

AMERICAN FORK CITY COUNCIL
APRIL 26, 2022
REGULAR SESSION AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

REGULAR SESSION

The American Fork City Council will meet in a regular session on Tuesday, April 26, 2022, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

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

COMMON CONSENT AGENDA

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

1. Approval of the March 1, 2022, work session minutes.
2. Approval of the authorization to release the Improvements Construction Guarantee and issue a Notice of Acceptance for the AF 10 construction of public improvements located at 800 West 620 South.
3. Ratification of city payments (April 6, 2022, to April 19, 2022) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on approval of the 2022 Arbor Day Proclamation.
2. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on approval of a final plat for Timp Hollow Plat E located in the area of 1190 East 1000 North, in the R1-12,000 residential zone.
 - b. Review and action on an appeal of the American Fork City Planning Commission's action regarding the 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.
 - c. Review and action on an appeal of the American Fork City Planning Commission's action regarding the zone map amendment from the PR-2.0

Planned Residential to the PI-1 Planned Industrial zone, located in the area of 1100 South and 100 West.

3. Review and action on an agreement to extend Auto Mall Drive.
4. Review and action on the appointment of an interim City Treasurer.
5. Review and action on a resolution certifying authorized users to access and/or transact with the Utah Public Treasurers Investment Fund (PTIF) accounts.
6. Review and action on an ordinance amending Section 17.05.133(E) of the municipal code of American Fork City regarding Off-Street Parking Standards.
7. Adjournment.

Dated this 25 day of April, 2022.

A handwritten signature in cursive script, reading "Terilyn Lurker".

Terilyn Lurker
City Recorder

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM Approval of the authorization to release the Improvements Construction Guarantee and issue a Notice of Acceptance for the AF 10 construction of public improvements located at 800 West 620 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the City to execute the Notice of Acceptance for the AF 10 public improvements located at 800 West 620 South. To authorize the issuance of documents and/or payments to release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the

ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

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

SUPPORTING DOCUMENTS

AF 10 Completion and request (PDF)

04.26 - Notice of Acceptance AF 10 (PDF)



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

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

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

Re: AF 10

Dear Mayor:

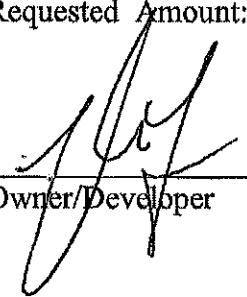
As the project and/or subdivision construction has now been completed in full, I request that the Improvement Completion Assurance be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the Improvement Completion Assurance, I understand that the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

I, MIKE DEMKE @ REDPINE CONSTRUCTION, the owner, developer, and authorized representative of AF 10 Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: AF 10

Address: 800 W. 670 S.

Requested Amount: 0


Owner/Developer

4-5-22
Date

Attachment: AF 10 Completion and request (Final Bond Release)

Development Name: AF 10

Development Address: 800 W. 620 S.

***All outstanding fees must be paid prior to any release.**

 Final Improvement
Assurance Release

☐ Improvement Warranty Release
(10% Durability Release)

[illegible]

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

Name: _____

Bank (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: Email:

Signature: [Signature] Date: 4-5-22

City Official Use Only

☐ Fees paid and current

Administrative Signature: _____ Date: _____

Inspector Signature: _____ Date: _____

Attachment: AF 10 Completion and request (Final Bond Release)



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

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for AF 10 Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$ 0

PASSED THIS 26 DAY OF APRIL, 2022.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 04.26 - Notice of Acceptance AF 10 (Final Bond Release)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on approval of the 2022 Arbor Day Proclamation.

SUMMARY RECOMMENDATION

Staff recommends approval of the Arbor Day 2022 Proclamation

BACKGROUND

Each year, American Fork City passes a proclamation setting aside a day as Arbor Day. This year, Arbor Day is on Friday, April 29th. A ceremony will be held on Thursday, April 28th, at 11:30 a.m. at JC Ball Park.

BUDGET IMPACT

N/A

SUGGESTED MOTION

Move to adopt the Arbor Day 2022 Proclamation.

SUPPORTING DOCUMENTS

Arbor Day Proclamation 2022 (DOC)

ARBOR DAY 2022 PROCLAMATION AMERICAN FORK CITY

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal,

Now,
Therefore, I, Bradley J. Frost, Mayor of the City of American Fork, do hereby proclaim April 28, 2022 as Arbor Day in the City of American Fork and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this 26 day of April in the year 2022.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Arbor Day Proclamation 2022 (Arbor Day Proclamation 2022)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on approval of a final plat for Timp Hollow Plat E located in the area of 1190 East 1000 North in the R1-12,000 residential zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the plat. The Planning Commission recommended approval of the plat conditional upon the applicant following up with engineering to meet design specifications and missing items.

BACKGROUND

This subdivision consists of seven lots at approximately 1190 East 1000 North. The lots within this subdivision are accessed from the Candy Lane Cul-de-sac (1070 North). This proposal is consistent with the Land Use Plan designation. This is the last phase of the Timp Hollow subdivision. The minutes from the planning commission meeting have been attached.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the Timp Hollow Plat E subdivision located in the area of 1190 East 1000 North in the R1-12,000 residential zone and authorize the mayor and council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to all conditions identified in the public record associated with the March 16, 2022, planning commission meeting and conditional upon the applicant following up with engineering to meet design qualifications and missing items.

SUPPORTING DOCUMENTS

04.12.22 - Timp Hollow Plat E subdivision (PDF)
04.12.22 - Timp Hollow Plat E - Staff report (PDF)
04.12.22 - Timp Hollow Plat E - PC Minutes (PDF)

TIMP HOLLOW PLAT 'E' CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

AMERICAN FORK, UTAH

PROJECT LOCATION: 1190 EAST 1000 NORTH

prepared for:
CADENCE HOMES
3400 NORTH ASHTON BLVD
SUITE #180
LEHI , UT 84043
PHONE: (801) 766-0500

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE DONE AS PER THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 3. ONE COLOR ELECTRONIC COPY OF AS BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND PRESSURIZED IRRIGATION.
- 4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
- 6. TYPE OF CONSTRUCTION IS RESIDENTIAL AND BUILDINGS WILL NOT INCLUDE FIRE SPRINKLERS.

BENCHMARK

WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 5S, RANGE 2E
NGVD 29 ELEVATION = 4786.29

AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT

COMPANY	CONTACT	NUMBER
AF City Culinary Water	Jay Brems	(801)763-3060
AF Pressure Irrigation	Jay Brems	(801)763-3060
AF Sanitary Sewer	Ashton Hardy	(801)763-3060
AF Storm Drain	Ashton Hardy	(801)763-3060
AF Fire Marshall	Mat Sacco	(801)763-3040
AF City Inspector	Dee Howard	(801)763-3060
AF SWPPP Inspector	Harlan Nielson	(801)404-6361
AF Fiber	Kyle Petersen	(801)400-2933
AF Irrigation Company	Ernie John	(801)471-6576
Rocky Mountain Power	Teria Walker	(801)756-1310
Comcast	Elysin Valdez	(801)401-3017
T.S.S.D.	David Barlow	(801)756-5231
Century Link	Bill Westfall	(435)423-4252
Qwestar	Wendy Edwards	(801)853-8513

