow Plat E, subject to any findings, conditions and modifications found in the engineering report, conditional upon applicant following up with engineering to meet design qualifications and missing items.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Nay
Harold Dudley	Aye
Jenny Peay	Aye

The motion passed.

Chairman Woffinden indicated that items 7 and 8 will be discussed together but voted separately.

7. Hearing, review and action on a preliminary plan and final plat for Krishna Complex, located in the area of 80 North 996 West, in the GC-2 zone

Mr. O'Brien stated that this project is adjacent to I-15 in the General Commercial 2 (GC-2) zone and is located in the vicinity of 80 North and 1020 West. The proposal includes 2 hotels—one an 86-room facility and the other an 80-room facility. The parking requirement for this proposal is 208 stalls (166 rooms x 1.25 parking stalls).

After reviewing, staff found that it does not meet the parking standards of the code, but the site plan does meet the other requirements. Applicant is requesting a reduction in parking. From a staff perspective we must go with what is in the code, we recommend denial.

UNAPPROVED MINUTES

There are no concerns from the fire marshal, they have all been addressed.

Chairman Woffinden asked how the proposed flyover affects the proposal.

Ms. Andrus believes that the project accommodates the trajectory of the proposed future flyover and the right-of-way was anticipated. Staff are still working with UDOT to determine the exact design. All of the utilities are in.

Mr. Pravin Kansagra is the operator for La Quinta. He stated that they believe the 1.55 ratio is good for parking. If needed, they will consider making suites to reduce the number of rooms, most of the rooms are under \$80. The number of required parking stalls is 208, they have 184.

Mr. O'Brien said that this change in room design would require a new design submittal.

Mr. Kansagra expressed frustration that this was approved in 2019, everything has taken a long time to complete.

Mr. O'Brien replied that our new procedures are cutting down on review times. If they want to revamp their room counts to meet parking requirements, that is our only issue. He commits that he will help them get through this faster than before.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to deny the preliminary plan and final plat for the Krishna Complex, located in the area of 80 North 1020 West, in the GC-2 Zone due to parking requirements not being met.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Nay
Jenny Peay	Aye

The motion passed.

8. Hearing, review and action on a site plan for the Krishna Complex, located in the area of 80 North 996 West, in the GC-2 zone

UNAPPROVED MINUTES

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to deny the site plan for the Krishna Complex, located in the area of 80 North 1020 West, in the GC-2 Zone, due to parking requirements not being met.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Nay
Jenny Peay	Aye

The motion passed.

Chairman Woffinden indicated that items 9 and 10 would be discussed together but voted separately. Since a member of the commission is affected by this item, that member will be unable to join the discussion or the vote.

9. Hearing, review and action on a land use map amendment from the Resort, Very Low Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation, located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West

Mr. O'Brien stated that introducing Design Industrial development into areas that already possess recent residential development (e.g., Harbor Village) will negatively impact existing dwellings and will also be incongruent with the growth of the Boat Harbor and the Shoreline Protection designation, therefore planning staff recommends denial of the application as presented at the time of this writing.

He indicated that in the long-range plans for the growth of American Fork, everything west of the roadway will be residential. This change would make it harder to control industrial growth by losing the hard boundary of the road.

The property is currently zoned PR-3, the challenge is to contain the industrial development. Having industrial and residential development right beside each other is not desirable and the hard boundary of the road stops that from happening.

UNAPPROVED MINUTES

Chairman Woffinden asked which side will be which.

Mr. O'Brien indicated that the west side will be residential and the east will be industrial based on current zoning and the land use plan. The applicant is requesting that the current parcel on the west of the road would become industrial. He confirmed that the whole proposal is for property on the west side that is currently zoned residential.

Ms. Andrus clarified that in her understanding both Lakeshore Drive and Boat Harbor Road will be widened.

Chairman Woffinden asked if the lift station will be moved.

Ms. Andrus believes it will be moved a few blocks.

Public Hearing Opened

Mr. Ted Frandsen, applicant, believes that this property isn't ideal for residential use. There is an addiction recovery home next to the property and he believes that the Vineyard Connector is scheduled to go in to the north. There is a current road to the south, Lakeshore Drive, which isolates the industrial development and separates it from the residential. The lift station is also problematic for people to live next to.