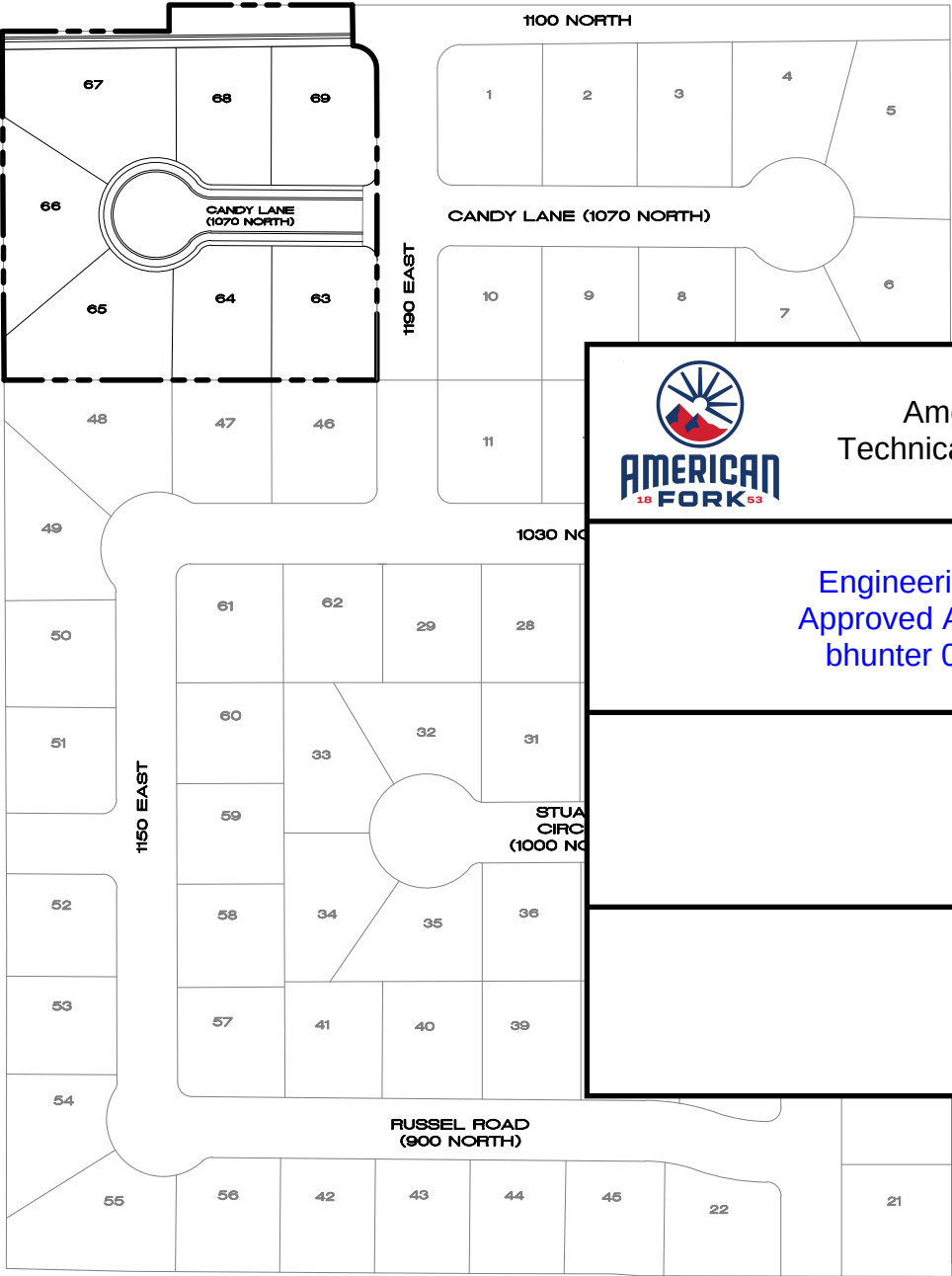


UTILITIES AND SERVICES

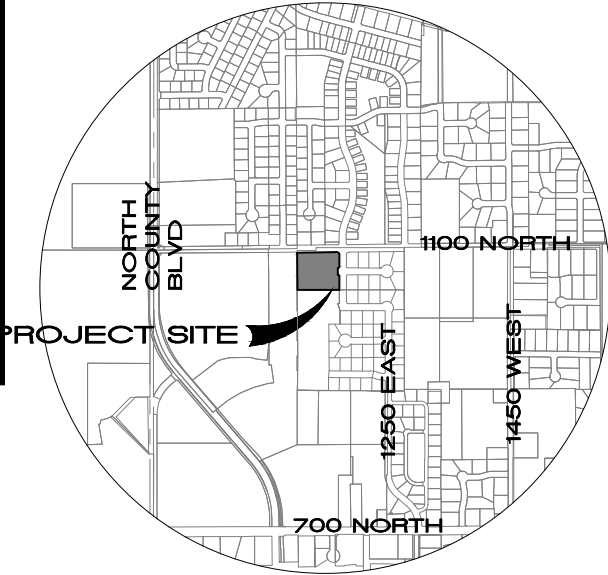
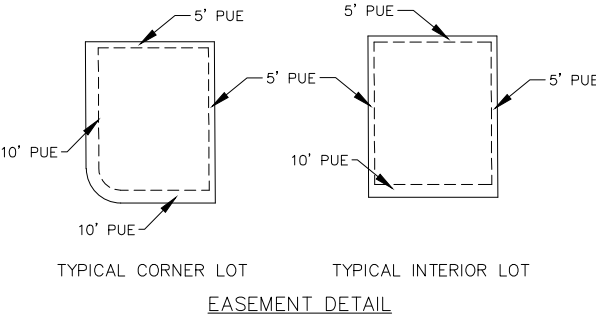
NATURAL GAS	DOMINION ENERGY
ELECTRIC	ROCKY MOUNTAIN POWER
TELEPHONE	CENTURYLINK
CABLE TELEVISION	COMCAST

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY/GRADING AND DRAINAGE PLAN
3	CANDY LANE PLAN & PROFILE SHEET
4	STORM WATER POLLUTION PREVENTION PLAN
5	DETAIL SHEET 1
6	DETAIL SHEET 2



LAND USE:	
PROJECT AREA=	3.44 ACRES
ZONING=	R-1-12
TOTAL LOTS=	7 LOTS
OVERALL DENSITY=	2.03 LOTS PER ACRE



REVISIONS			
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1	8-26-20	REVIEW COMMENTS	TT
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK,
UTAH

TIMP HOLLOW PLAT 'E'
A RESIDENTIAL SUBDIVISION

COVER

JOB CADBELL
SHEET NO.

LEGEND

- ----- X -----

----- EOP -----

----- 8"W -----

----- 8"PI -----

----- SD -----

----- 8"SS -----

----- 8"W -----

----- 8"PI -----







PROPERTY BOUNDARY LINE

EXISTING FENCE LINE

EDGE OF PAVEMENT

CENTERLINE

EASEMENT LINE

PROPOSED 8" DUCTILE IRON CULINARY WATERLINE

PROPOSED 8" C900 PVC PRESSURE IRRIGATION

PROPOSED RCP STORM DRAIN W/ MH

PROPOSED PVC SDR-35 SEWER W/ MH

EXISTING STORM DRAIN W/ MH

EXISTING SANITARY SEWER W/ MH

EXISTING 8" DUCTILE IRON PIPE WATERLINE

EXISTING C900 PI PIPE

FIRE HYDRANT

WATER VALVE

STREET LIGHT
- 1

2

3

4

5

6

7

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9
- ADA PEDESTRIAN RAMP

CONST. FIRE HYDRANT ASSEMBLY AS PER AMERICAN FORK CITY STANDARDS

CONST. BLOW OFF AS PER AMERICAN FORK CITY STANDARDS

EXISTING POWER POLE TO BE REMOVED

CONNECT INTO EXISTING WATER LINES

CONNECT INTO EXISTING SEWER STUB

INSTALL STOP SIGN AS PER AMERICAN FORK CITY STANDARDS

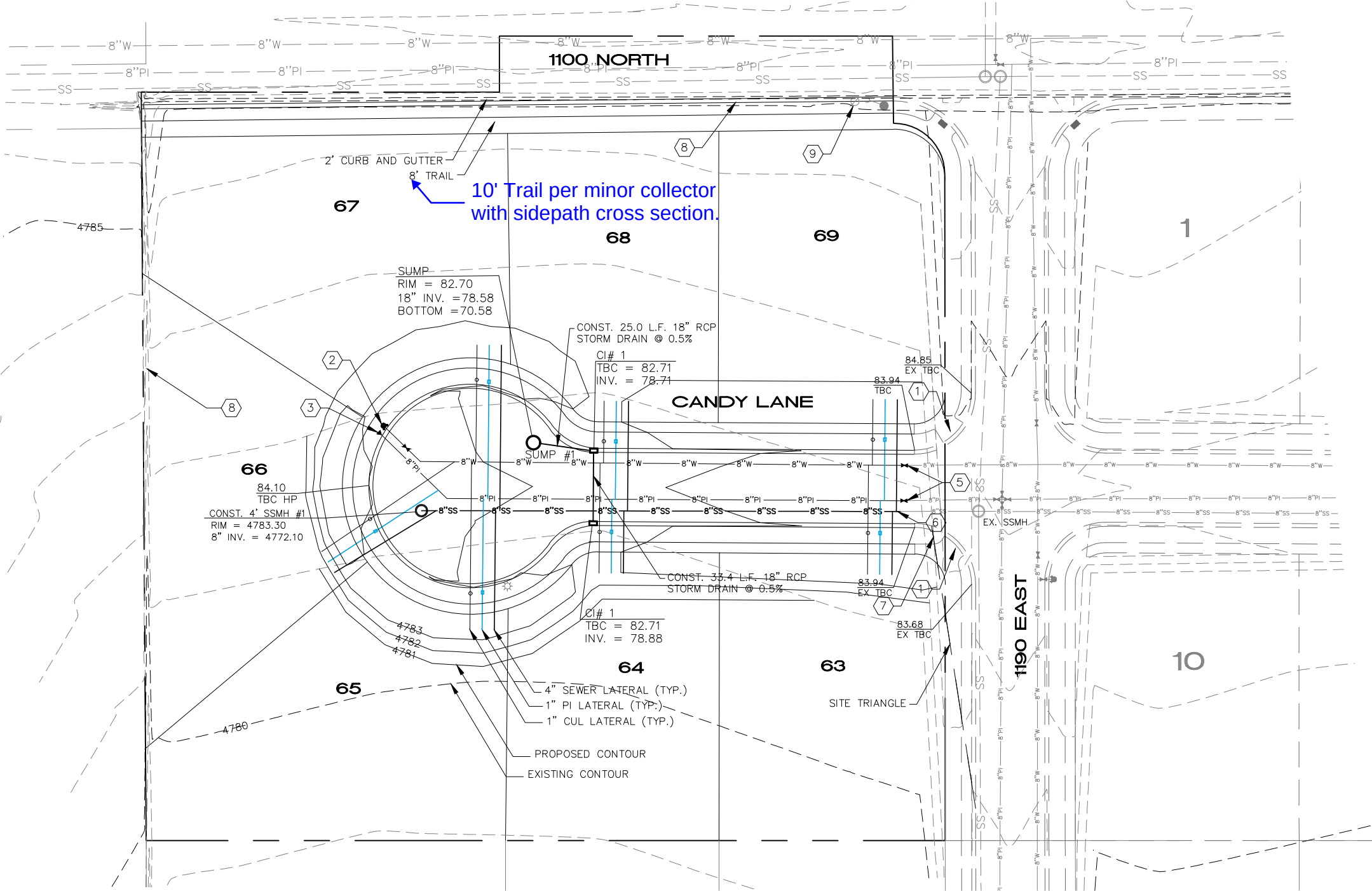
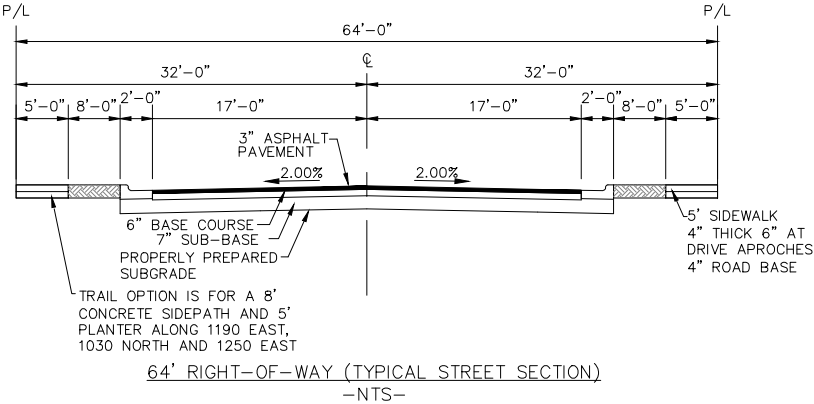
EXISTING DITCH TO BE REMOVED

EXISTING POWER POLE, IF OVERHEAD UTILITIES ARE LESS THAT 12,470 VOLTS THEY WILL BE REQUIRED TO BE BURIED, CONFIRM WITH RMP FOR THRESHOLD

Field investigation and soil report required for sump. 15.01.150

Provide percolation rate test to confirm the assumption in the drainage report is accurate and sump is sized accordingly.

In areas where the highest water level in the ground is no closer than eight feet to the ground surface and percolation rates are high and the area is designated on the city's drainage master plan, pre-treatment sumps may be used to dispose of surface waters. They must be designed for the ten-year storm and an auxiliary excess drainage system provided. All design data including ten-foot soil log, percolation tests, etc., must be submitted with the drainage plans. The sump design shall comply with applicable city and county requirements. In general, all discharges from development should be limited to a maximum of 0.2 cfs/acre with the utilization of on-site detention except as approved otherwise by the city engineer.



2' CURB AND GUTTER

8" TRAIL

10' Trail per minor collector with sidepath cross section.

SUMP

RIM = 82.70

18" INV. = 78.58

BOTTOM = 70.58

CONST. 25.0 L.F. 18" RCP STORM DRAIN @ 0.5%

CI# 1

TBC = 82.71

INV. = 78.71

84.85 EX TBC

83.94 TBC

84.10 TBC HP

CONST. 4' SSMH #1

RIM = 4783.30

8" INV. = 4772.10

CONST. 35.4 L.F. 18" RCP STORM DRAIN @ 0.5%

CI# 1

TBC = 82.71

INV. = 78.88

83.94 EX TBC

83.68 EX TBC

4" SEWER LATERAL (TYP.)

1" PI LATERAL (TYP.)

1" CUL LATERAL (TYP.)

PROPOSED CONTOUR

EXISTING CONTOUR

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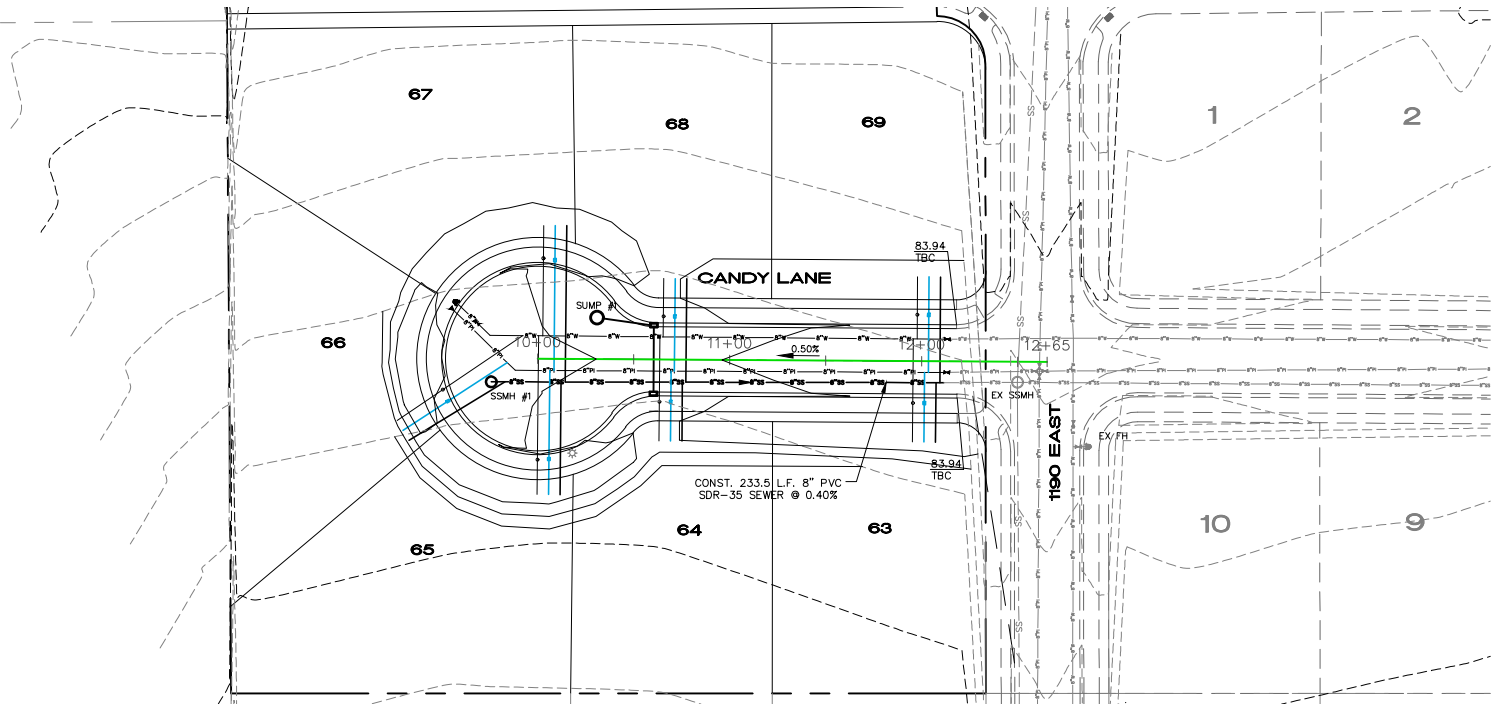
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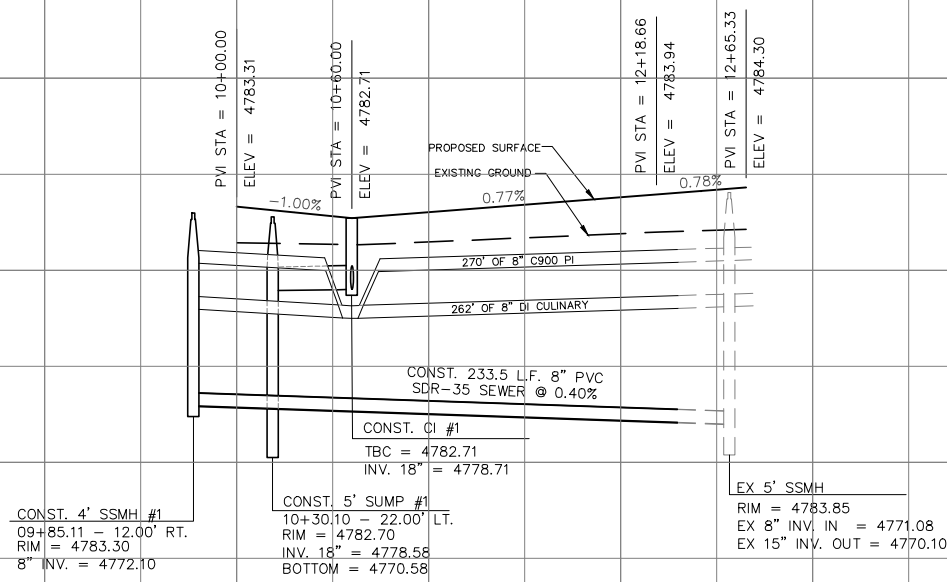
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(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'



REVISIONS			
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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	02/16/22
CDGD FILE:	

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

LEHI, UTAH

TIMP HOLLOW PLAT 'E'
A RESIDENTIAL SUBDIVISION

CANDY LANE PLAN & PROFILE

JOB
CADTIMP
SHEET NO.

INLET PROTECTION

- 1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
- 2. INSPECT INLET PROTECTION AFTER STORM EVENT.
- 3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

- 1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
- 2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
- 3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

- 1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
- 2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
- 3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

STORM WATER MANAGEMENT PLAN

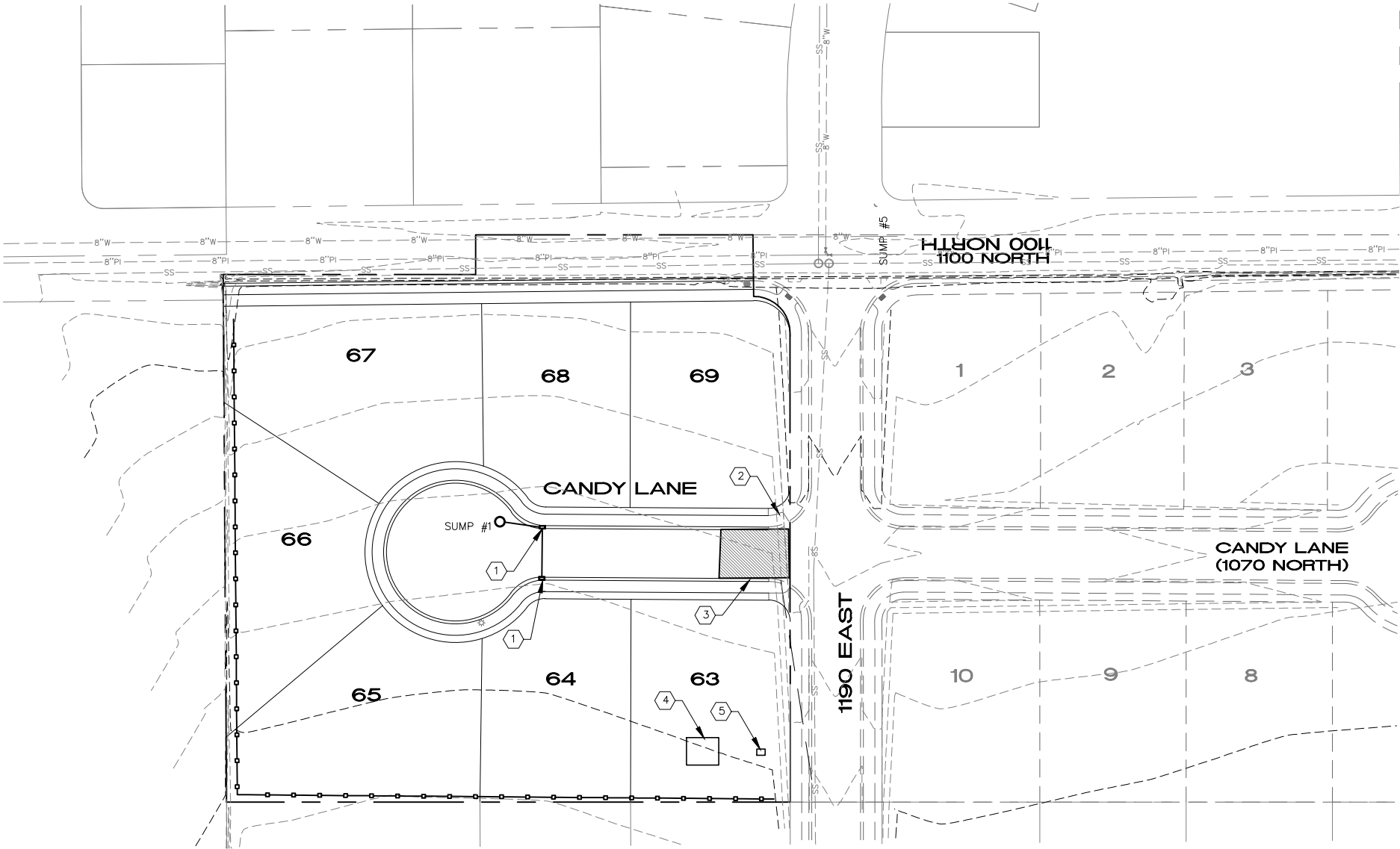
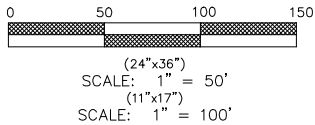
- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS
- 2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO AMERICAN FORK CITY STANDARDS.
- 3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
- 4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

- 1. INSTALL PROTECTION ACCORDING TO AMERICAN FORK CITY STANDARDS
- 2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO AMERICAN FORK CITY STANDARDS
- 3. TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA
- 4. WASHOUT AREA
- 5. PORTA-POTTY

LEGEND

—●—●—●—●— SILT FENCE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			DESIGNED BY: WMS
2			DRAWN BY: TT
3			CHECK BY: TGT
4			DATE: 02/26/20
			CDGD FILE:

J:\CADENCE\smart\dwg\platD\04 SWPPP.dwg

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

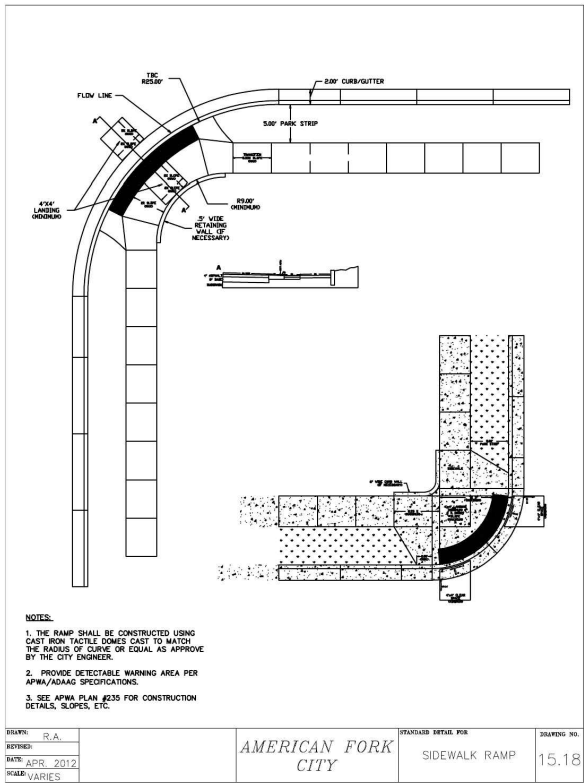
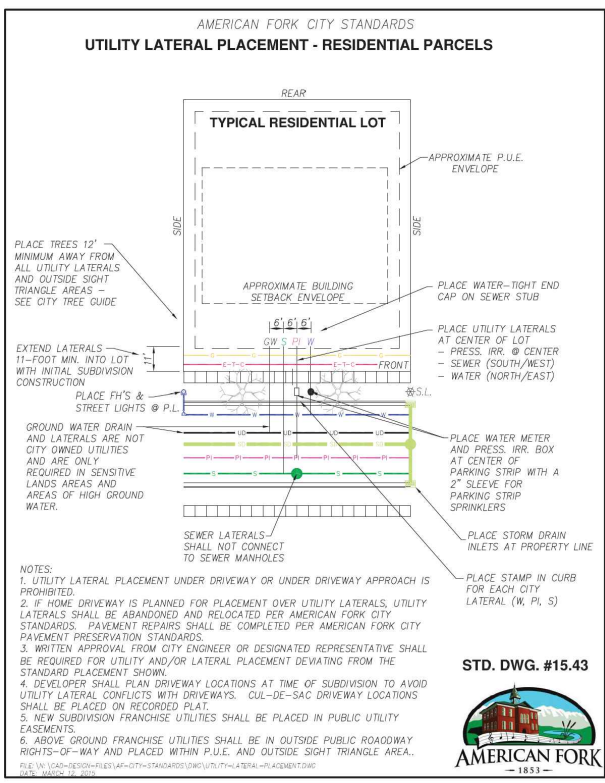
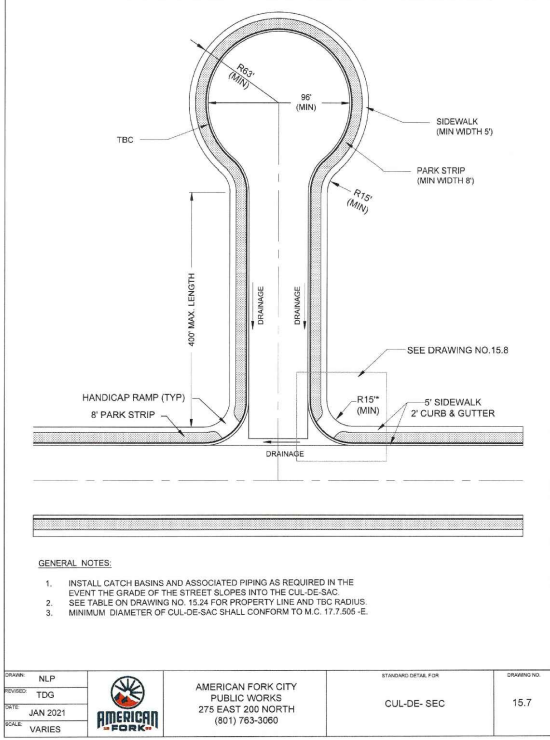
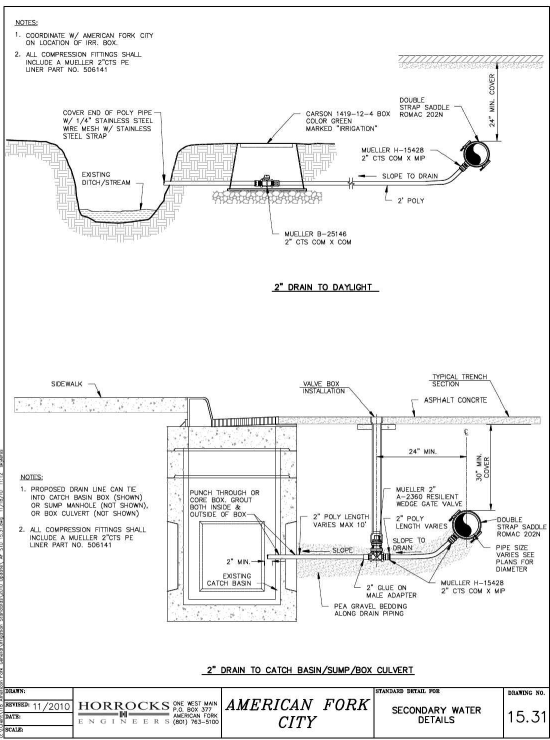
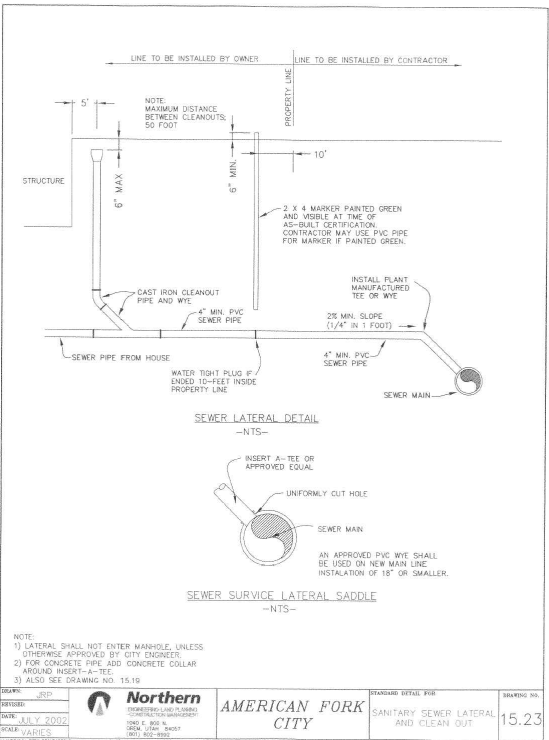
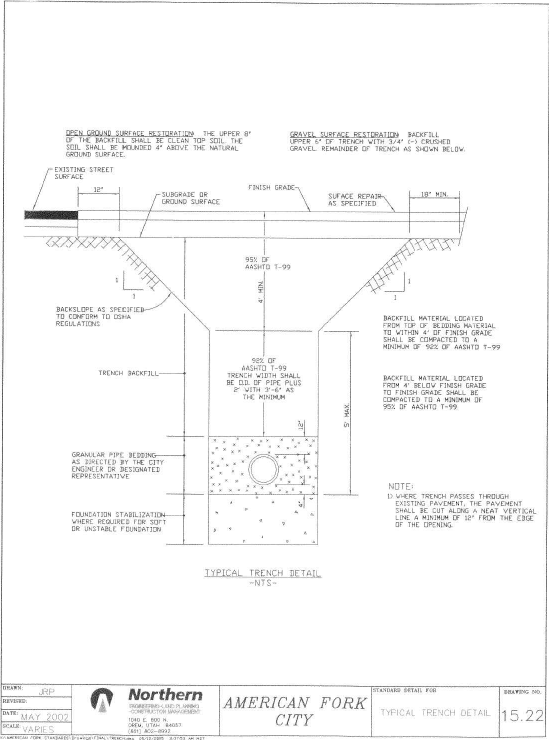
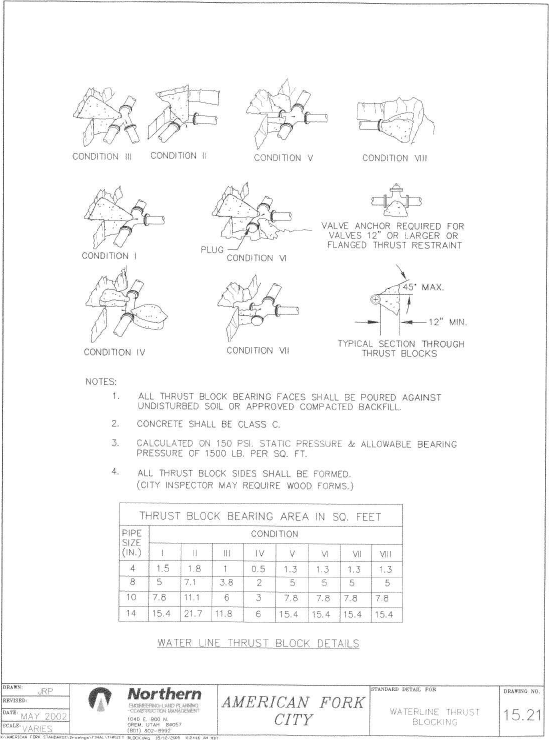
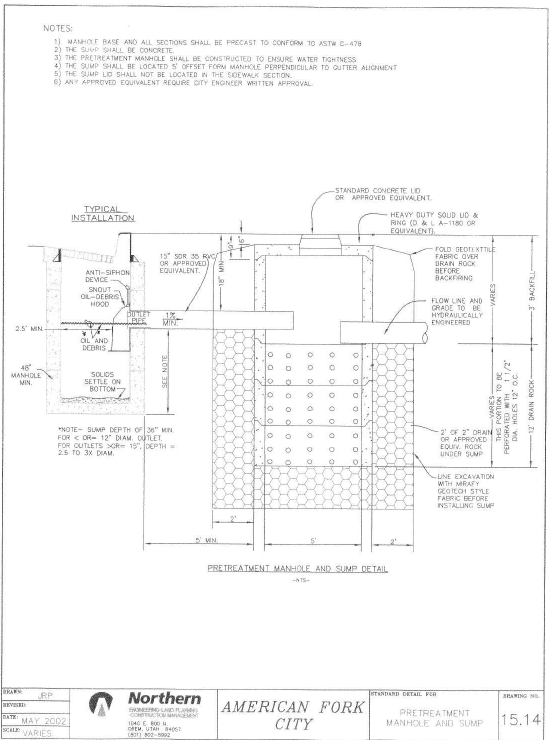
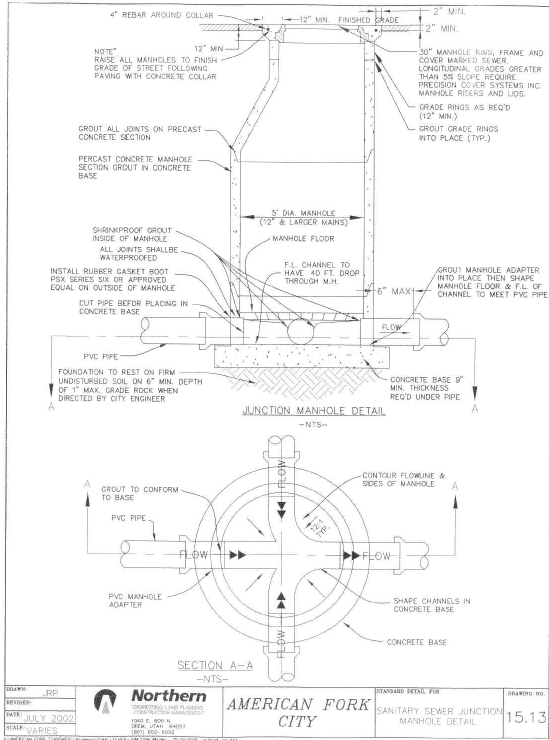
AMERICAN FORK, UTAH

TIMP HOLLOW PLAT 'E'
A RESIDENTIAL SUBDIVISION

SWPPP

JOB
CADTIME
SHEET NO.