Chairman Woffinden pointed out that the path of the Vineyard Connector is not established in stone yet.

Public Hearing Closed

Mr. Frandsen says that he owns property at the north edge of this area. TSSD talked to them about buying more land for a newer lift station, they try to keep it clean but it smells bad. Their thought was that the boundaries would be fairly enforced by Lakeshore Drive.

Mr. Christiansen asked what other residential facilities are in the area. Mr. Frandsen replied that there is a farm and an addiction facility. Mr. Christiansen can see the applicant's point, but he hates to change the current zoning based on something that is still not set in stone.

Ms. Peay would be concerned with residential in such a small area, it doesn't seem like it flows the way it should.

Chairman Woffinden is concerned that this proposal would make an island of county property in the city with a land use as industrial in a residential area.

Mr. O'Brien said that if the property was being annexed, it would be zoned in as some form of residential since it falls on the west side of the road.

UNAPPROVED MINUTES

1 **Mr. Dudley moved to recommend denial of the land use map amendment with a finding that**
2 **the proposed land use designations are incongruent with adjacent existing development and**
3 **the existing Shoreline Protection designation.**

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

5	Chairman Woffinden	Nay
6	Chris Christiansen	Aye
7	Bruce Frandsen	Abstain
8	Harold Dudley	Aye
9	Jenny Peay	Aye

10
11 **The motion did not pass with a quorum**

12
13 A discussion was held where it was noted that if the intent was to send this item on to city
14 council, it would need to go with the vote from a quorum of four. A revote was held.

15
16
17 **Mr. Dudley moved to recommend denial of the land use map amendment with a finding that**
18 **the proposed land use designations are incongruent with adjacent existing development and**
19 **the existing Shoreline Protection designation.**

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

21	Chairman Woffinden	Aye
22	Chris Christiansen	Aye
23	Bruce Frandsen	Abstain
24	Harold Dudley	Aye
25	Jenny Peay	Aye

26
27 **The motion passed.**

28
29
30 10. Hearing, review and action on a zone map amendment from the PR-2.0 Planned Residential
31 to the PI-1 Planned Industrial zone, located in the area of 1100 South and 100 West

32
33 **Mr. Dudley moved to recommend denial of the zone map amendment with a finding that**
34 **the proposed zone changes are incongruent with adjacent existing development and the**
35 **existing Shoreline Protection zone.**

36
37 **Mr. Christiansen seconded the motion. Voting was as follows:**

38	Chairman Woffinden	Aye for the same reason as noted previously
39	Chris Christiansen	Aye
40	Bruce Frandsen	Abstain

UNAPPROVED MINUTES

Harold Dudley **Aye**
Jenny Peay **Aye**

The motion passed.

11. Other Business

Mr. O'Brien stated that there will be no meeting the first week of April, it conflicts with spring break. The next meeting will be held April 20.

Mr. Frandsen asked if the parks plan covers trails, Mr. O'Brien replied that it does.

There will be upcoming training and a new commissioner, Rod Martin, will be at the April 20 meeting. Ms. Egner and Mr. O'Brien will be putting together training that will cover some of their qualification requirements. He believes there is a requirement of 7 training hours, including 2 hours of formal training. He is going to a planning conference and will report back.

The commission also needs to set a date for dinner, we'll be supporting a local business. He asked for date and location suggestions. Wednesday, April 27 seems to work for most.

12. Discussion on Upcoming Projects/Concept Plans (formerly Site Plan Meetings)

Mr. O'Brien gave a report of items which will be ready for the next agenda. Site plan meetings are booked out until April with lots of projects in the pipeline. There are some interesting things coming. A variety of developments, a master plan, a new Accessory Dwelling Unit ordinance, and an Annexation ordinance will be in upcoming agendas.

13. Review and action on the minutes of the March 2, 2022 Planning Commission Regular Session

Mr. Christiansen moved to recommend approval of the minutes of the March 2, 2022 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

14. Adjournment

UNAPPROVED MINUTES

1

2 **Mr. Dudley motioned to adjourn.**

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

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6 Meeting adjourned at 8:30 pm.

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11 Lisa Halversen

12 Administrative Assistant