Packet Pg. 14



Needs updated PI meter detail. Verify other details are current.

SURVEYOR'S CERTIFICATE

I, Travis Trane do hereby certify that I am a Professional Land Surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 as amended certificate number 5152741. 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, street 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 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

Commencing at a point which is South 00°00'02" East 367.97 feet along the section line a East 1338.27 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence North 00°13'49" West 77.90 feet; thence North 00°24'52" West 272.23 feet; thence North 00°17'36" West 17.82 feet; thence North 89°59'5". East 176.06 feet; thence North 00°00'07" West 27.61 feet; thence North 89°59'53" East 193.33 feet; thence South 00°35'33" East 42.95 feet; thence Southeast 39.51 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°33'15", the chord of which bears South 45°18'56" East 35.53 feet; thence South 00°02'18" East 327.63 feet; thence West 392.94 feet to the point of beginning. Parcel contains: 3.44 acres more or less.

Number of lots = 7

Basis of bearing: The line between the West Quarter Corner and the Southwest Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and meridian which bears South 00°00'02" East. (N.A.D. 83 BEARINGS AS PER UTAH COUNTY PLAT)

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

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

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

NOTARY _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION # _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____

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

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

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

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

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

PLAT "E"

TIMP HOLLOW
A RESIDENTIAL SUBDIVISION

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 40 FEET

SEWER AND WATER
AUTHORITY APPROVAL
APPROVED BY THE SEWER
AND WATER AUTHORITY ON
THIS _____ DAY OF _____, 2022

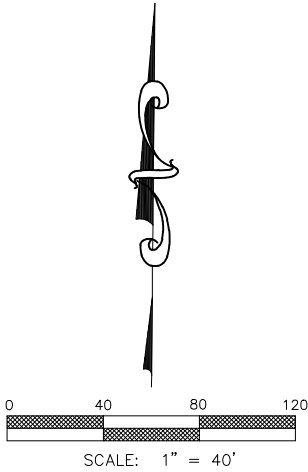
PUBLIC WORKS DIRECTOR _____

SURVEYOR SEAL

CLERK-RECORDED SEAL

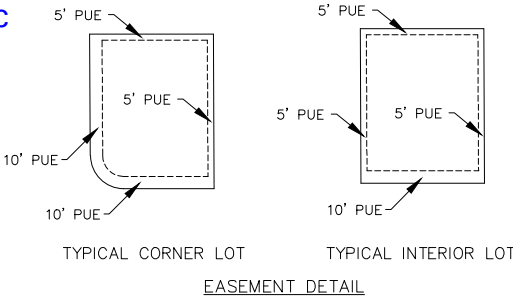
TIMP HOLLOW PLAT "E"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP
5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.51	25.00	90°33'15"	35.53	S45°18'56"E
C2	23.67	15.00	90°24'48"	21.29	S45°10'06"W
C3	13.86	15.00	52°56'46"	13.37	N63°09'07"W
C4	314.36	63.00	285°53'33"	75.92	S00°22'30"W
C5	13.86	15.00	52°56'46"	13.37	N63°54'07"E
C6	23.45	15.00	89°35'12"	21.14	S44°49'54"E
C7	36.53	63.00	33°13'26"	36.02	N53°17'27"W
C8	85.25	63.00	77°31'55"	78.89	S71°19'53"W
C9	75.65	63.00	68°48'06"	71.19	S01°50'07"E
C10	77.94	63.00	70°53'12"	73.07	S71°40'46"E
C11	38.98	63.00	35°26'55"	38.36	N55°09'11"E
C12	39.51	25.00	90°33'15"	35.53	N45°18'56"W



VICINITY MAP

Call out diameter or
radius of the cul-de-sac



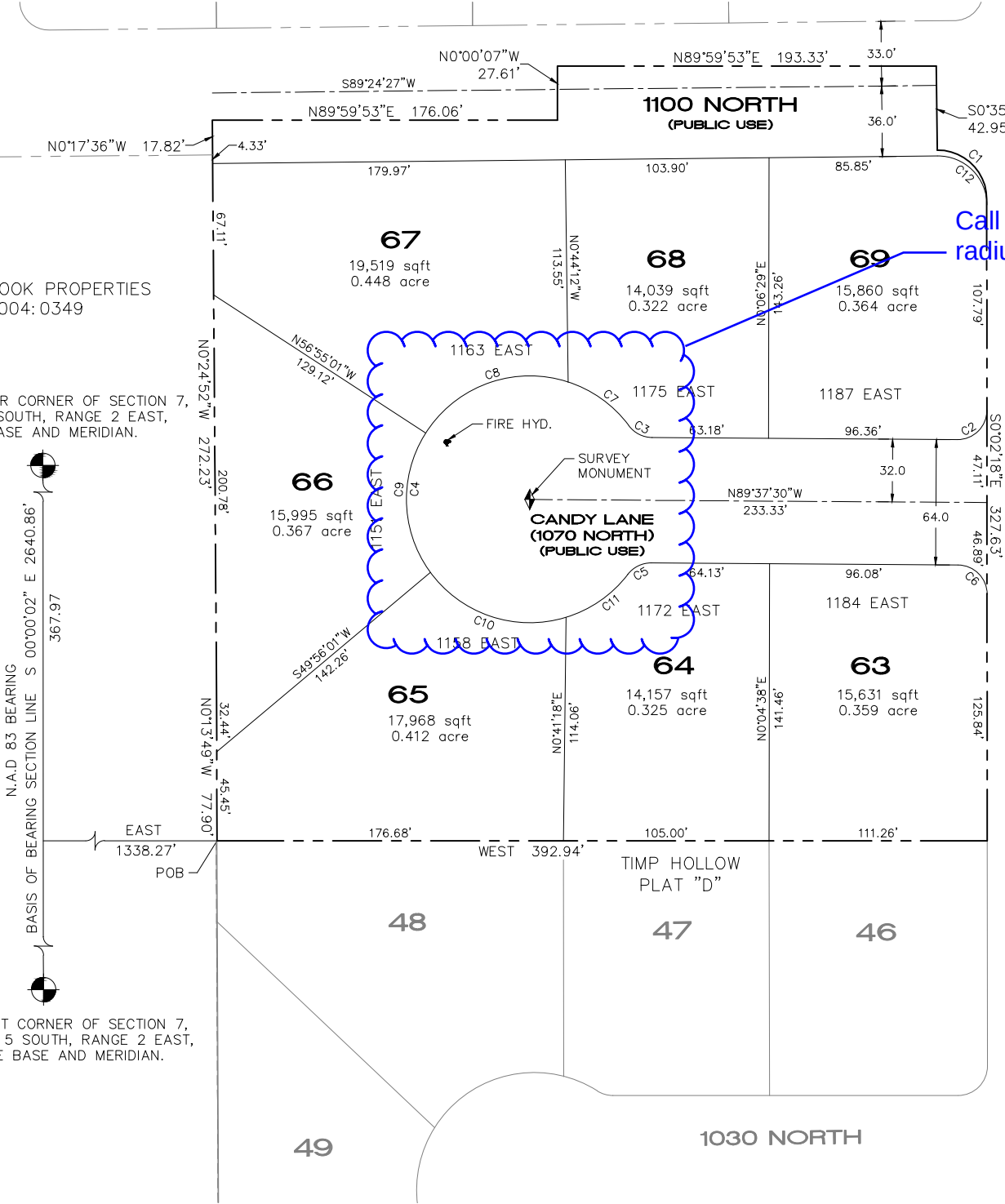
TIMP HOLLOW
PLAT "A"

1190 EAST
(PUBLIC USE)

- NOTES:
1. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
 2. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
 3. OFF-SET NAILS TO BE PLACED ON THE BACK OF THE CURB AND 5/8"x24" REBAR WITH THE TRANE ENGINEERING CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
 4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
1- ASPHALT PAVING IS INSTALLED
2- FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 5. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
 6. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F
 7. BENCHMARK IS WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4786.29
 8. ZONING IS R1-12000

DEVELOPER
CADENCE HOMES
3400 NORTH ASHTON BLVD.
SUITE #180 LEHI, UT 84043
PHONE (801) 768-0500

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



**AMERICAN FORK CITY
PLANNING COMMISSION**

MEETING DATE: March 16th, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a preliminary plan and final plat for Timp Hollow Plat E Subdivision, consisting of 7 lots, located at approximately 1190 East 1000 North, in the R1-12,000 zone

BACKGROUND INFORMATION				
Location:		1190 East 1000 North		
Applicants:		Ryan Bybee/Cadence Homes		
Existing Land Use:		Residential Low Density		
Proposed Land Use:				
Surrounding Land Use:	North	Residential Low Density		
	South	Residential Low Density		
	East	Residential Low Density		
	West	Residential Low Density		
Existing Zoning:		R1-12000		
Proposed Zoning:				
Surrounding Zoning:	North	R1-12000		
	South	R1-12000		
	East	R1-12000		
	West	R1-9000		
Land Use Plan Designation:		Residential Low Density		
Zoning within Land Use Plan Designation?		X	Yes	No

Background

This 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.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Residential Low Density. The proposed plat and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan designation.

Attachment: 04.12.22 - Timp Hollow Plat E - Staff report (Timp Hollow Plat E)

Section 17.8.211 of the Development Code

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

- a. The final plat conforms with the terms of the preliminary plan approval.
- b. The final plat complies with all City requirements and standards relating to Subdivisions.
- c. The detailed engineering plans and materials comply with the City standards and policies.
- d. The estimates of cost of constructing the required improvements are realistic.
- e. The water rights conveyance documents have been provided.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. Timp Hollow Plat E complies with Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. Timp Hollow Plat E meets the criteria as found in Section 17.8.211 of the Development Code.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Timp Hollow Plat E, subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat for Timp Hollow Plat E.

TABLE

Mr. Chairman, I move that we table the final plat of Timp Hollow Plat E.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 3/16/2022

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: Timp Hollow Plat E

Project Address: 1190 East 1000 North

Developer / Applicant's Name: Ryan Bybee, Cadence Homes

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 previously recommended DENIAL of the proposed development based on the plan set that City Staff provided to the applicant on March 9, 2022 with outstanding TRC comments that must be resolved in order to meet City requirements. The applicant submitted additional documents on the same day they received comments, March 9, 2022 which did not give City Staff a reasonable amount of time to review the submittal and confirm all TRC comments have been addressed.

Between the time from when the Planning Commission packet was posted and distributed and March 16, 2022, engineering staff has been able to complete their review and would now recommend APPROVAL of Timp Hollow Plat E with the following conditions:

1. All previous TRC comments are fully addressed including adequate storm drain detention sizing and add the missing notes.

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

Attachment: 04.12.22 - Timp Hollow Plat E - Staff report (Timp Hollow Plat E)

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.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an appeal of the American Fork City Planning Commission's action regarding the 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

SUMMARY RECOMMENDATION

The planning commission, acting as the land use authority, denied the request for a land use map amendment for the property located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West at the March 16, 2022, planning commission meeting.

BACKGROUND

The applicant proposes a land use map amendment in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West from the from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation. The planning commission denied the request at the March 16th meeting. The request is being sent forward to the city council as the applicant has filed an appeal of the planning commission's decision.

Please refer to the attached land use map amendment, staff report, and planning commission minutes for additional information.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to deny the appeal of the planning commission's action regarding the land use map amendment in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West from the from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation.

SUPPORTING DOCUMENTS

04.26.22 - Land Use Map Amendment - 1100 South 100 West (DOCX)

04.26.22 - Appeal of Land Use and Zoning denial - Staff report (PDF)
04.26.22 - Appeal of Land Use and Zoning denial - PC Minutes (PDF)

RESOLUTION NO. _____

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 1100 SOUTH AND THE UTAH LAKE SHORELINE EAST AND WEST OF 100 WEST FROM THE RESORT, VERY-LOW-DENSITY RESIDENTIAL, GENERAL COMMERCIAL AND SHORELINE PROTECTION DESIGNATIONS TO THE DESIGN INDUSTRIAL DESIGNATION.

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

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

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

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

WHEREAS, the Planning Commission has recommended a denial of the land use map amendment, and

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

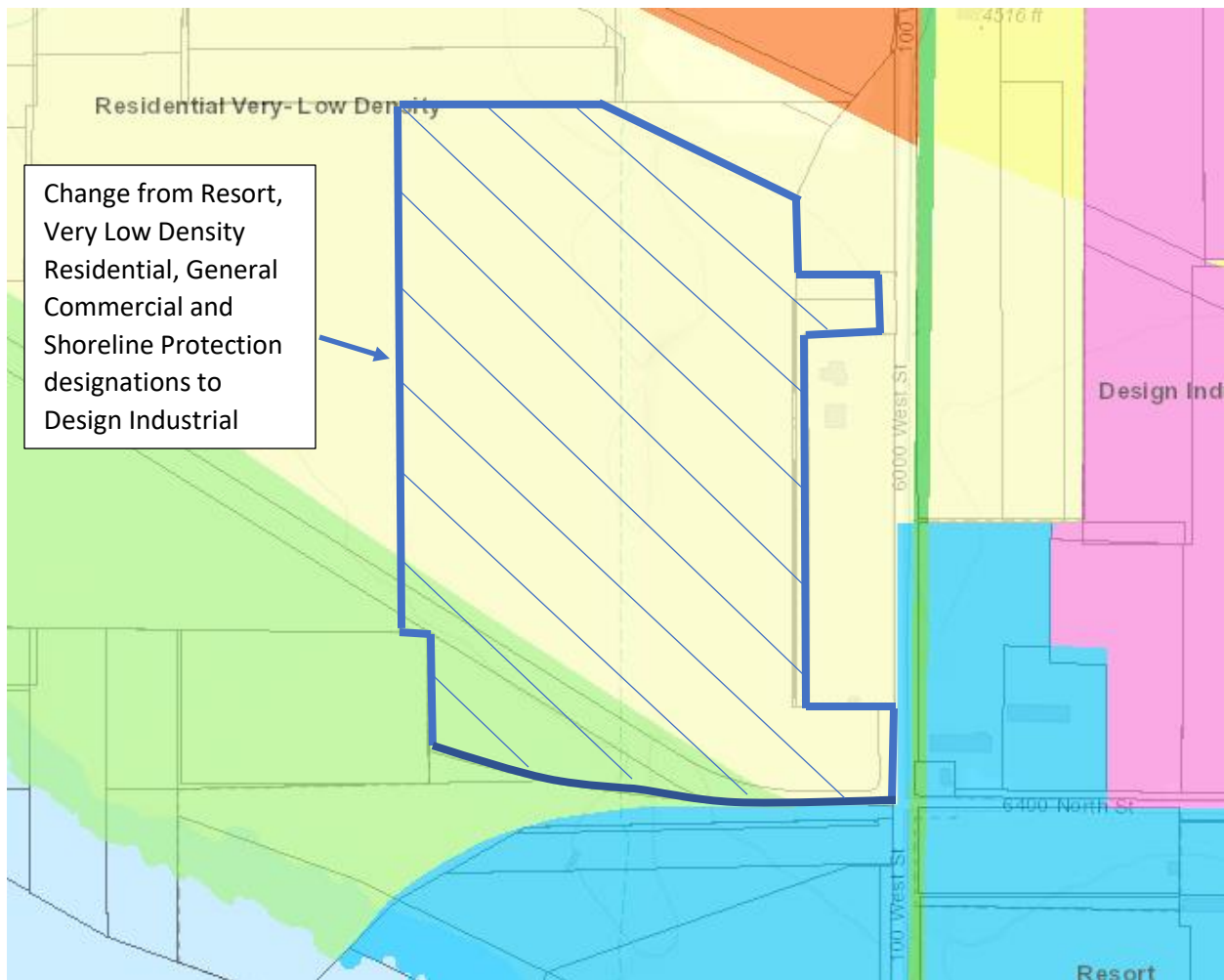
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 1100 South and the Utah Lake Shoreline east and west of 100 West be amended from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial

Designation as shown in the Land Use Map below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

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

Land Use Map



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

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

PASSED AND ADOPTED THIS ____ DAY OF _____ 2022.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

**AMERICAN FORK CITY
PLANNING COMMISSION**

MEETING DATE: 16 March, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC:

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

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

BACKGROUND INFORMATION		
Location:		1100 South 100 West (as shown in Exhibit 1)
Applicants:		Bruce Frandsen
Existing Land Use:		Various as advertised
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Residential Very-Low Density/Design Commercial
	South	Shoreline Protection/Resort
	East	Residential Very Low Density
	West	Residential Very Low Density
Existing Zoning:		PR-2.0
Proposed Zoning:		PI-1
Surrounding Zoning:	North	Public Facilities/R1-12000
	South	Shoreline Protection
	East	Unincorporated County
	West	Unincorporated County

Background

The applicant proposes to amend the land use and zone map designations for approximately 57.95 acres of land as shown on the attached map. The engineering report will detail needs for roads and trails which would be conditions of approval. The Industrial PI-1 zone would replace the PR-2.0 zoning

Boat Harbor Road provides a natural break point in this area between a mix of Design Industrial/Residential Low Density/Resort on the eastern side and Low Density/Very Low Density Residential, Marina and Shoreline Protection designations.

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.

STAFF RECOMMENDATION:

Recommendations of denial for land use and zone map amendments.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment with a finding that the proposed land use designations are incongruent with adjacent existing development and the existing Shoreline Protection designation.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment and instruct the developer/staff to _____.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment with a finding that the proposed zone changes are incongruent with adjacent existing development and the existing Shoreline Protection zone.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment and instruct the developer/staff to _____.

Exhibit 1







AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 3/16/2022

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: South Side

Project Address: 1000-1600 South 100 West

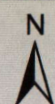
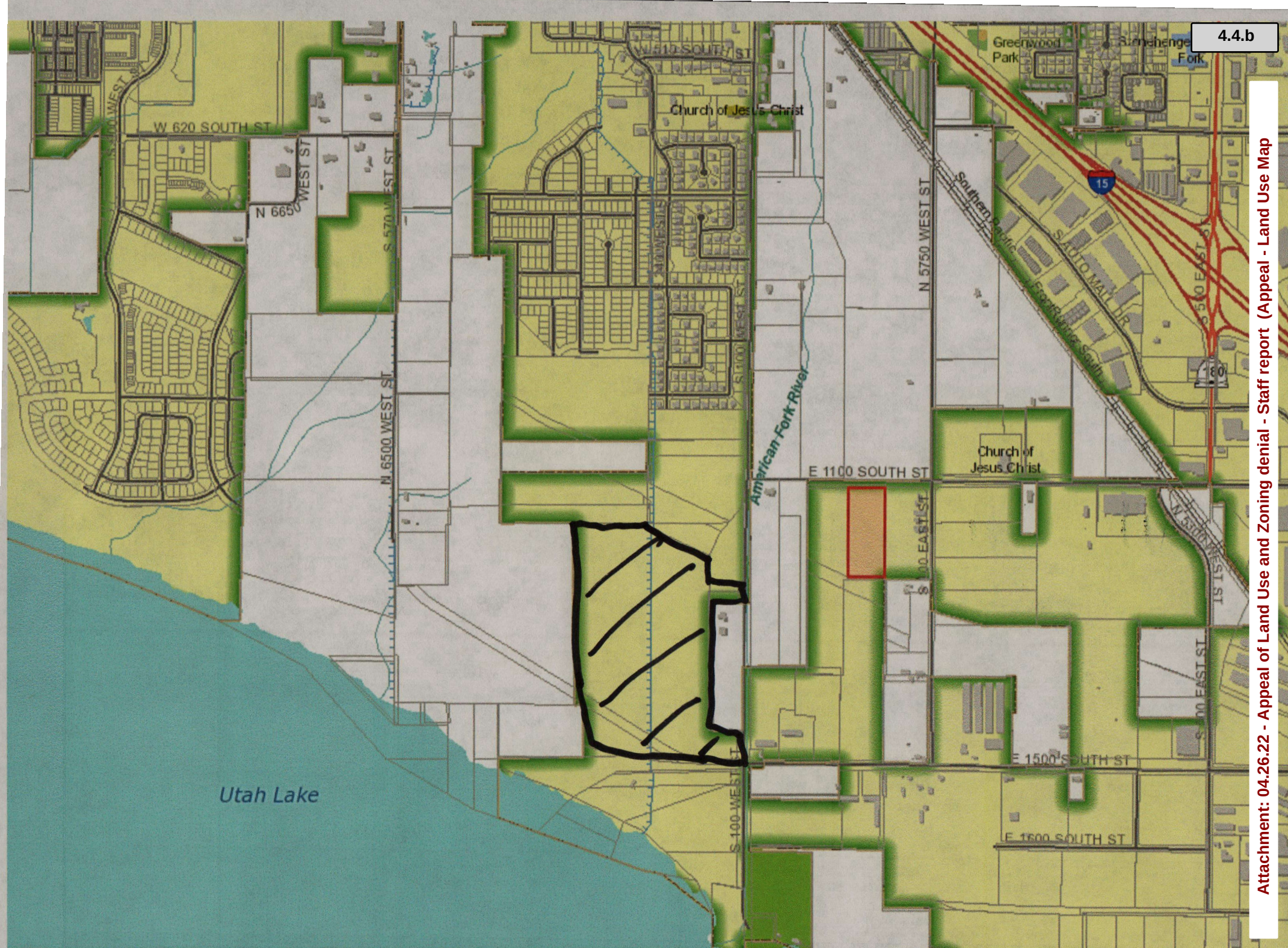
Developer / Applicant's Name: Bruce Frandsen

Type of Application:

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

Engineering Division Requirements: As a condition of this zone map amendment, additional right-of-way shall be dedicated to the City at no cost to the City. Applicant shall provide to the City legal descriptions for the various dedications to be reviewed and approved prior to recording right-of-way deeds. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be dedicated to the city by deed within 60 days of the approved zone change as follows:

1. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 100 West as a minor collector with a shared use path and bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 100 West shall be dedicated to the City.
2. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 1500 South/Lake Shore Drive as a minor collector with a sidepath and bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 1500 South/Lake Shore Drive shall be dedicated to the City.
3. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 1100 South/570 West as a minor collector with a sidepath and a bike lane/buffered bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 1100 South/570 West shall be dedicated to the City.



To: American Fork City Planning Department Attn: Patrick O'Brien
From: South Side Property LLC

Subject: Additional Information for zone change request

There are three additional items that we feel need to be considered in our request for a zone change since the previous submission.

- 1) Across the street from the property is a sewer district **lift station** that causes a noxious odor in the area on a regular basis. The sewer district acknowledges the foul smell and almost weekly they are cleaning the station in an attempt to keep the odor down. However, these efforts do not alleviate the problem and since the smell sometimes extends almost a quarter of a mile it will make it nearly impossible to develop home sites in the southern portion of the requested zone change area.
- 2) Along the east side of the property lies county land that houses an **addiction rehabilitation facility**. This is not a facility that most homeowners want to be located close to, and for this reason, we request that our residential zone not be contiguous with this facility. Changing the zone now we feel will alleviate problems in the future between residents and the facility.
- 3) The state of Utah is planning a major road, the (**Vineyard Connector**) that will cut across the northern portion of the requested zone change area. This road will potentially create an excellent boundary between the residential property to the north and the proposed zone change to the south. Vineyard will have great access for businesses and with the current commercial bubble along the Vineyard Connector in the area, there will be a natural zone division.

Please attach this letter to the previously submitted application prior to its being sent to the planning commission.

Thank you

South Side Property LLC

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

1 Chairman Woffinden asked which side will be which.

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

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

8 Chairman Woffinden asked if the lift station will be moved.

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

10
11 **Public Hearing Opened**

12
13 Mr. Ted Frandsen, applicant, believes that this property isn't ideal for residential use. There is an
14 addiction recovery home next to the property and he believes that the Vineyard Connector is
15 scheduled to go in to the north. There is a current road to the south, Lakeshore Drive, which
16 isolates the industrial development and separates it from the residential. The lift station is also
17 problematic for people to live next to.

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

20
21 **Public Hearing Closed**

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

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

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

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

32 Mr. O'Brien said that if the property was being annexed, it would be zoned in as some form of
33 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 The motion did not pass with a quorum

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

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

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

17 Chairman Woffinden	Aye
18 Chris Christiansen	Aye
19 Bruce Frandsen	Abstain
20 Harold Dudley	Aye
21 Jenny Peay	Aye

22 The motion passed.

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

25 Mr. Dudley moved to recommend denial of the zone map amendment with a finding that
 26 the proposed zone changes are incongruent with adjacent existing development and the
 27 existing Shoreline Protection zone.

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

29 Chairman Woffinden	Aye for the same reason as noted previously
30 Chris Christiansen	Aye
31 Bruce Frandsen	Abstain

UNAPPROVED MINUTES

Harold Dudley
Jenny Peay

Aye
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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an appeal of the American Fork City Planning Commission's action regarding the zone map amendment from the PR-2.0 Planned Residential to the PI-1 Planned Industrial zone, located in the area of 1100 South and 100 West.

SUMMARY RECOMMENDATION

The planning commission, acting as the land use authority, denied the request for a zone map amendment for the property located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West at the March 16, 2022, planning commission meeting.

BACKGROUND

The applicant proposes a zone map amendment in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West from the from the PR-2.0 Planned Residential to the PI-1 Planned Industrial zone. The planning commission denied the request at the March 16th meeting. The request is being sent forward to the city council as the applicant has filed an appeal of the planning commission's decision.

Please refer to the attached land use map amendment, staff report, and planning commission minutes for additional information.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to deny the appeal of the planning commission's action regarding the zone map amendment in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West.

SUPPORTING DOCUMENTS

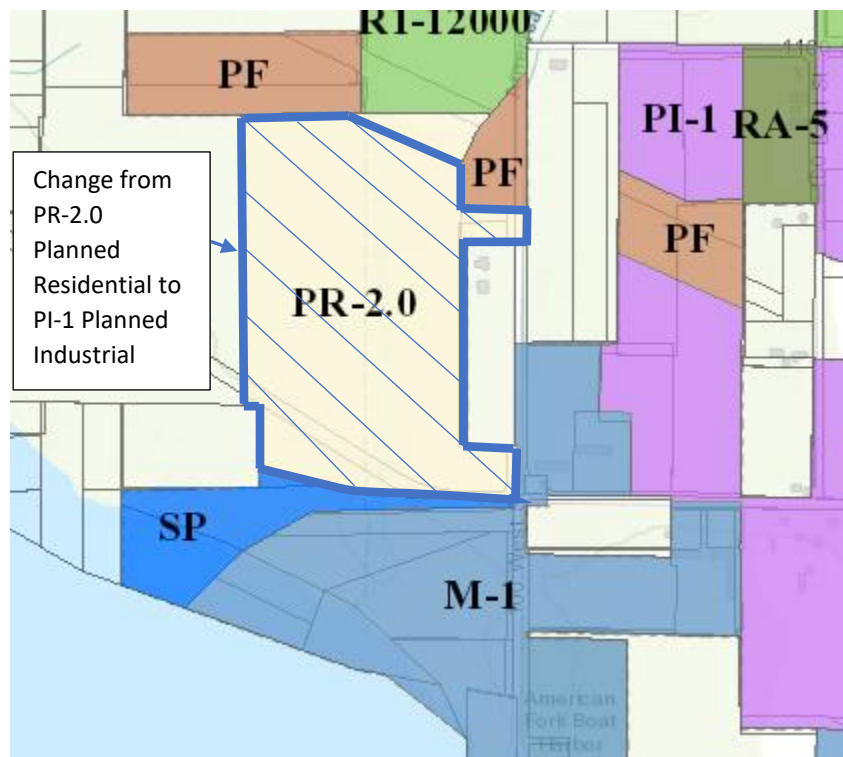
04.26.22 - Zone Map Amendment - 1100 South 100 West (DOCX)
04.26.22 - Appeal of Land Use and Zoning denial - Staff report (PDF)
04.26.22 - Appeal of Land Use and Zoning denial - PC Minutes (PDF)

ORDINANCE NO.

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

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended from the PR-2.0 Planned Residential zone to the PI-1 Planned Industrial zone located in the vicinity of 1100 South and 100 West.

Zone Map**PART II**

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

PART III

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

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS ____ DAY OF _____ 2022.**

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 04.26.22 - Zone Map Amendment - 1100 South 100 West (Appeal - Zone Map Amendment at 1100 South 100 West)

**AMERICAN FORK CITY
PLANNING COMMISSION**

MEETING DATE: 16 March, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC:

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

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

BACKGROUND INFORMATION		
Location:		1100 South 100 West (as shown in Exhibit 1)
Applicants:		Bruce Frandsen
Existing Land Use:		Various as advertised
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Residential Very-Low Density/Design Commercial
	South	Shoreline Protection/Resort
	East	Residential Very Low Density
	West	Residential Very Low Density
Existing Zoning:		PR-2.0
Proposed Zoning:		PI-1
Surrounding Zoning:	North	Public Facilities/R1-12000
	South	Shoreline Protection
	East	Unincorporated County
	West	Unincorporated County

Background

The applicant proposes to amend the land use and zone map designations for approximately 57.95 acres of land as shown on the attached map. The engineering report will detail needs for roads and trails which would be conditions of approval. The Industrial PI-1 zone would replace the PR-2.0 zoning

Boat Harbor Road provides a natural break point in this area between a mix of Design Industrial/Residential Low Density/Resort on the eastern side and Low Density/Very Low Density Residential, Marina and Shoreline Protection designations.

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.

STAFF RECOMMENDATION:

Recommendations of denial for land use and zone map amendments.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment with a finding that the proposed land use designations are incongruent with adjacent existing development and the existing Shoreline Protection designation.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment and instruct the developer/staff to _____.

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DENIAL

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Planning Commission Meeting Date: 3/16/2022

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:

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Project Address: 1000-1600 South 100 West

Developer / Applicant's Name: Bruce Frandsen

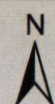
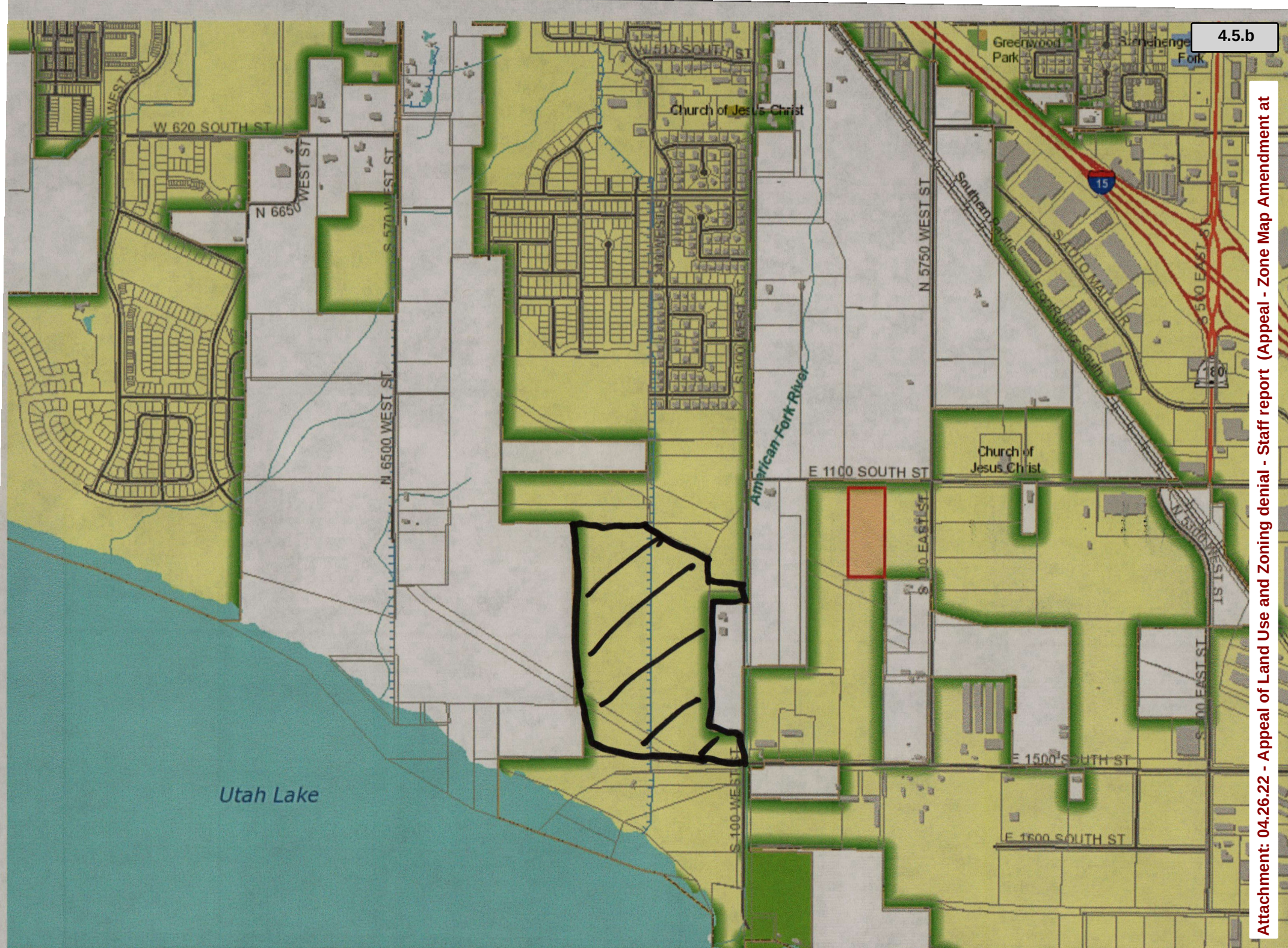
Type of Application:

- | | | |
|---|--|--|
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Engineering Division Requirements: As a condition of this zone map amendment, additional right-of-way shall be dedicated to the City at no cost to the City. Applicant shall provide to the City legal descriptions for the various dedications to be reviewed and approved prior to recording right-of-way deeds. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be dedicated to the city by deed within 60 days of the approved zone change as follows:

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Attachment: 04.26.22 - Appeal of Land Use and Zoning denial - Staff report (Appeal - Zone Map Amendment at 1100 South 100 West)



To: American Fork City Planning Department Attn: Patrick O'Brien
From: South Side Property LLC

Subject: Additional Information for zone change request

There are three additional items that we feel need to be considered in our request for a zone change since the previous submission.

- 1) Across the street from the property is a sewer district **lift station** that causes a noxious odor in the area on a regular basis. The sewer district acknowledges the foul smell and almost weekly they are cleaning the station in an attempt to keep the odor down. However, these efforts do not alleviate the problem and since the smell sometimes extends almost a quarter of a mile it will make it nearly impossible to develop home sites in the southern portion of the requested zone change area.
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Please attach this letter to the previously submitted application prior to its being sent to the planning commission.

Thank you

South Side Property LLC

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.

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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

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21 **Public Hearing Closed**

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UNAPPROVED MINUTES

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

5 Chairman Woffinden	Nay
6 Chris Christiansen	Aye
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8 Harold Dudley	Aye
9 Jenny Peay	Aye

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 11 The motion did not pass with a quorum

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

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28
 29
 30 10. Hearing, review and action on a zone map amendment from the PR-2.0 Planned Residential
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36
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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.

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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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on the appointment of an interim City Treasurer.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

On July 14, 2020, Karen Kester, Accountant, was appointed City Treasurer. Ms. Kester resigned and the position of treasurer is not vacant. Until that position is filled, the city will need to appoint an interim city treasurer. It is recommended that Amanda Durrant act as interim City Treasurer until the position can be filled.

BUDGET IMPACT

NA

SUGGESTED MOTION

I move to approve the appointment of Amanda Durrant as interim city treasurer.

SUPPORTING DOCUMENTS

Treasurer Duties (DOCX)

CITY TREASURER

General Purpose

Under the general supervision of the Finance Director, performs administrative duties in receiving, accounting for, depositing, and investing city funds and custody of city cash and investments.

Essential Duties

- Serves as the designated City Treasurer as defined in Utah State Code 10-6-141.
- Prepares and files all reports required of the Treasurer by state and city codes.
- Keeps an accurate detailed account of all monies received in accordance with the Uniform Fiscal Procedure Act for Utah Cities and reconciles the cash and investment accounts.

Cash Management

- Performs and oversees the receipt of all public funds and monies payable to the city and deposits all funds into the appropriate bank accounts.
- Evaluates, on a daily basis, the city's cash position to assure sufficient funds to meet the city's payable and payroll requirements.
- Co-signs all city checks along with the Director of Finance and/or the City Administrator after determining sufficient cash flow.
- Oversees the balancing and correction of errors or all deposits and credit card settlements within the city.

Investments

- Determines the amount of idle cash and provides for its investment in accordance with the Utah Money Management Act to maximize rates of return for the city, and maintains records and portfolio for all city investments.

Banking

- Works with financial institutions to maintain positive working relationships and makes sure that appropriate investment opportunities are being provided.

Internal Controls

- Creates, updates, and maintains internal controls for the city for cash handling.
- Performs internal audits of cash-handling training as needed.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on the appointment of a City Treasurer.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

On July 14, 2020, Karen Kester, Accountant, was appointed City Treasurer. That position is now vacant and in the process of being filled. The Office of State Treasurer requires the City to appoint two interim individuals to be authorized to access and/or transact with Utah Public Treasurers' Investment Fund (PTIF) accounts. Staff recommends Amanda Durrant, Payroll Coordinator, act as interim City Treasurer and authorize Amanda Durrant and David Bunker, City Administrator, as authorized users of PTIF.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to approve the authorize David Bunker, City Administrator, and Amanda Durrant, Payroll Coordinator, to be authorized users of the City's PTIF account.

SUPPORTING DOCUMENTS

04.26.22 - Treasurer Resolution (DOCX)
PTIF Resolution Form - 4.26.22 (PDF)

RESOLUTION NO. 2022-XX-XX

WHEREAS, American Fork City is now required to certify individuals who are authorized to add or delete users to access and/or transact with Public Treasurers' Investment Fund (PFIT); to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with changes on behalf of American Fork City; and

WHEREAS, the current treasurer position is vacant; and American Fork City is required to name two individuals authorized to act on behalf of the city; and

NOW, THEREFORE, the City Council of American Fork hereby certifies David Bunker, the City Administrator, and Amanda Durrant, Payroll Coordinator, to be the authorized individuals to act on behalf of the city and authorizes the Mayor to sign the attached Public Entity Resolution as provided by the Office of the State Treasurer.

PASSED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 26 DAY OF APRIL, 2022.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: 04.26.22 - Treasurer Resolution (Review and action on the appointment of a City Treasurer)



1. Certification of Authorized Individuals

I, Bradley J. Frost (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of American Fork City (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
<u>David Bunker</u>	<u>City Administrator</u>	<u>dbunker@americanfork.gov</u>	
<u>Amanda Durrant</u>	<u>Payroll Coordinator</u>	<u>adurrant@americanfork.gov</u>	

The authority of the named individuals to act on behalf of American Fork City (Name of Legal Entity) shall remain in full force and effect until written revocation from American Fork City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 26 day of April, 202022, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
	<u>April 26, 2022</u>	<u>Bradley J. Frost</u>	<u>Mayor</u>

STATE OF UTAH)
COUNTY OF _____) §

Subscribed and sworn to me on this 26 day of April, 202022, by Bradley J. Frost (Name), as Mayor (Title) of American Fork City (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature _____

Attachment: PTIF Resolution Form - 4.26.22 (Review and action on the appointment of a City Treasurer)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
APRIL 26, 2022**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on an ordinance amending Section 17.05.133(E) of the municipal code of American Fork City regarding Off-Street Parking Standards.

SUMMARY RECOMMENDATION

Staff would recommend approval of the ordinance.

BACKGROUND

This proposed ordinance went before the planning commission at the April 20, 2022, meeting. They recommended approval of the ordinance and it is now before the city council for approval. Patrick O'Brien will give a brief report at the meeting.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the ordinance amending Section 17.05.133(E) regarding Off-Street Parking Standards.

SUPPORTING DOCUMENTS

04.22.22 - Off Street Parking Standards (PDF)

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.

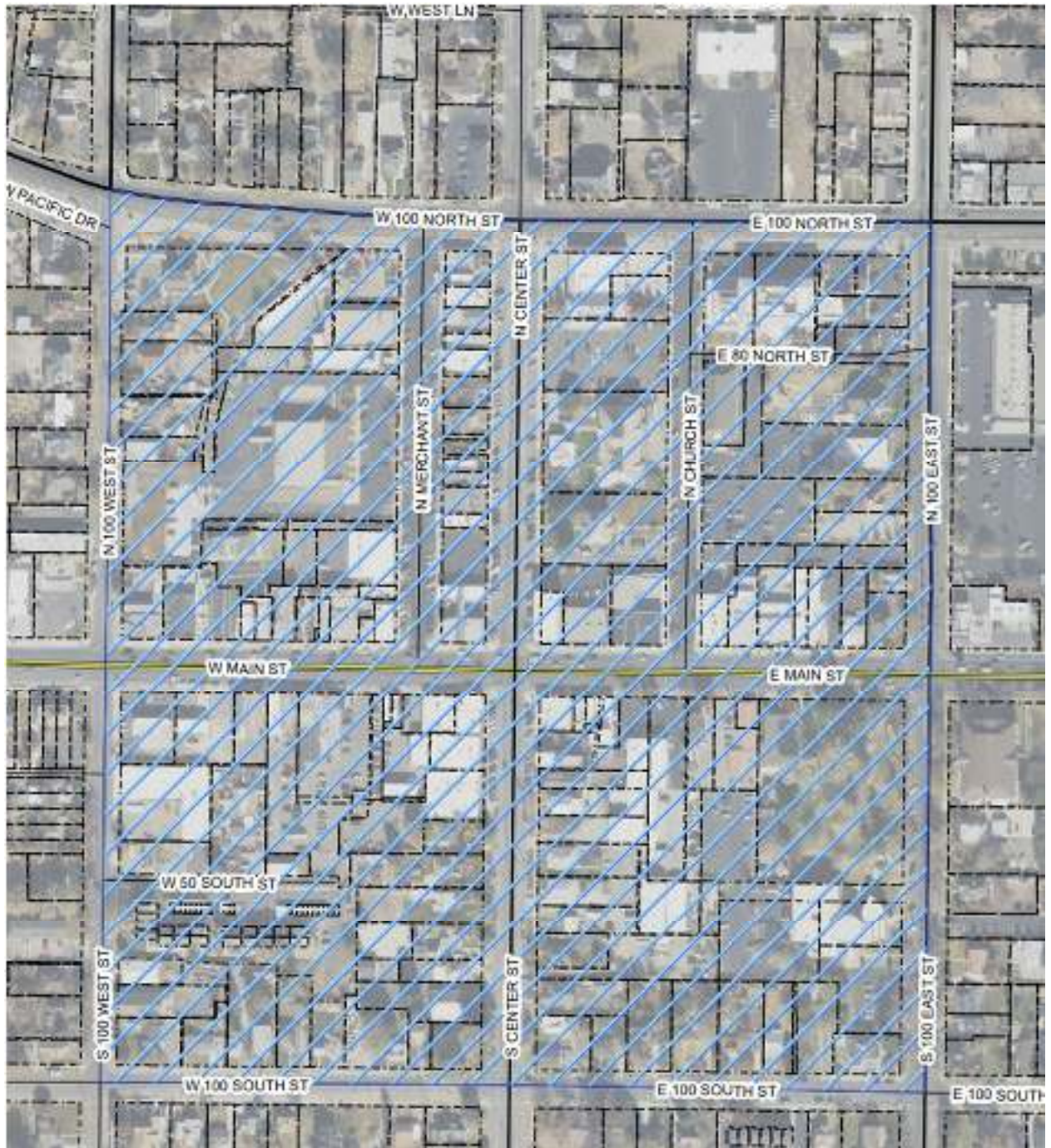
BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

**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, unless approved by the Development Services Director.
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.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder