AMERICAN FORK CITY COUNCIL
AUGUST 9, 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.

The American Fork City Council will meet in a regular session on Tuesday, August 9, 2022, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

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

COMMON CONSENT AGENDA

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

1. Approval of the July 12, 2022, city council minutes.
2. Approval of the July 19, 2022, work session minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of $10,427.52 for Covington Cove, located at 611 North 300 East.
4. Approval of the authorization to release the Improvements Durability Retainer of $7,679.90 for Truck Ranch, located at 525 East Automall Drive.
5. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $939,423.12 and issue a Notice of Acceptance for the Hansen Ranch Phase 4 construction of public improvements located at 1100 East 400 North.
6. Ratification of city payments (July 20, 2022, to August 2, 2022) and approval of purchase requests over $50,000.

ACTION ITEMS

1. 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 an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 West 480 South in the TOD zone.
    b. Review and action on approval of an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 West 480 South in the TOD zone.
    c. Review and action on approval of an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 West 480 South in the TOD zone.
    d. Review and action on approval of a final plat for Storrs Court Subdivision located in the area of 162 West 400 South in the R2-7500 Residential zone.
2. Review and action on approval of a contract for the CDBG Phase 9 waterline project.

3. Review and action on a resolution authorizing the execution of an interlocal agreement with Utah County for substance misuse prevention services and communities that care prevention model.
4. Review and action on an ordinance amending Section 15.02.1525 of the municipal code titled “620 South/700 South Road Cross Section”.
5. Adjournment.

Dated this 4th day of August, 2022.



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
AUGUST 9, 2022

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM Approval of the authorization to release the Improvements Durability Retainer of $10,427.52 for Covington Cove, located at 611 North 300 East.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of $10,427.52 for Covington Cove. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Covington Cove-Warranty release for City Council 8-9-22 (PDF)

IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: $ 10,427.52

PASSED THIS 9 DAY OF AUGUST, 2022

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Covington Cove-Warranty release for City Council 8-9-22 (Durability Release)

BOND RELEASE REQUEST

Development Name: Covington Cove

Development Address: 611 North 300 East

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

☐ Partial Improvement Assurance Release ☐ Final Improvement Assurance Release ☑ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Warranty Release				10,427.52	Y
			Total	10,427.52	

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

Please send check/bank letter to:

Name:

Bank (if applicable): Alta Bank (Bank of American Fork)

Address: 113 South Main

City: Alpine State: UT Zip: 84004

Phone: 801-756-2921 Email:

Signature: Date:

City Official Use Only

☑ Fees paid and current

Administrative Signature: Date: 8-1-22

Inspector Signature: Date: 7-19-22

Attachment: Covington Cove-Warranty release for City Council 8-9-22 (Durability Release)

Name of Development: Covington Cove

Date		Date		Date		Date		Date		Date		
1/24/2017		7/19/2022										

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SITE PREPARATION																	
	Mobilization	1	LS	$5,000.00	$5,000.00	1	$5,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SWPPP																	
	Concrete Washout Area	1	Each	$200.00	$200.00	1	$200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Silt Fence	270	LF	$2.50	$675.00	270	$675.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Storm Drain Inlet Protection	1	Each	$150.00	$150.00	1	$150.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Portable Toilet	1	Each	$130.00	$130.00	1	$130.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Terracing	1	LS	$500.00	$500.00	1	$500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SEWER																	
	8" PVC Sewer Line	207	LF	$28.00	$5,796.00	207	$5,796.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	4' Sewer Manhole Precast	1	Each	$2,600.00	$2,600.00	1	$2,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sanitary Sewer Lateral Connection	3	Each	$900.00	$2,700.00	3	$2,700.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Cover Collar for Sewer Manhole Lids	1	Each	$460.00	$460.00	1	$460.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Pipe Bedding Material	36	Ton	$14.00	$504.00	36	$504.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	TV Testing	1	LS	$1,000.00	$1,000.00	1	$1,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	8" DI Culinary Water	166	LF	$35.00	$5,810.00	166	$5,810.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Gate Valve	1	Each	$1,100.00	$1,100.00	1	$1,100.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing Water	1	Each	$3,200.00	$3,200.00	1	$3,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Fire Hydrant Assembly	1	Each	$4,200.00	$4,200.00	1	$4,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	1" Water Service Lateral	3	Each	$1,250.00	$3,750.00	3	$3,750.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Cover Collar for Water Valve Boxes	1	Each	$200.00	$200.00	1	$200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	6" DI Culinary Water	20	LF	$25.00	$500.00	20	$500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8"x8"x8" Tee w/ Thrust Block	1	Each	$250.00	$250.00	1	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8"x8"x6" Tee w/ Thrust Block	1	Each	$250.00	$250.00	1	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Trace Wire	186	LF	$0.20	$37.20	186	$37.20		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	6" PVC Pipe	200	LF	$20.00	$4,000.00	200	$4,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	6" Gate Valve	1	Each	$950.00	$950.00	1	$950.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	1" Irrigation Service	3	Each	$1,100.00	$3,300.00	3	$3,300.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing PI	1	Each	$2,800.00	$2,800.00	1	$2,800.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Cover Collar for Water Valve Boxes	1	Each	$340.00	$340.00	1	$340.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Trace Wire	200	Each	$0.20	$40.00	200	$40.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Asphalt 3" - Standard Road	7250	SF	$1.40	$10,150.00	7250	$10,150.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Roadbase 8" Hauled, Placed & Compacted	7250	SF	$0.65	$4,712.50	7250	$4,712.50		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sub Base 8" Hauled, Placed & Compacted	7250	SF	$0.45	$3,262.50	7250	$3,262.50		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	24" Curb & Gutter (4" untreated base course included)	450	LF	$15.00	$6,750.00	450	$6,750.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sidewalk 4" Thick (4"untreated base course included)	2175	SF	$4.00	$8,700.00	1950	$7,800.00	225	$900.00		$0.00		$0.00		$0.00		$0.00	$0.00
	ADA Ramp (6" concrete 6" base course included)	1	Each	$1,500.00	$1,500.00	1	$1,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Driveway Apron (6" concrete over 6" untreated base course)	480	SF	$6.50	$3,120.00	480	$3,120.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STORM DRAINAGE																	
	15" RCP Storm Drain	13	LF	$36.00	$468.00	13	$468.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Curb Inlet 2' x 3' x 4'	1	Each	$1,800.00	$1,800.00	1	$1,800.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Storm Drain Sump	1	Each	$3,600.00	$3,600.00	1	$3,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Pipe Bedding Material	5	Ton	$14.00	$70.00	5	$70.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00	1	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Subdivision Monument	1	Each	$450.00	$450.00	1	$450.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
					$95,275.20		$94,375.20		$900.00		$0.00		$0.00		$0.00		$0.00	$0.00
					10% Durability - retained at ICG release		$10,427.52										Durability Period =	$10,427.52
					ICG Amount		**$104,802.72**											
					Street Lights		**$ 10,000.00**											
					Fees		**$1,584.00**											

Attachment: Covington Cove-Warranty release for City Council 8-9-22 (Durability Release)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM Approval of the authorization to release the Improvements Durability Retainer of $7,679.90 for Truck Ranch, located at 525 East Automall Drive.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of $7,679.90 for Truck Ranch. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Truck Ranch-Warranty release to City Council (PDF)

IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

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

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

Amount Released: $ 7,679.90

PASSED THIS 9 DAY OF AUGUST, 2022

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Truck Ranch-Warranty release to City Council (Durability Release)

BOND RELEASE REQUEST

Development Name: Truck Ranch

Development Address: 525 East Automall Drive

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

☐ Partial Improvement Assurance Release ☐ Final Improvement Assurance Release ☑ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Warranty Release				7,679.90	Y
			Total	7,679.90	

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

Please send check/bank letter to:

Name:

Bank (if applicable): Central Bank

Address: 175 North Main Street

City: American Fork State: UT Zip: 84003

Phone: Email:

Signature: Date:

City Official Use Only

☒ Fees paid and current

Administrative Signature: Deri Faught Date: 8-1-22

Inspector Signature: Lee Howard Date: 7-6-22

Attachment: Truck Ranch-Warranty release to City Council (Durability Release)

Name of Development: Truck Ranch

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

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SITE PREPARATION																	
	Mobilization	1	LS	$5,000.00	$5,000.00	1	$5,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SWPPP																	
	Erosion control	1	LS	$3,000.00	$3,000.00	1	$3,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SEWER																	
	Connection to existing	1	Each	$1,500.00	$1,500.00	1	$1,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	Relocation of fire hydrant	1	Each	$3,500.00	$3,500.00	1	$3,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	Water meter	1	Each	$18.00	$18.00	1	$18.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STORM DRAINAGE																	
	Connection to catch basin	1	Each	$1,500.00	$1,500.00	1	$1,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	4" Striping	551	LF	$0.29	$159.79	551	$159.79		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Striping	36	LF	$0.59	$21.24	36	$21.24		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Traffic Signal	1	Each	$4,960.00	$4,960.00	1	$4,960.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts	1	Each	$2,500.00	$2,500.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Demoblization and clean up	1	LS	$5,000.00	$5,000.00	1	$5,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Testing and inspections	1	LS	$2,000.00	$2,000.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Traffic control	1	LS	$3,000.00	$3,000.00	1	$3,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Improvement Completion Assurance				$27,199.03		$27,199.03		$0.00		$0.00		$0.00		$0.00		$0.00	**$0.00** Available for Release
	Improvement Warranty				$7,679.90													$7,679.90 Durability Period
	TOTAL				**$34,878.93**													

Attachment: Truck Ranch-Warranty release to City Council (Durability Release)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Public Works **Director Approval** *Terilyn Lurker*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $939,423.12 and issue a Notice of Acceptance for the Hansen Ranch Phase 4 construction of public improvements located at 1100 East 400 North.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Hansen Ranch Phase 4 public improvements located at 1100 East 400 North. 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

Hansen Ranch Phase 4-Final release 8-9-22 (PDF)

NOTICE OF ACCEPTANCE / IMPROVEMENT COMPLETION ASSURANCE RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for HANSEN RANCH PHASE 4. 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: $ 939,423.12

PASSED THIS _9_DAY OF_____AUGUST__, __2022___.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Hansen Ranch Phase 4-Final release 8-9-22 (Final Bond Release)

BOND RELEASE REQUEST

Development Name: HANSEN RANCH PHASE 4

Development Address: 1127 E 400 N, AMERICAN FORK, UT 84003

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

☐ Partial Improvement Assurance Release ☒ Final Improvement Assurance Release ☐ Improvement Warranty Release (10% Durability Release)

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
SITE PREPARATION					
Mobilization	1	LS	$3,648.00	$3,648.00	
SWPPP					
SWPPP BMPs installation and maintenance	1	LS	$7,894.65	$7,894.65	
EARTHWORK					
Clear and grub	1	LS	$3,365.12	$3,365.12	
ROW cut-to-fill	8890	CY	$3.89	$34,582.10	
Site cut-to-fill	13805	CY	$3.89	$53,701.45	
Grade lot finish	245673	SF	$0.05	$12,283.65	
Grading, roadway rough	42000	SF	$0.09	$3,780.00	
GPS site model	1	LS	$1,236.00	$1,236.00	
SEWER					
Connect to existing stub	2	Each	$737.60	$1,475.20	
4" Sewer lateral	22	Each	$1,348.94	$29,676.68	
8" SDR 35 sewer pipe	1000	LF	$30.62	$30,620.00	
4' Sewer manhole, precast	3	Each	$2,376.94	$7,130.82	
			Total	**$939,423.12**	

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

Please send check/bank letter to:

Name: Clayton Properties Group II, Inc. dba Oakwood Homes

Bank (if applicable):

Address: 4908 Tower Road

City: Denver State: CO Zip: 80209

Phone: 801-372-5571 Email: pghuman@oakwoodhomesco.com

Signature: Parambir Ghuman Digitally signed by Parambir Ghuman DN: C=US, E=pghuman@oakwoodhomesco.com, CN=Parambir Ghuman Date: 2022.05.27 09:43:03-06'00' Date: 5/27/2022

City Official Use Only

☒ Fees paid and current

Administrative Signature: Date: 7-28-22

Inspector Signature: Date: 6/1/22

Attachment: Hansen Ranch Phase 4-Final release 8-9-22 (Final Bond Release)

BOND RELEASE REQUEST

Development Name: HANSEN RANCH PHASE 4

Development Address: 1127 E 400 N, AMERICAN FORK, UT 84003

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
SEWER (CONTD.)					
Structural import	5535	Ton	$12.34	$68,301.90	
Sewer testing	1	LS	$3,223.98	$3,223.98	
Concrete collar	3	Each	$550.00	$1,650.00	
Place & spread trench spoils, sewer	3439	Each	$1.84	$6,327.76	
CULINARY WATER					
Hot tap	1	Each	$5,925.33	$5,925.33	
Connect to existing stub	2	Each	$1,061.37	$2,122.74	
Bore to 1100 East connection	1	LS	$24,586.25	$24,586.25	
8" DI pipe	1300	LF	$40.22	$52,286.00	
8" Tee	2	Each	$1,098.49	$2,196.98	
8" Bend	3	Each	$481.98	$1,445.94	
8" Gate Valve	4	Each	$1,392.69	$5,570.76	
Structural import	924	Ton	$12.34	$11,402.16	
Fire Hydrant Assembly	2	Each	$4,652.55	$9,305.10	
1" Culinary service lateral	22	Each	$1,435.76	$31,586.72	
Place & spread trench spoils, culinary water	1098	CY	$1.84	$2,020.32	
Testing	1	Each	$465.00	$465.00	
Concrete collar	6	Each	$350.00	$2,100.00	
PRESSURIZED IRRIGATION					
Hot tap	1	Each	$4,885.34	$4,885.34	
Connect to existing stub	2	Each	$655.77	$1,311.54	
Bore to 1100 East connection	1	LS	$37,118.32	$37,118.32	
6" PVC Pipe	1235	LF	$22.36	$27,614.60	
6" Gate Valve	5	Each	$1,261.66	$6,308.30	
6" Tee	1	Each	$666.89	$666.89	
Structural import	667	Ton	$12.34	$8,230.78	
Place & spread trench spoils, secondary	747	CY	$1.84	$1,374.48	
1" Irrigation Service	22	Each	$1,151.44	$25,331.68	
Testing	1	LS	$394.65	$394.65	
Concrete collar	5	Each	$350.00	$1,750.00	
STREETS					
Asphalt/Concrete cutting	300	LF	$3.10	$930.00	
Asphalt removal and replacement	750	SF	$7.50	$5,625.00	
Concrete curb/sidewalk removal and replacement	1	LS	$3,345.35	$3,345.35	
Flow-fill for utility trench backfill	1	LS	$3,264.12	$3,264.12	
Traffic Control	1	LS	$8,435.16	$8,435.16	

Attachment: Hansen Ranch Phase 4-Final release 8-9-22 (Final Bond Release)

BOND RELEASE REQUEST

Development Name: HANSEN RANCH PHASE 4

Development Address: 1127 E 400 N, AMERICAN FORK, UT 84003

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Finish grade for paving	42000	SF	$0.16	$6,720.00	
Curb & gutter prep	2031	LF	$4.31	$8,753.61	
Backfill & grade behind curb	2031	LF	$1.76	$3,574.56	
Sidewalk prep	2070	LF	$8.07	$16,704.90	
24" Curb & gutter	2031	LF	$14.04	$28,515.24	
4" Thick sidewalk	1285	LF	$16.38	$21,048.30	
6" Thick sidewalk	785	LF	$20.80	$16,328.00	
Paving prep, asphalt, 12" road base	36815	SF	$1.19	$43,809.85	
3" Asphalt paving	36815	SF	$1.20	$44,178.00	
STORM DRAINAGE					
Connect to existing stub	2	Each	$684.19	$1,368.38	
10" SDR 35 pipe	225	LF	$28.19	$6,342.75	
24" RCP Storm Drain		LF	$48.00	$0.00	
18" RCP Storm Drain		LF	$43.00	$0.00	
15" RCP Storm Drain	1040	LF	$39.07	$40,632.80	
4" Land drain lateral	22	Each	$1,180.32	$25,967.04	
4' Precast manhole	3	Each	$2,181.13	$6,543.39	
5' Precast manhole	4	Each	$2,494.13	$9,976.52	
Structural import	4064	Ton	$12.34	$50,149.76	
Place & spread trench spoils, storm	2504	CY	$1.84	$4,607.36	
Curb inlet catch basin	2	Each	$2,055.04	$4,110.08	
Single catch basin tie-in	2	Each	$390.00	$780.00	
Testing	1	LS	$2,950.00	$2,950.00	
Concrete collar	7	Each	$550.00	$3,850.00	
CONSTRUCTION MANAGEMENT/MISC.					
As Builts	1	Each	$250.00	$250.00	
City inspections & reviews	1	LS	$5,000.00	$5,000.00	
Traffic & Street Signs	1	LS	$2,000.00	$2,000.00	
Subdivision Monument	1	Each	$450.00	$450.00	
Clean-up	61556	SF	$0.46	$28,315.76	

Attachment: Hansen Ranch Phase 4-Final release 8-9-22 (Final Bond Release)

Name of Development: Hansen Ranch Phase 4

	Date		Date		Date		Date		Date		Date		
	7/28/2022	Final											

Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
SITE PREPARATION																	
Mobilization	1	LS	$3,648.00	$3,648.00	1	$3,648.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
SWPPP																	
SWPPP BMPs installation and maintenance	1	LS	$7,894.65	$7,894.65	1	$7,894.65		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
EARTHWORK																	
Clear and grub	1	LS	$3,365.12	$3,365.12	1	$3,365.12		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
ROW cut-to-fill	8890	CY	$3.89	$34,582.10	8890	$34,582.10		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Site cut-to-fill	13805	CY	$3.89	$53,701.45	13805	$53,701.45		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Grade lot finish	245673	SF	$0.05	$12,283.65	245673	$12,283.65		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Grading, roadway rough	42000	SF	$0.09	$3,780.00	4200	$378.00		$0.00		$0.00		$0.00		$0.00		$0.00	$3,402.00
GPS site model	1	LS	$1,236.00	$1,236.00	1	$1,236.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
SEWER																	
Connect to existing stub	2	Each	$737.60	$1,475.20	2	$1,475.20		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
4" Sewer lateral	22	Each	$1,348.94	$29,676.68	22	$29,676.68		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" SDR 35 sewer pipe	1000	LF	$30.62	$30,620.00	1000	$30,620.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
4' Sewer manhole, precast	3	Each	$2,376.94	$7,130.82	3	$7,130.82		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Structural import	5535	Ton	$12.34	$68,301.90	5535	$68,301.90		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Sewer testing	1	LS	$3,223.98	$3,223.98	1	$3,223.98		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete collar	3	Each	$550.00	$1,650.00	3	$1,650.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Place & spread trench spoils, sewer	3439	Each	$1.84	$6,327.76	3439	$6,327.76		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
CULINARY WATER																	
Hot tap	1	Each	$5,925.33	$5,925.33	1	$5,925.33		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Connect to existing stub	2	Each	$1,061.37	$2,122.74	2	$2,122.74		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Bore to 1100 East connection	1	LS	$24,586.25	$24,586.25	1	$24,586.25		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" DI pipe	1300	LF	$40.22	$52,286.00	13200	$530,904.00		$0.00		$0.00		$0.00		$0.00		$0.00	-$478,618.00
8" Tee	2	Each	$1,098.49	$2,196.98	2	$2,196.98		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Bend	3	Each	$481.98	$1,445.94	3	$1,445.94		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" Gate Valve	4	Each	$1,392.69	$5,570.76	4	$5,570.76		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Structural import	924	Ton	$12.34	$11,402.16	924	$11,402.16		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Fire Hydrant Assembly	2	Each	$4,652.55	$9,305.10	2	$9,305.10		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
1" Culinary service lateral	22	Each	$1,435.76	$31,586.72	22	$31,586.72		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Place & spread trench spoils, culinary water	1098	CY	$1.84	$2,020.32	1098	$2,020.32		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Testing	1	Each	$465.00	$465.00	1	$465.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete collar	6	Each	$350.00	$2,100.00	6	$2,100.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
PRESSURIZED IRRIGATION																	
Hot tap	1	Each	$4,885.34	$4,885.34	1	$4,885.34		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Connect to existing stub	2	Each	$655.77	$1,311.54	2	$1,311.54		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Bore to 1100 East connection	1	LS	$37,118.32	$37,118.32	1	$37,118.32		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
8" PVC Pipe	1235	LF	$22.36	$27,614.60	1235	$27,614.60		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
6" Gate Valve	5	Each	$1,261.66	$6,308.30	5	$6,308.30		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
6" Tee	1	Each	$666.89	$666.89	1	$666.89		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Structural import	667	Ton	$12.34	$8,230.78	667	$8,230.78		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Place & spread trench spoils, secondary	747	CY	$1.84	$1,374.48	747	$1,374.48		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
1" Irrigation Service	22	Each	$1,151.44	$25,331.68	22	$25,331.68		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Testing	1	LS	$394.65	$394.65	1	$394.65		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete collar	5	Each	$350.00	$1,750.00	22	$7,700.00		$0.00		$0.00		$0.00		$0.00		$0.00	-$5,950.00
STREETS																	
Asphalt/Concrete cutting	300	LF	$3.10	$930.00	300	$930.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Asphalt removal and replacement	750	SF	$7.50	$5,625.00	750	$5,625.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete curb/sidewalk removal and replacement	1	LS	$3,345.35	$3,345.35	1	$3,345.35		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Flow-fill for utility trench backfill	1	LS	$3,264.12	$3,264.12	1	$3,264.12		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Traffic Control	1	LS	$8,435.16	$8,435.16	1	$8,435.16		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Finish grade for paving	42000	SF	$0.16	$6,720.00	42000	$6,720.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Curb & gutter prep	2031	LF	$4.31	$8,753.61	2031	$8,753.61		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Backfill & grade behind curb	2031	LF	$1.76	$3,574.56	2031	$3,574.56		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Sidewalk prep	2070	LF	$8.07	$16,704.90	2070	$16,704.90		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
24" Curb & gutter	2031	LF	$14.04	$28,515.24	2031	$28,515.24		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
4" Thick sidewalk	1285	LF	$16.38	$21,048.30	1285	$21,048.30		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
6" Thick sidewalk	785	LF	$20.80	$16,328.00	785	$16,328.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Paving prep, asphalt, 12" road base	36815	SF	$1.19	$43,809.85	36815	$43,809.85		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
3" Asphalt paving	36815	SF	$1.20	$44,178.00	36815	$44,178.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
STORM DRAINAGE																	
Connect to existing stub	2	Each	$684.19	$1,368.38	2	$1,368.38		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
10" SDR 35 pipe	225	LF	$28.19	$6,342.75	225	$6,342.75		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
24" RCP Storm Drain		LF	$48.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
18" RCP Storm Drain		LF	$43.00	$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
15" RCP Storm Drain	1040	LF	$39.07	$40,632.80	1040	$40,632.80		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
4" Land drain lateral	22	Each	$1,180.32	$25,967.04	22	$25,967.04		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
4' Precast manhole	3	Each	$2,181.13	$6,543.39	3	$6,543.39		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
5' Precast manhole	4	Each	$2,494.13	$9,976.52	4	$9,976.52		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Structural import	4064	Ton	$12.34	$50,149.76	4064	$50,149.76		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Place & spread trench spoils, storm	2504	CY	$1.84	$4,607.36	2504	$4,607.36		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Curb inlet catch basin	2	Each	$2,055.04	$4,110.08	2	$4,110.08		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Single catch basin tie-in	2	Each	$390.00	$780.00	2	$780.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Testing	1	LS	$2,950.00	$2,950.00	1	$2,950.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Concrete collar	7	Each	$550.00	$3,850.00	7	$3,850.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
CONSTRUCTION MANAGEMENT/MISC.																	
As Builts	1	Each	$250.00	$250.00	1	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
City inspections & reviews	1	LS	$5,000.00	$5,000.00	1	$5,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Traffic & Street Signs	1	LS	$2,000.00	$2,000.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Subdivision Monument	1	Each	$450.00	$450.00	1	$450.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
Clean-up	61556	SF	$0.46	$28,315.76	61556	$28,315.76		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
				$939,423.12		$939,423.12		$0.00		$0.00		$0.00		$0.00		$0.00	$939,423.12 Performance in lieu
				10% Durability - retained at ICG release		$93,942.31											$93,942.31 Durability Period

ICG Amount $1,033,365.43

Street Lights $11,741.70

Fees $6,694.00

Attachment: Hansen Ranch Phase 4-Final release 8-9-22 (Final Bond Release)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on approval of an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 West 480 South in the TOD zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended plat. The planning commission recommended approval at the July 20, 2022, meeting.

BACKGROUND
This project is located in the area of 900 West and 480 South. Combined with the two additional plats on the council agenda for approval, the projects consist of a total of 209 dwelling units on 4.9 acres in a multi-stage development intended for apartments. The reason for the amendment is for the widening of the rear end alley way to allow for improved fire truck access.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to approve the amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 West 480 South in the TOD zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record for the July 20, 2022, planning commission meeting.

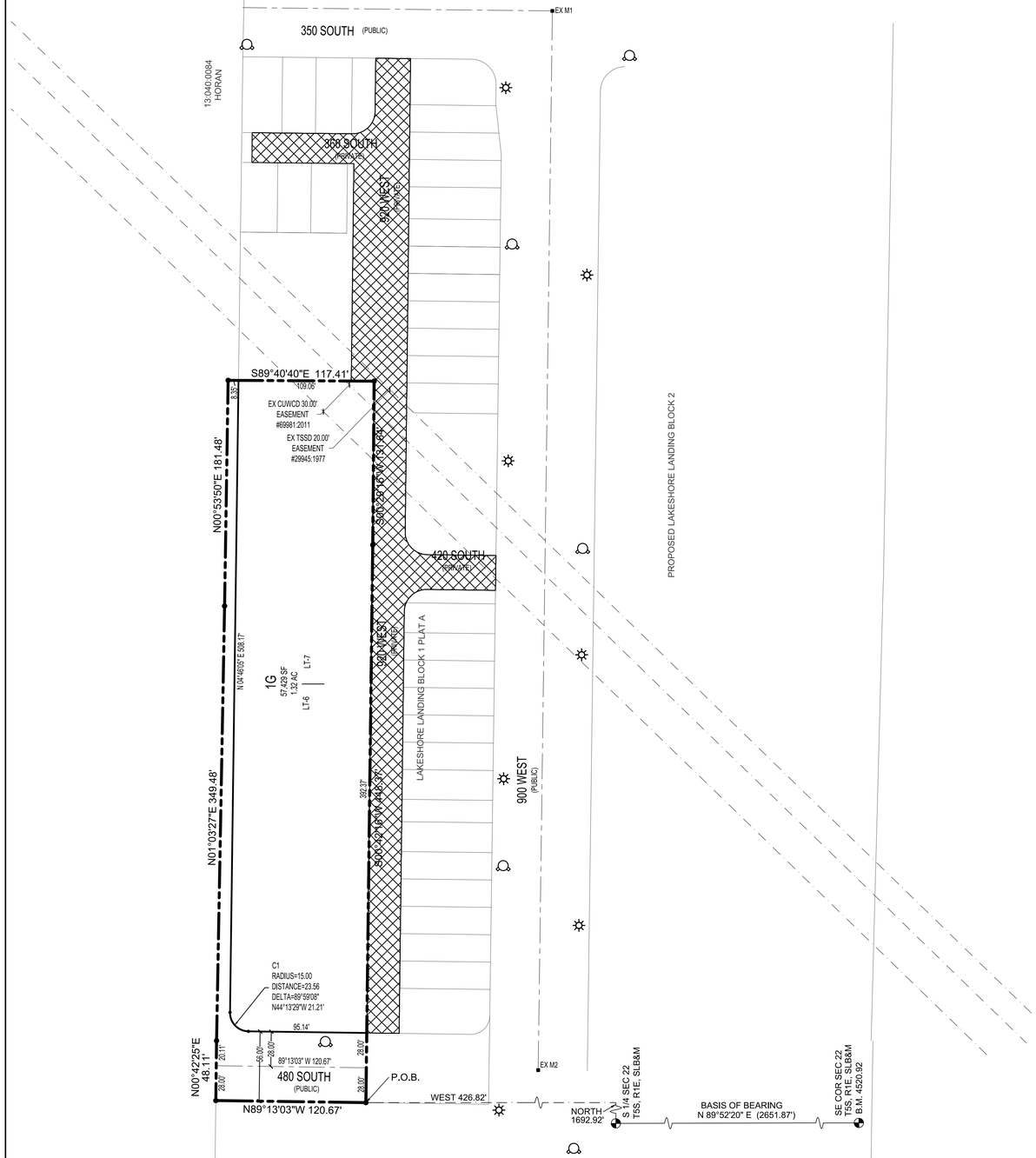
SUPPORTING DOCUMENTS

08.09.22 - Lakeshore Landing Block 1 Plat B - Amended plat (PDF)
08.09.22 - Lakeshore Landings amended plats - Staff report (PDF)
08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (PDF)

LAKESHORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 1G	454 SOUTH 920 WEST

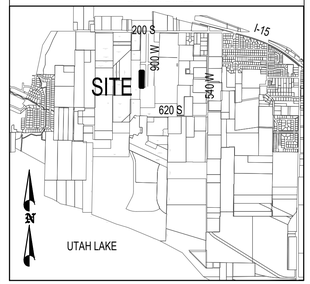


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

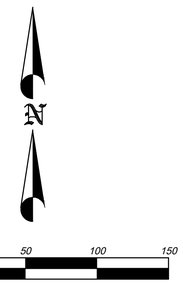
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.59 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



REFERENCE DOCUMENTS:

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

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

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut. 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. 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 DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1892.92 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 120.67 FEET; THENCE NORTH 00°42'25" EAST 48.11 FEET; THENCE NORTH 01°03'27" EAST 349.48 FEET; THENCE NORTH 00°53'50" EAST 181.48 FEET; THENCE SOUTH 89°40'40" EAST 117.41 FEET; THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 69,073 SQUARE FEET IN AREA OR 1.59 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

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

_____
_____

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 1 PLAT B\LAKESHORE LANDING BLOCK 1 PLAT B.dwg

Attachment: 08.09.22 - Lakeshore Landing Block 1 Plat B - Amended plat (Lakeshore Landing Block 1 Plat B - Amended)

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Project Type:		Subdivision Final Plat (Amended)
Applicants:		Blake Miller Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

BACKGROUND:

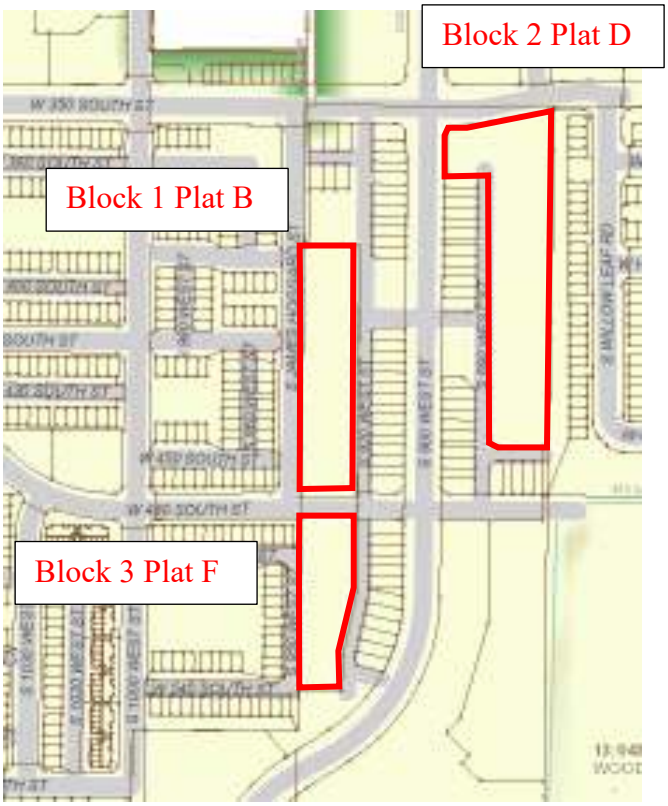
The applicant is applying for Amended Plat approvals for Lakeshore Landing's Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone. The proposal consists of 209 dwelling units for a multi-staged development intended for apartments. All development parcels consist of 4.9 acres.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 1 Plat B - Amended)

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

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-

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 1 Plat B - Amended)

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 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, streetlight, 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: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 1 Plat B - Amended)

STAFF RECOMMENDATION:

The Amended Plat applications meet the requirements of Section 17.8.217 and the staff recommends APPROVAL.

POTENTIAL MOTIONS – Amended Plats – Block 1 Plat B

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Amended Plats – Block 2 Plat D

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 1 Plat B - Amended)

POTENTIAL MOTIONS – Amended Plats – Block 3 Plat F

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 1 Plat B - Amended)

UNAPPROVED MINUTES

Others Present: Tom Hunter, Suzy Hunter, Tod Kirton, Steve Johns. Carolyn Lloyd, Tresa Chadwick, Norman Chadwick

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden asked the Commissioners to speak loudly so the minute-taker could hear the speakers well enough to accurately document the meeting.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 W 480 S, in the TOD Zone.

John Woffinden stated that items two, three, and four would be heard together and voted on separately.

Cody Opperman: The applicant has applied for amended plat approvals for Lakeshore Landings Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F. They're all located in the area of 900 West 480 South in the Transit Oriented Development Zone. The proposal consists of 209 dwelling units for a multi-stage development intended for apartments. All development parcels consist of 4.9 acres. Again, this is going to be an amended plat.

John Woffinden: This should be straightforward. We don't need to worry about anything with Engineering, do we?

JJ Hsu: The plat was amended for widening of the rear end alley way to allow for improved fire truck access.

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 1 Plat B - Amended)

John Woffinden: Any questions for staff?

Jenny Peay: Do they meet the parking requirements?

Patrick O'Brien: This has already been approved and met code. There was an issue that needed to be addressed with the width requirement for fire trucks to meet an element of the Fire Code. We already had plat approval; this was just an amendment to the previous approval. It's a minor tweak to road widths.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

John Woffinden states that Bruce Frandsen is not at the meeting to vote.

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 1 Plat B - Amended)

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 1 Plat B - Amended)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on approval of an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 West 480 South in the TOD zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended plat. The planning commission recommended approval at the July 20, 2022, meeting.

BACKGROUND
This project is located in the area of 900 West and 480 South. Combined with the two additional plats on the council agenda for approval, the projects consist of a total of 209 dwelling units on 4.9 acres in a multi-stage development intended for apartments. The reason for the amendment is for the widening of the rear end alley way to allow for improved fire truck access.

BUDGET IMPACT
NA

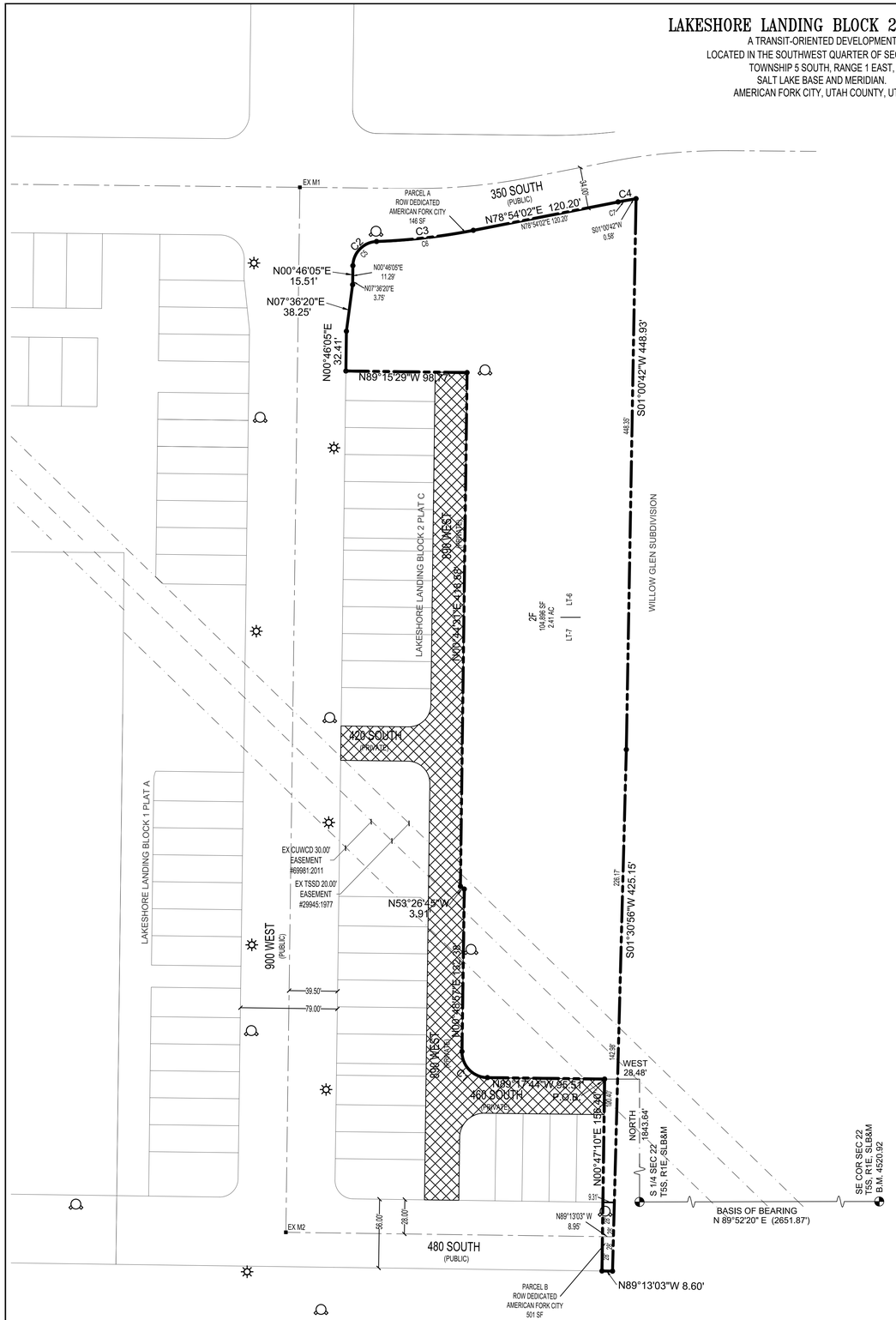
SUGGESTED MOTION
Move to approve the amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 West 480 South in the TOD zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record for the July 20, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

08.09.22 - Lakeshore Landing Block 2 Plat D - amended plat (PDF)
08.09.22 - Lakeshore Landings amended plats - Staff report (PDF)
08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (PDF)

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

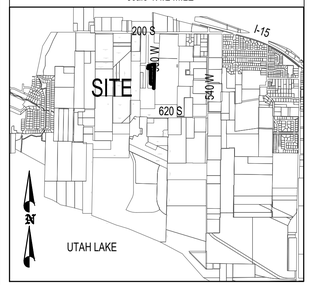
LOT 2F	359 SOUTH 890 WEST

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE

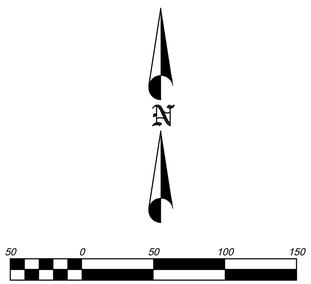


TABULATIONS

DEVELOPMENT AREA	2.42 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	N44°16'37"W
C2	20.00	30.43	87°10'52"	27.58	N44°21'37"E
C3	503.00	79.47	09°03'09"	79.39	N83°25'35"E
C4	447.00	14.89	01°54'30"	14.89	N79°51'16"E
C5	20.00	30.43	87°11'04"	27.58	N44°21'37"E
C6	503.00	79.47	09°03'08"	79.39	N83°25'35"E
C7	447.00	14.44	01°51'01"	14.44	N79°49'32"E



SCALE 1"=50'

REFERENCE DOCUMENTS:

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

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

NOTES

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

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

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

SURVEYOR

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Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. 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 DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 88°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS N44°16'37"W 29.71 FEET); THENCE NORTH 00°46'05" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 418.58 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 105,398 SQUARE FEET IN AREA OR 2.42 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	1
NUMBER OF PARCELS	2

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ DAY OF _____, A.D. ____.

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

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 2 PLAT D\LAKESHORE LANDING BLOCK2 PLAT D.dwg

Attachment: 08.09.22 - Lakeshore Landing Block 2 Plat D - amended plat (Lakeshore Landing Block 2 Plat D)

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Project Type:		Subdivision Final Plat (Amended)
Applicants:		Blake Miller Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

BACKGROUND:

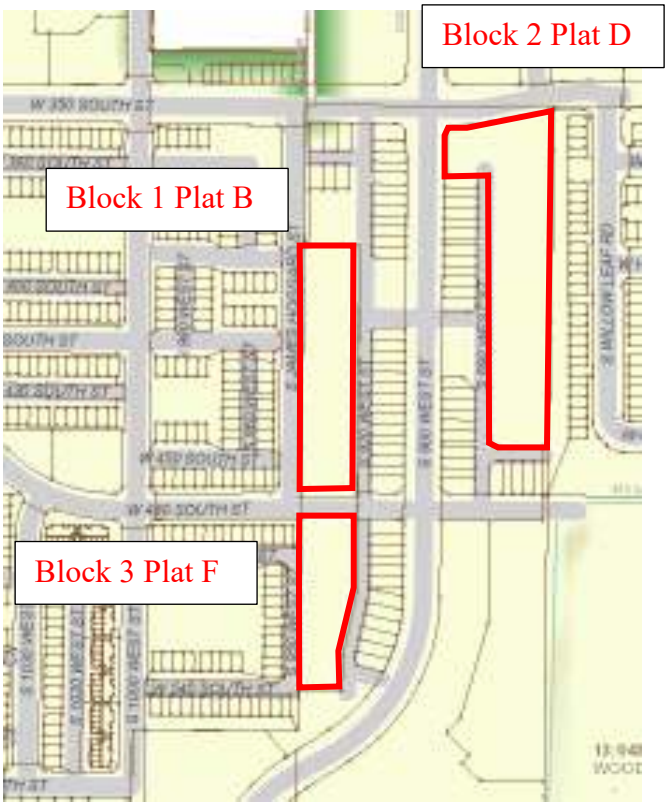
The applicant is applying for Amended Plat approvals for Lakeshore Landing's Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone. The proposal consists of 209 dwelling units for a multi-staged development intended for apartments. All development parcels consist of 4.9 acres.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 2 Plat D)

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

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-

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 2 Plat D)

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 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, streetlight, 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: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 2 Plat D)

STAFF RECOMMENDATION:

The Amended Plat applications meet the requirements of Section 17.8.217 and the staff recommends APPROVAL.

POTENTIAL MOTIONS – Amended Plats – Block 1 Plat B

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Amended Plats – Block 2 Plat D

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 2 Plat D)

POTENTIAL MOTIONS – Amended Plats – Block 3 Plat F

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 2 Plat D)

UNAPPROVED MINUTES

Others Present: Tom Hunter, Suzy Hunter, Tod Kirton, Steve Johns. Carolyn Lloyd, Tresa Chadwick, Norman Chadwick

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden asked the Commissioners to speak loudly so the minute-taker could hear the speakers well enough to accurately document the meeting.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 W 480 S, in the TOD Zone.

John Woffinden stated that items two, three, and four would be heard together and voted on separately.

Cody Opperman: The applicant has applied for amended plat approvals for Lakeshore Landings Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F. They're all located in the area of 900 West 480 South in the Transit Oriented Development Zone. The proposal consists of 209 dwelling units for a multi-stage development intended for apartments. All development parcels consist of 4.9 acres. Again, this is going to be an amended plat.

John Woffinden: This should be straightforward. We don't need to worry about anything with Engineering, do we?

JJ Hsu: The plat was amended for widening of the rear end alley way to allow for improved fire truck access.

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 2 Plat D)

John Woffinden: Any questions for staff?

Jenny Peay: Do they meet the parking requirements?

Patrick O'Brien: This has already been approved and met code. There was an issue that needed to be addressed with the width requirement for fire trucks to meet an element of the Fire Code. We already had plat approval; this was just an amendment to the previous approval. It's a minor tweak to road widths.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

John Woffinden states that Bruce Frandsen is not at the meeting to vote.

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 2 Plat D)

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 2 Plat D)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on approval of an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 West 480 South in the TOD zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the amended plat. The planning commission recommended approval at the July 20, 2022, meeting.

BACKGROUND
This project is located in the area of 900 West and 480 South. Combined with the two additional plats on the council agenda for approval, the projects consist of a total of 209 dwelling units on 4.9 acres in a multi-stage development intended for apartments. The reason for the amendment is for the widening of the rear end alley way to allow for improved fire truck access.

BUDGET IMPACT
NA

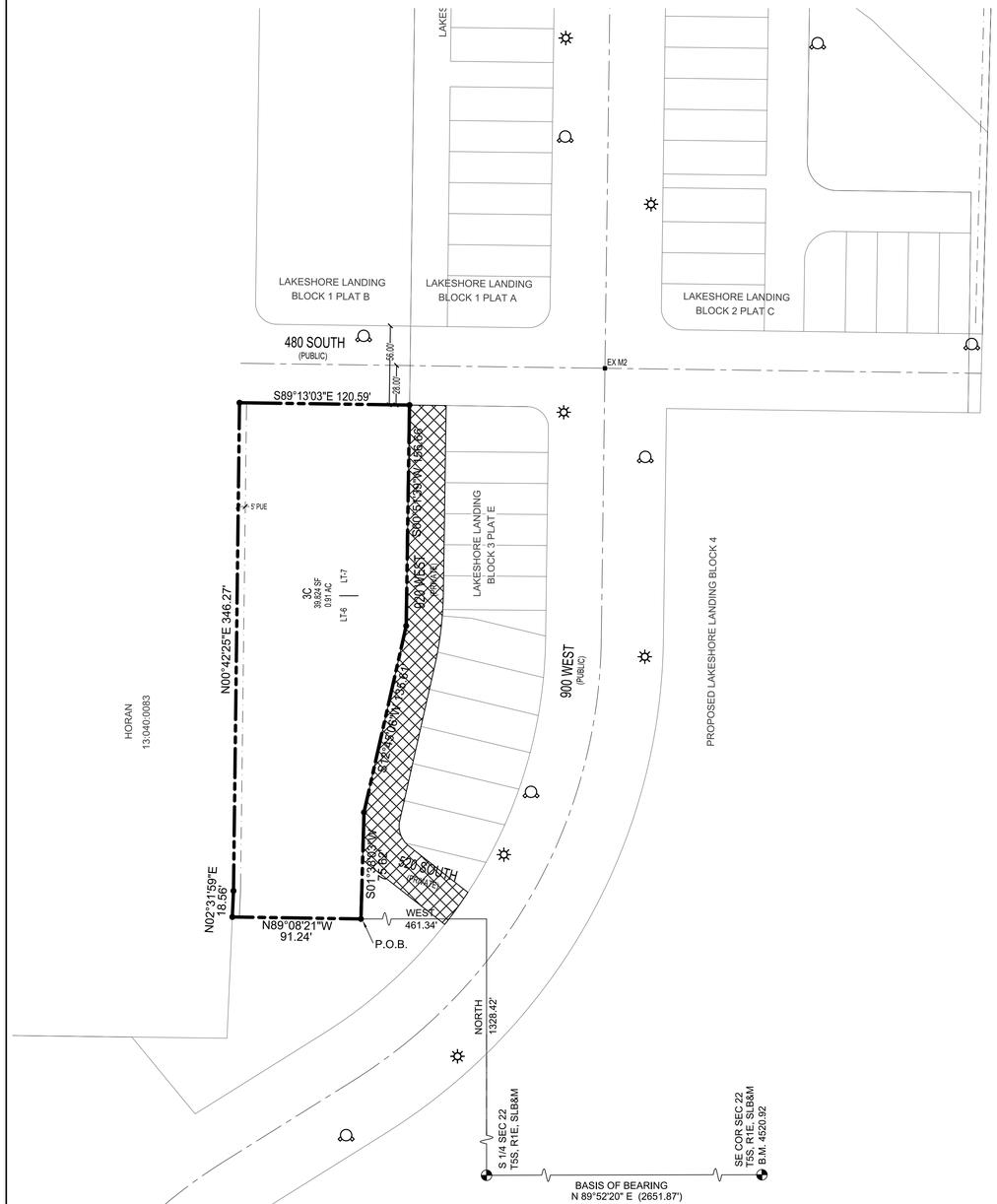
SUGGESTED MOTION
Move to approve the amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 West 480 South in the TOD zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record for the July 20, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

08.09.22 - Lakeshore Landing Block 3 Plat F - amended plat (PDF)
08.09.22 - Lakeshore Landings amended plats - Staff report (PDF)
08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (PDF)

LAKESHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

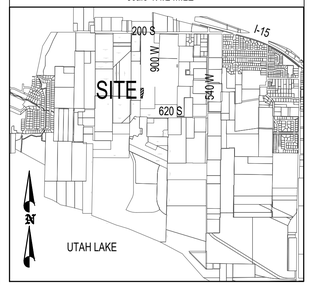
LOT 3C	502 SOUTH 920 WEST

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

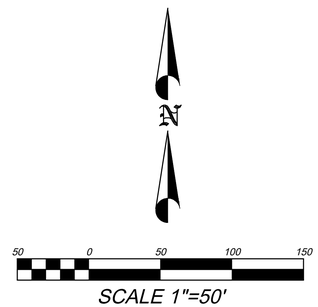
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.91 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



REFERENCE DOCUMENTS:

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

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

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. 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 DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1328.42 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°08'21" WEST 91.24 FEET; THENCE NORTH 02°31'59" EAST 18.56 FEET; THENCE NORTH 00°42'25" EAST 346.27 FEET; THENCE SOUTH 89°13'03" EAST 120.59 FEET, THENCE SOUTH 00°51'39" WEST 156.66 FEET, THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 39,824 SQUARE FEET IN AREA OR 0.91 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

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

_____

_____

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPROVED _____ CITY ENGINEER ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ PLANNER
_____ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 3 PLAT F\LAKESHORE LANDING BLOCK3 PLAT F.dwg

Attachment: 08.09.22 - Lakeshore Landing Block 3 Plat F - amended plat (Lakeshore Landing Block 3 Plat F)

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Project Type:		Subdivision Final Plat (Amended)
Applicants:		Blake Miller Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

BACKGROUND:

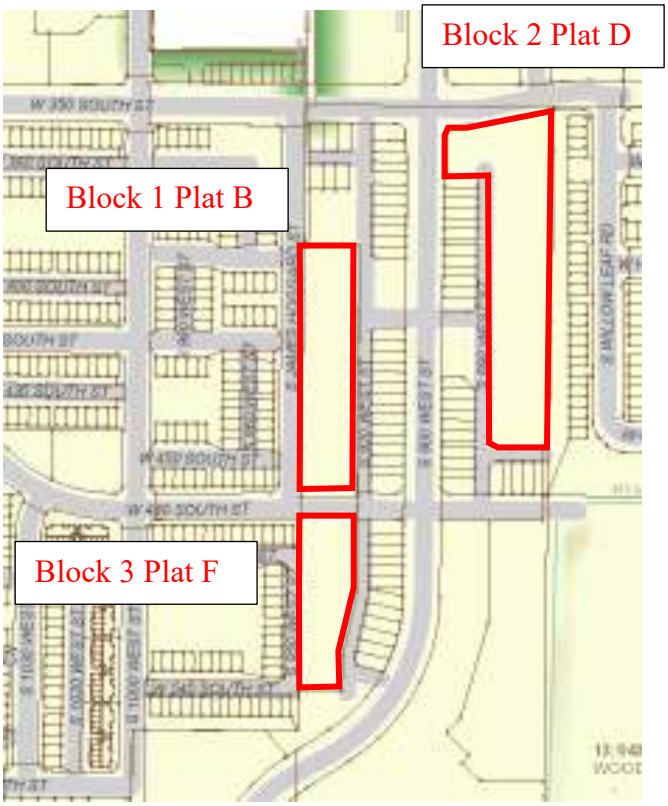
The applicant is applying for Amended Plat approvals for Lakeshore Landing's Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone. The proposal consists of 209 dwelling units for a multi-staged development intended for apartments. All development parcels consist of 4.9 acres.

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Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

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-

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 3 Plat F)

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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 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, streetlight, 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: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 3 Plat F)

STAFF RECOMMENDATION:

The Amended Plat applications meet the requirements of Section 17.8.217 and the staff recommends APPROVAL.

POTENTIAL MOTIONS – Amended Plats – Block 1 Plat B

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Amended Plats – Block 2 Plat D

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 3 Plat F)

POTENTIAL MOTIONS – Amended Plats – Block 3 Plat F

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Lakeshore Landings amended plats - Staff report (Lakeshore Landing Block 3 Plat F)

UNAPPROVED MINUTES

Others Present: Tom Hunter, Suzy Hunter, Tod Kirton, Steve Johns. Carolyn Lloyd, Tresa Chadwick, Norman Chadwick

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden asked the Commissioners to speak loudly so the minute-taker could hear the speakers well enough to accurately document the meeting.

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 W 480 S, in the TOD Zone.

John Woffinden stated that items two, three, and four would be heard together and voted on separately.

Cody Opperman: The applicant has applied for amended plat approvals for Lakeshore Landings Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F. They're all located in the area of 900 West 480 South in the Transit Oriented Development Zone. The proposal consists of 209 dwelling units for a multi-stage development intended for apartments. All development parcels consist of 4.9 acres. Again, this is going to be an amended plat.

John Woffinden: This should be straightforward. We don't need to worry about anything with Engineering, do we?

JJ Hsu: The plat was amended for widening of the rear end alley way to allow for improved fire truck access.

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 3 Plat F)

John Woffinden: Any questions for staff?

Jenny Peay: Do they meet the parking requirements?

Patrick O'Brien: This has already been approved and met code. There was an issue that needed to be addressed with the width requirement for fire trucks to meet an element of the Fire Code. We already had plat approval; this was just an amendment to the previous approval. It's a minor tweak to road widths.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

John Woffinden states that Bruce Frandsen is not at the meeting to vote.

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 3 Plat F)

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Attachment: 08.09.22 - Lakeshore Landing Amended Plats - 07.20.22 PC Unapproved minutes (Lakeshore Landing Block 3 Plat F)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on approval of a final plat for Storrs Court Subdivision located in the area of 162 West 400 South in the R2-7,500 zone.

SUMMARY RECOMMENDATION
Staff would recommend approval of the subdivision. The planning commission recommended approval at the July 20, 2022, meeting.

BACKGROUND
This is approval of a final plat for Storr's Court, conditioned as R2-7,500 (O) in the R2-7,500 zone. This plat consists of 9 single family lots on 2.17 acres.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to approve the final plat for Storrs Court Subdivision located in the area of 162 West 400 South in the R2-7,500 Residential zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording the plat subject to all conditions identified in the public record for the July 20, 2022, planning commission meeting.

SUPPORTING DOCUMENTS

08.09.22 - Storrs Court Subdivision - plans (PDF)
08.09.22 - Storrs Court Subdivision - staff report (PDF)
08.09.22 - Storrs Court Subdivision - 07.20.22 PC Unapproved minutes (PDF)

STORRS COURT SUBDIVISION

COVER

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 07/11/2022

Engineering Division
Reviewed
jhsu 07/12/2022

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS AND DETAILS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM AMERICAN FORK CITY.
2. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
5. LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS.
6. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
8. CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
9. WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
10. IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
11. DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER, PROPER DOCUMENTATION SHALL BE PROVIDED TO AMERICAN FORK CITY WATER DEPARTMENT.
15. THE CONTRACTOR SHALL PREPARE AND FURNISH THE OWNER AND ENGINEER A SET OF RECORD DRAWINGS (AS-BUILTS) AT SUBSTANTIAL COMPLETION OF THE PROJECT. ALL NEW UTILITY WORK COMPLETED DURING THE PROJECT SHALL BE MAPPED (SURVEYED OR GPS'D) AND SUBMITTED TO THE CITY ELECTRONICALLY IN BOTH A PDF AND GIS FORMAT. GIS DATA SHALL BE IN A SHAPE FILE FORMAT COMPATIBLE WITH ARCMAP VERSION 10.8 AND IN STATE PLAN COORDINATES (UTAH CENTRAL ZONE – NAD83 – US SURVEY FEET)

PROJECT BENCHMARK AND BASIS OF BEARING:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 03°29'19" EAST BETWEEN THE REFERENCE TO THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
2. THE BENCHMARK FOR THIS PROPERTY IS A BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 23 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4568.77.

WATERLINE NOTES:

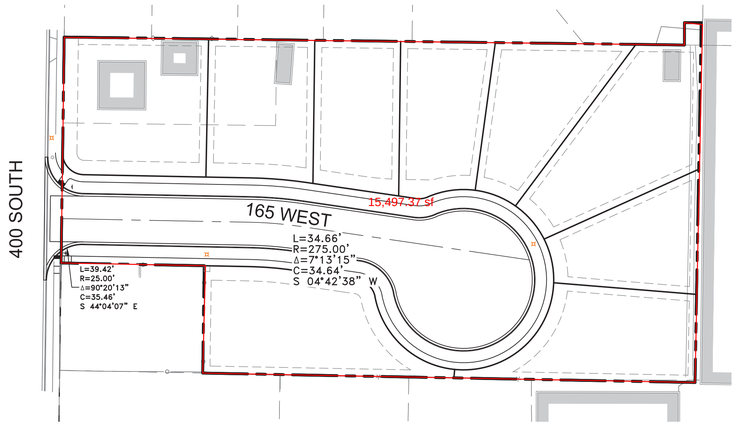
1. CULINARY SERVICE LATERALS TO BE 1" SERVICES. SEE AMERICAN FORK DETAIL 15.3 AND 15.5
2. ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
3. ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE. SEE AMERICAN FORK DETAIL 15.4
4. CULINARY WATER SERVICE LATERALS TO FOLLOW THE AMERICAN FORK CITY STANDARDS. SEE AMERICAN FORK DETAIL 15.5
5. WATER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED BLUE.
6. CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN LINES.
7. EXISTING UTILITY SERVICES WILL NEED TO BE ELIMINATED PER AMERICAN FORK CITY STANDARDS
8. THRUST BLOCKS REQUIRED PER AMERICAN FORK DETAIL 15.21

SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH AMERICAN FORK SEWER DISTRICT'S STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE. SEE AMERICAN FORK DETAIL 15.12
5. SEWER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
6. ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL AND COMPACTED PER DISTRICT STANDARDS.
7. SEWER LATERALS TO BE INSTALLED AT A MINIMUM OF 2% SEE AMERICAN FORK DETAIL 15.19

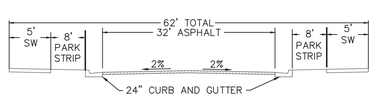
EROSION CONTROL NOTES:

1. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
4. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
5. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.



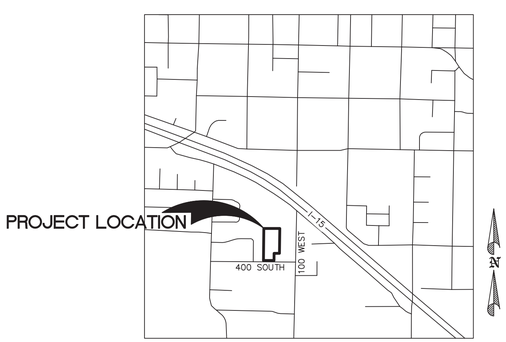
ABBREVIATION TABLE

EOA = EDGE OF ASPHALT
TBC = TOP BACK OF CURB
BOW = BACK OF WALK
PUE = PUBLIC UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
TYP = TYPICAL
HDPP = HIGH DENSITY POLYPROPYLENE
SSMH = SANITARY SEWER MANHOLE
SW = SECONDARY WATER
CUL = CULINARY WATER
IE = INVERT ELEVATION
INV = INVERT



62' SUBDIVISION STREET
NO SCALE

*SEE PAVEMENT CROSS SECTION DETAIL ON SHEET C201.



VICINITY MAP
1"=1000'

SHEET INDEX

C100	COVER SHEET
1 OF 1	FINAL PLAT
C201	OVERALL SITE PLAN
C202	OVERALL UTILITY PLAN
C203	OVERALL GRADING AND DRAINAGE PLAN
C204	OVERALL EROSION CONTROL PLAN
C301	165 WEST STREET PLAN AND PROFILE
C401	DETAILS
C402	DETAILS
C403	DETAILS
C404	DETAILS

CONTACT LIST

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STEVE@KASKADEHOMES.COM

CONTRACTOR:
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DAN@TRICITYCONSTRUCTION.COM

PROJECT ENGINEER:
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JPETERSON@WILDINGENGINEERING.COM

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SEWER/ STORM DRAIN
ASHTON HARDY
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CITY INSPECTOR
DEE HOWARD
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SWPPP INSPECTOR
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AF FIRE MARSHAL
MAT SACCO
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TSSD
DAVID BARLOW
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AF IRRIGATION COMPANY
ERNIE JOHN
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MITCHELL HOLLOW IRRIGATION CO
DALE JONES
(801)768-8150

ROCKY MOUNTAIN POWER
TERIA WALKER
(801)756-1310

COMCAST
ELYSIA VALDEZ
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CENTURY LINK
BILL WESTFALL
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AF FIBER
KYLE PETERSON
(801)400-2933

DOMINION ENERGY
TRENT JOHNSON
(801)853-6548

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

COVER

162 WEST 400 SOUTH
AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

DATE 6/8/22

SCALE 1" = 20'

SHEET C100

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: JUL 01, 2022

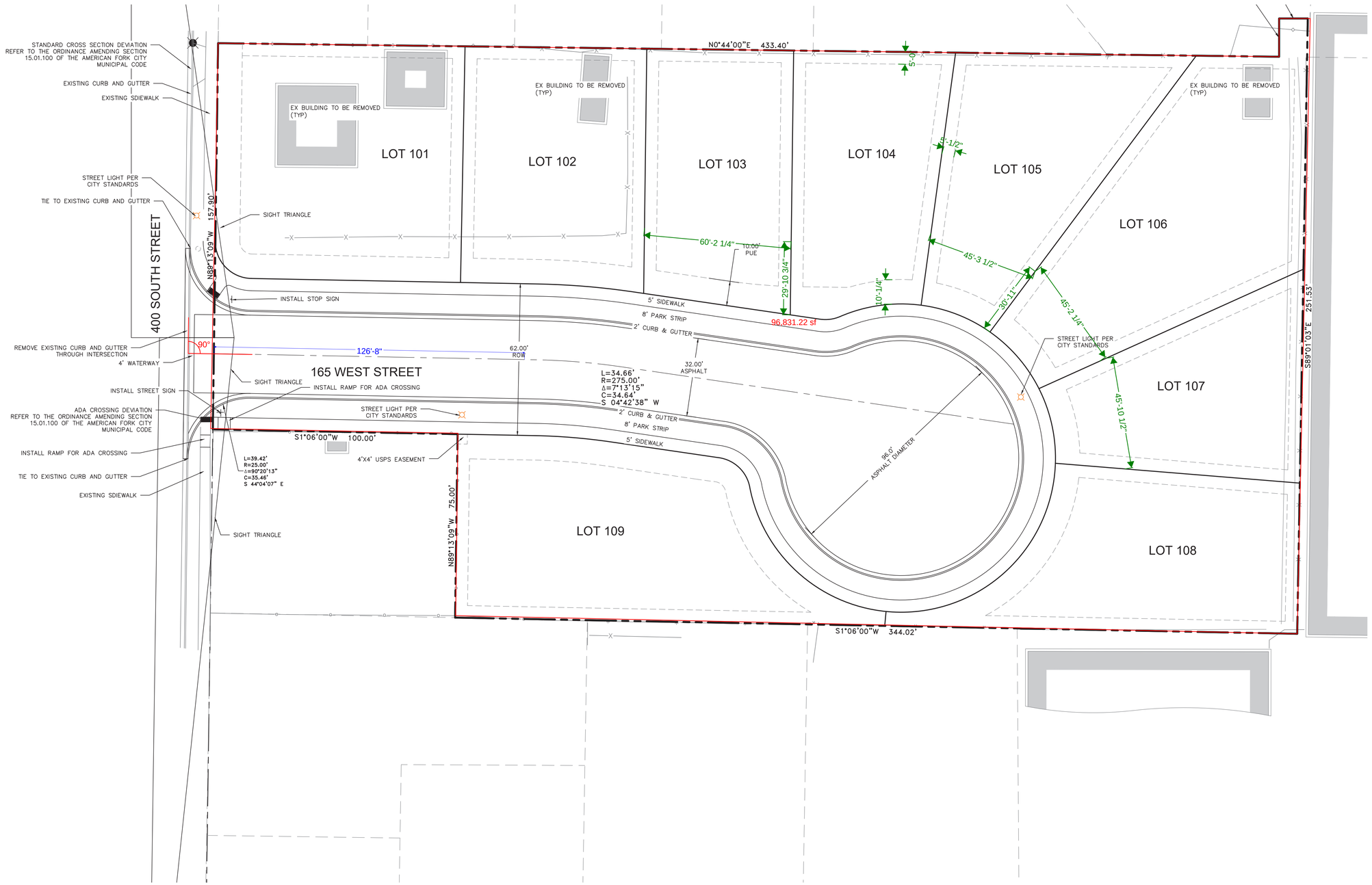
Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

SITE PLAN

PAVEMENT DESIGN RECOMMENDED THICKNESS

PAVEMENT SECTION OPTIONS	ASPHALT CONCRETE (IN.)	UNTREATED BASE COURSE (IN.)	GRANULAR BORROW (IN.)
OPTION 1	3	8	12



Scale 1" = 20 ft

WILDING ENGINEERING
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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
GENERAL NOTES
1. CONTRACTOR TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF AMERICAN FORK CITY.
2. ALL STORM WATER TO DRAIN TOWARDS 400 SOUTH STREET
3. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES.

LEGEND
- LOT LINE
- BOUNDARY LINE
- PROPOSED STREET LIGHT
- PUBLIC UTILITY EASEMENT

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

SITE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH
ENGINEER'S STAMP

DATE 6/8/22

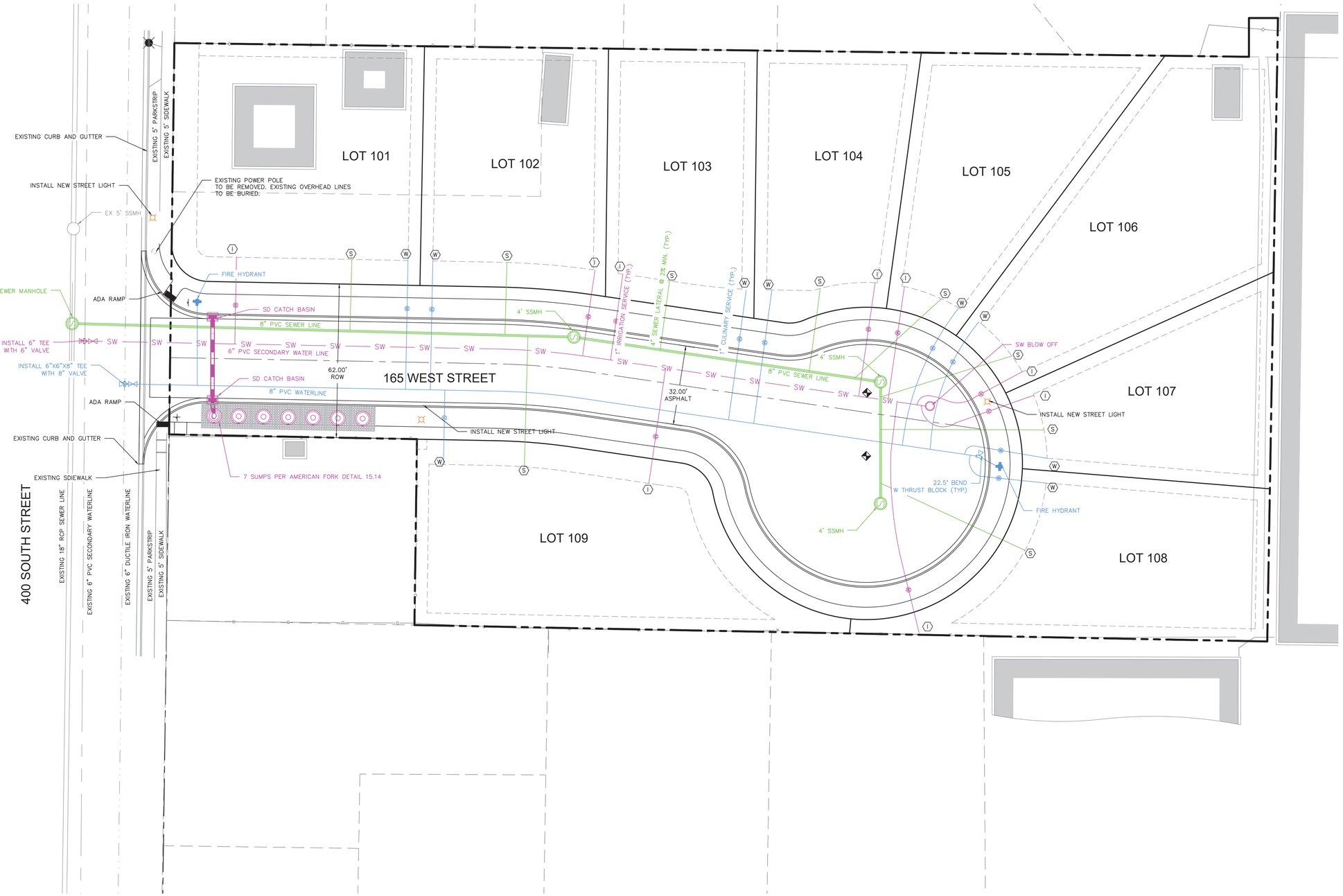
SCALE 1" = 20'

SHEET C201

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

UTILITY PLAN



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND PROPERTY OWNER.
4. SEWER PIPE TO BE SDR-35 PVC
5. CULINARY WATER PIPE TO BE C900 PVC PIPE
6. PRESSURIZED IRRIGATION PIPE TO BE DR18 C909 PVC PURPLE PIPE
7. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
8. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER.
9. ALL WATER AND PI METERS TO BE INSTALLED IN PLANTER STRIPS.
10. MINIMUM COVER OVER CULINARY WATERLINE TO BE 48"
11. MINIMUM COVER OVER SECONDARY WATERLINE TO BE 24"
12. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
13. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF MAIN LINE.

LEGEND

- STORM DRAIN PROPOSED
- WATER LINE PROPOSED
- SEWER LINE PUBLIC
- UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- NEW STREET MONUMENT
- 1" WATER SERVICE (W)
- 4" SEWER LATERAL (S)
- 1" IRRIGATION LATERAL (I)

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

UTILITY PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

DATE 6/8/22

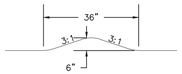
SCALE 1" = 20'

SHEET C202

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

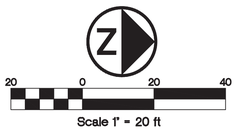
STORRS COURT SUBDIVISION

GRADING AND DRAINAGE PLAN

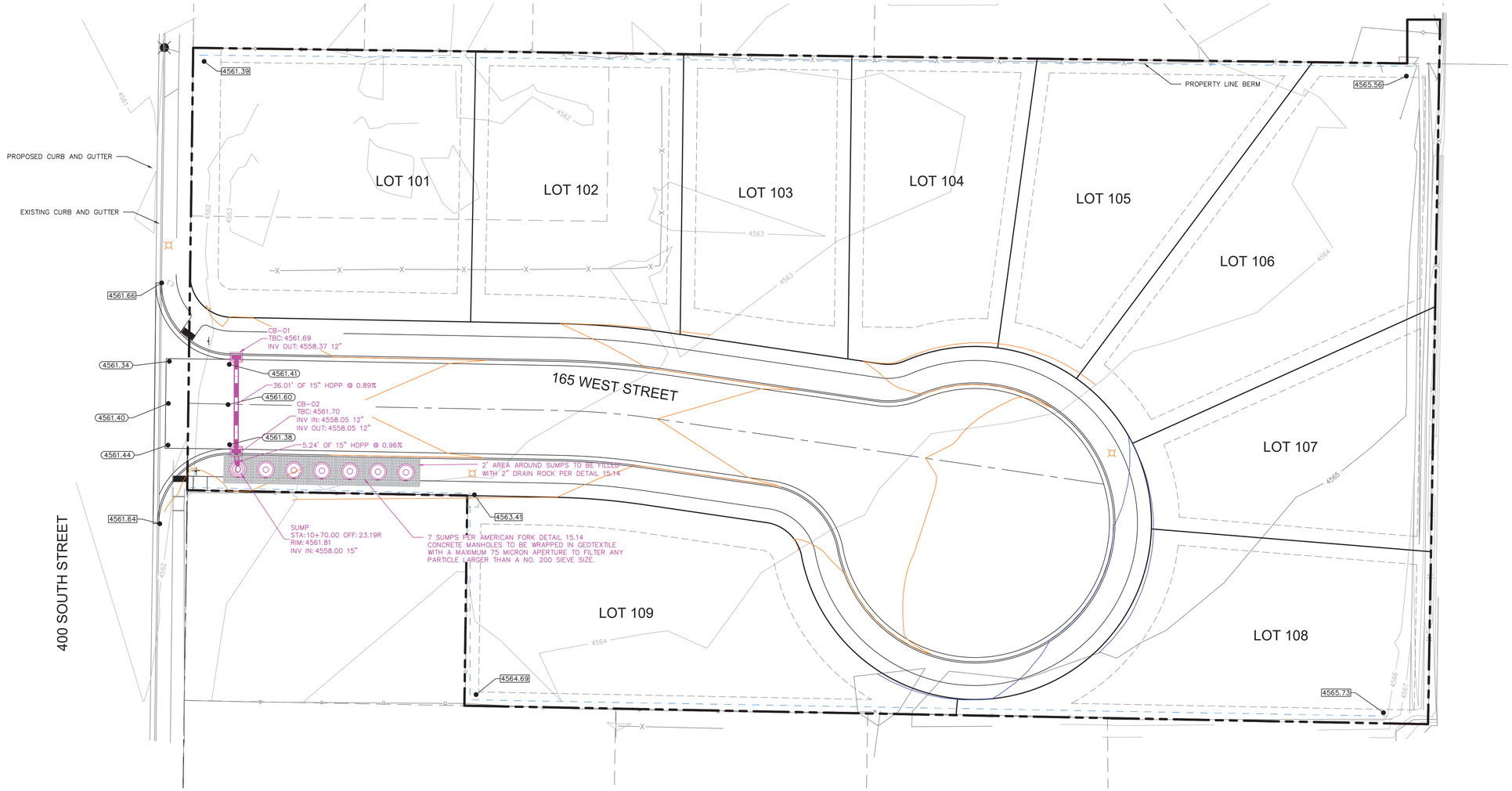


PROPERTY LINE BERM

NOT TO SCALE



Scale 1" = 20 ft



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. 2% MAXIMUM LONGITUDINAL SLOPE ALONG CURB RETURNS IN FRONT OF ADA RAMPS.
2. THE BENCHMARK FOR THIS PROPERTY IS A BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 23 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4568.77.
3. TO OUR KNOWLEDGE THERE ARE NO EXISTING LAND DRAINS ON THE PROPERTY.
4. THE PROPERTY IS LOCATED IN ZONE X PER FEMA MAP NUMBER 49049C0306F WITH AN EFFECTIVE DATE OF JUNE 19, 2020

LEGEND

DRAINAGE DIRECTION	→
PROPOSED CONTOUR	
PROPOSED INDEX CONTOUR	4500
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	4500
PROPOSED STORM DRAIN	
PROPOSED SPOT ELEVATION	4687.66
EXISTING SPOT ELEVATION	4693.05
PROPERTY LINE BERM	

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

GRADING AND DRAINAGE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

ENGINEER'S STAMP

DATE 6/8/22

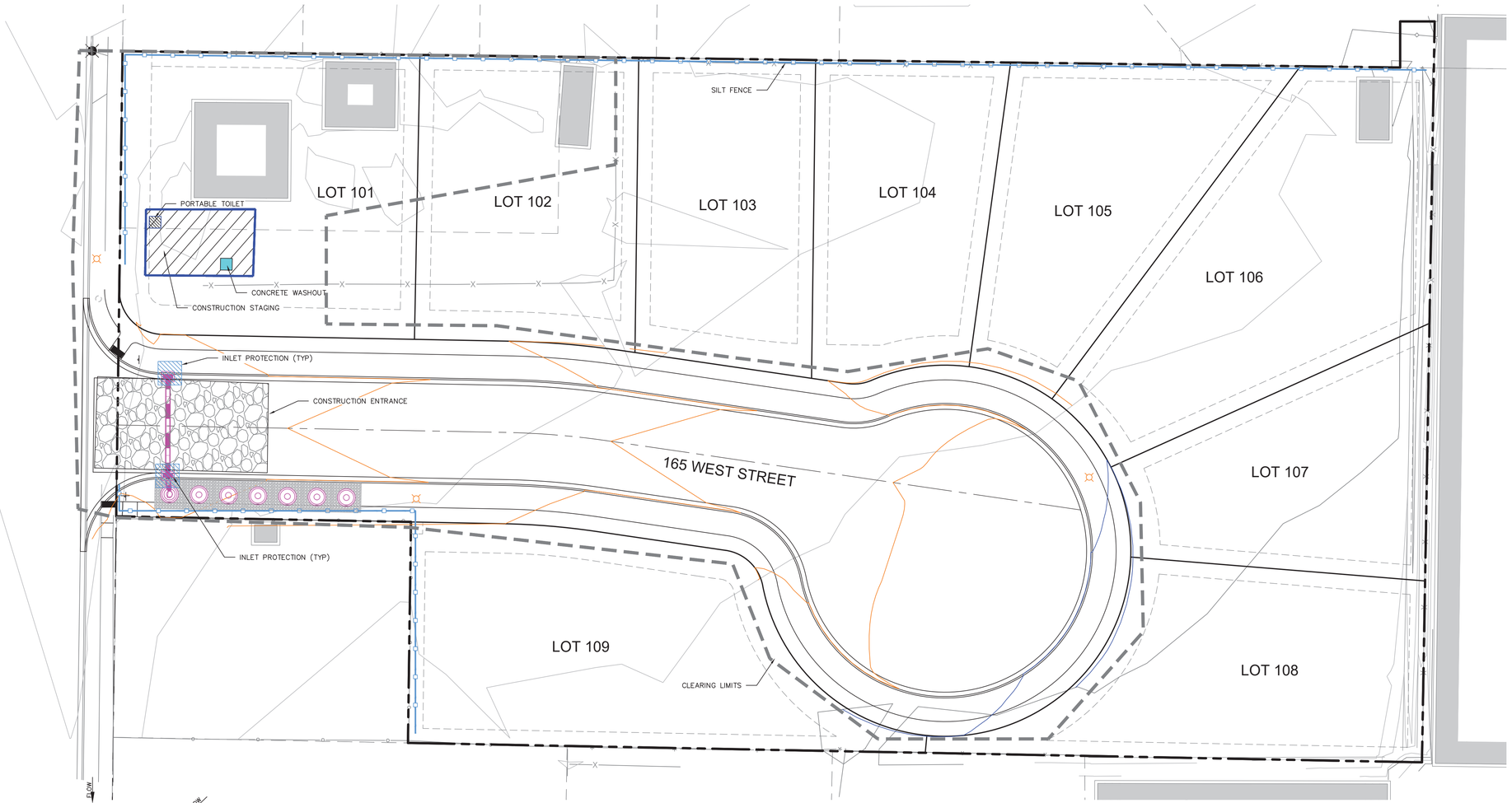
SCALE 1" = 20'

SHEET C203

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

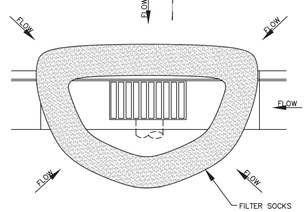
EROSION CONTROL PLAN



Z

20 0 20 40

Scale 1" = 20 ft



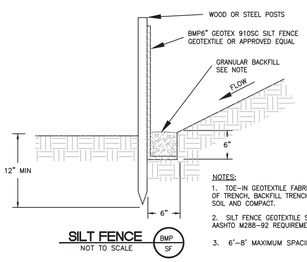
PLAN VIEW

STORM DRAIN INLET PROTECTION BMP IP-W

NOT TO SCALE

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

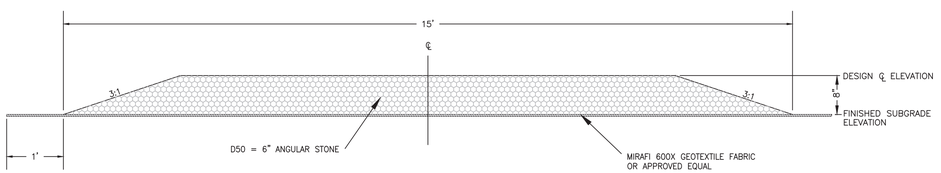


SILT FENCE BMP SF

NOT TO SCALE

NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.



CROSS SECTION OF 60' STABILIZED CONSTRUCTION ENTRANCE BMP SCE

NOT TO SCALE

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. CONSTRUCTION STAGING AREA TO BE DETERMINED BY CONTRACTOR AND SHALL HAVE SILT FENCE INSTALLED ON DOWNWARD SIDE OF THE AREA. IF A SECURITY FENCE IS NOT INSTALLED, AN ENVIRONMENTAL FENCE SHALL BE INSTALLED TO DEFINE THE STAGING AREA. CONSTRUCTION STAGING AREA TO ALSO INCLUDE PORTABLE TOILET AND CONCRETE WASHOUT AREA.
2. TOPSOIL STOCKPILE LOCATION SHALL BE DETERMINED BY CONTRACTOR AND SHALL BE SURROUNDED BY SILT FENCE.
3. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
4. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
5. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
6. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
7. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.
8. A SWPPP WILL BE CREATED PRIOR TO CONSTRUCTION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- CLEARING LIMITS
- FENCE
- SILT FENCE
- COMBINATION DITCH/BERM
- EXISTING DRAINAGE DIRECTION
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING
- RE-SEEDING AREA
- CONCRETE WASH AREA
- PORTABLE WASTE AREA
- INLET PROTECTION

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

EROSION CONTROL PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

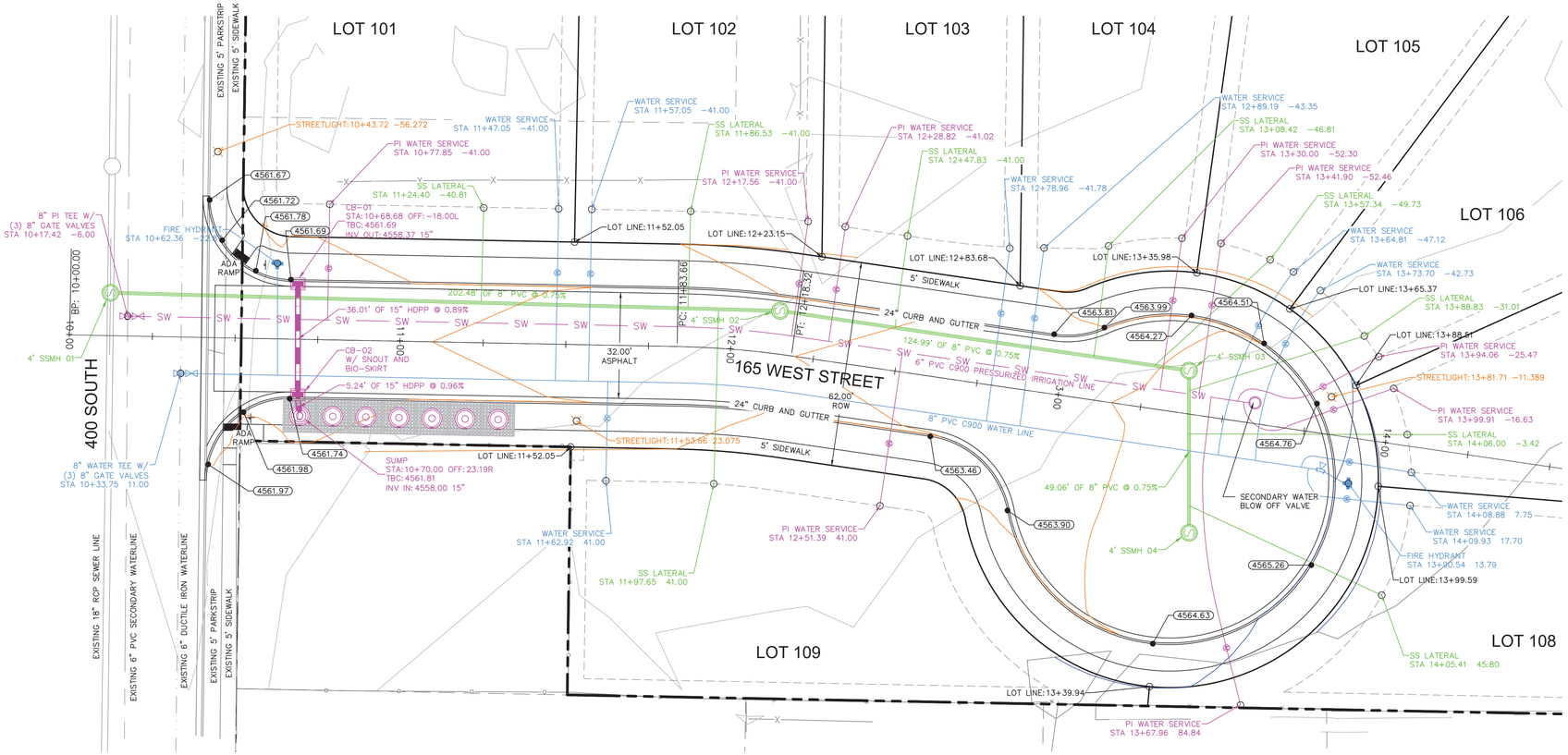
ENGINEER'S STAMP

DATE 6/8/22

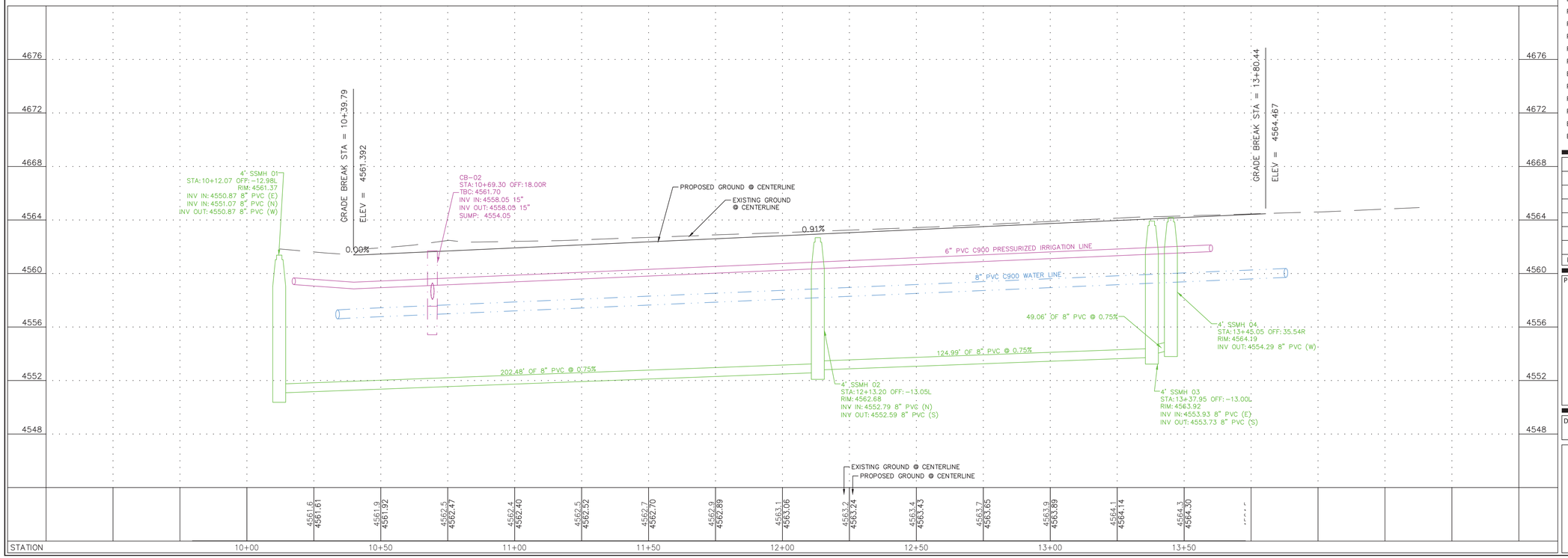
SCALE 1" = 20'

SHEET C204

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)



SCALES
HOR. 1" = 20'
VER. 1" = 4'



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:
1. 2% MAXIMUM LONGITUDINAL SLOPE ALONG CURB RETURNS IN FRONT OF ADA RAMPS.
2. SEWER PIPE TO BE SDR-35 PVC.
3. CULINARY WATER PIPE TO BE DR18 C900 PVC PIPE.
4. ALL WATER METERS TO BE LOCATED IN THE PARK STRIP.
5. WATERLINES TO BE INSTALLED UNDER STORMDRAIN TO MAINTAIN A MINIMUM OF 48" OF COVER. WATERLINE TO REMAIN DEEPER UNTIL IT CATCHES GRADE.
6. A MINIMUM OF 10' OF SEPARATION IS REQUIRED BETWEEN THE WATER LINE AND OTHER UTILITIES.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR (4550)
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR (4550)
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED SECONDARY WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED COMBO BOX
- PROPOSED CLEANOUT BOX
- EXISTING SD CLEANOUT
- EXISTING SD CATCH BASIN

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

STA 10+75 - 16+25

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

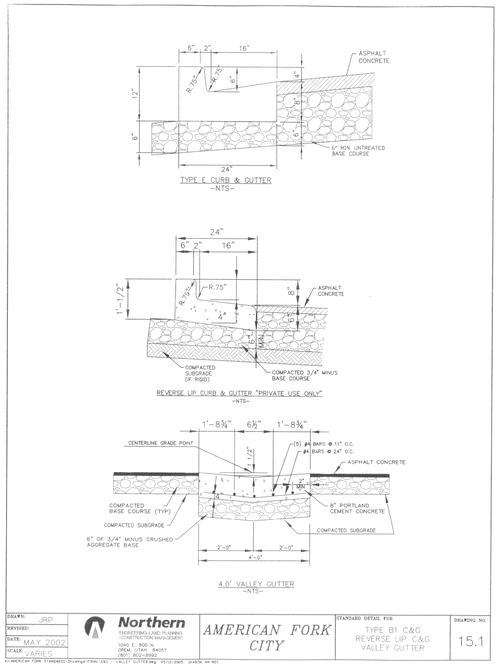
PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

DATE 6/8/22
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'
SHEET C301

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

DETAILS



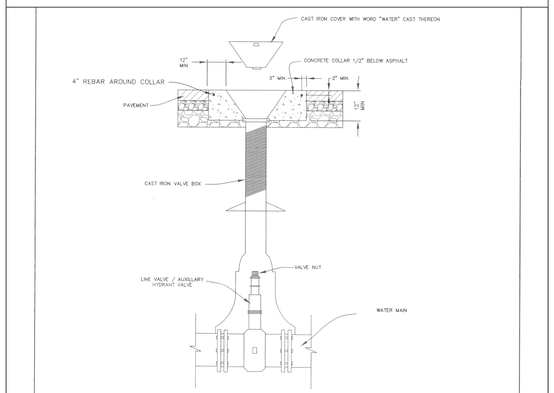
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern Engineering and Surveying, Construction Management — 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER

DRAWING NO. 15.1



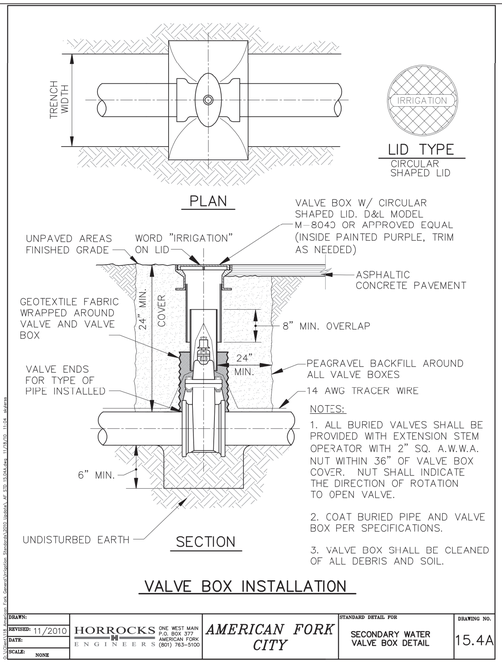
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern Engineering and Surveying, Construction Management — 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: VALVE BOX DETAIL

DRAWING NO. 15.4



VALVE BOX INSTALLATION

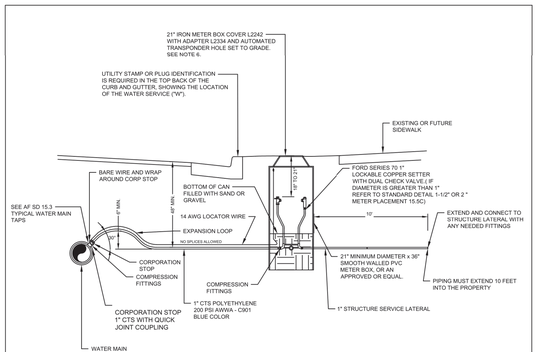
DRAWN: | REVISED: 11/2010 | DATE: | SCALE: NONE

HORROCKS ENGINEERS — 296 WEST MAIN P.O. BOX 379 AMERICAN FORK (801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL

DRAWING NO. 15.4A



1" CULINARY WATER SERVICE CONNECTION

NOTES:

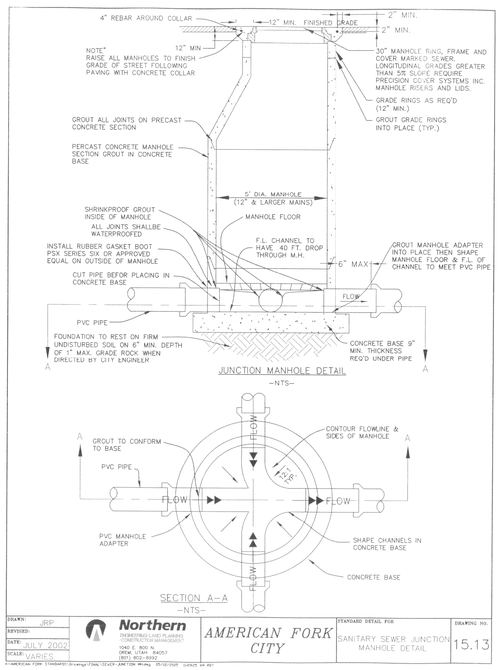
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
4. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
5. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
6. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
7. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
8. ALL FITTINGS SHALL BE CTS.
9. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
10. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY: NLP | REVISED: ABM | DATE: 9/18/2019. | SCALE: VARIES

AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030

1" CULINARY WATER SERVICE CONNECTION

DRAWING NO: 15.5



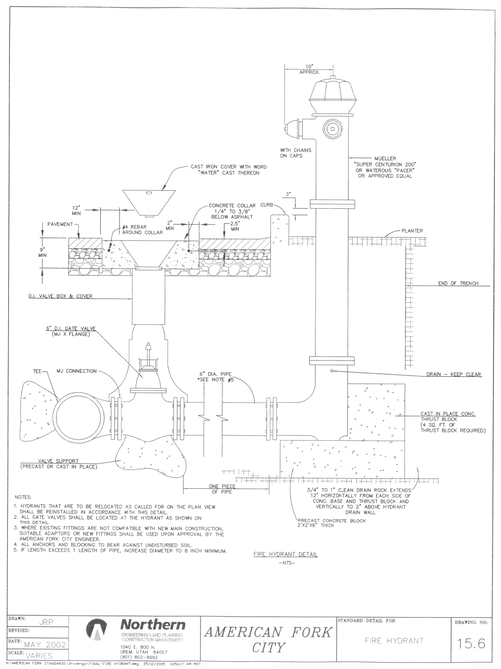
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern Engineering and Surveying, Construction Management — 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO. 15.13



DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern Engineering and Surveying, Construction Management — 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: FIRE HYDRANT

DRAWING NO. 15.6

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 Jason Pilkington JASON REDD PETERSON 07/01/2022 STATE OF UTAH

ENGINEER'S STAMP

DATE: 6/8/22

SCALE: NTS

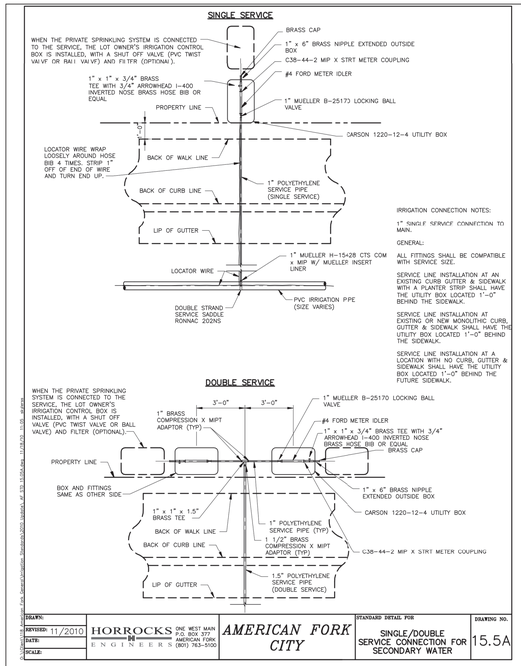
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PLOT DATE: JUL 01, 2022

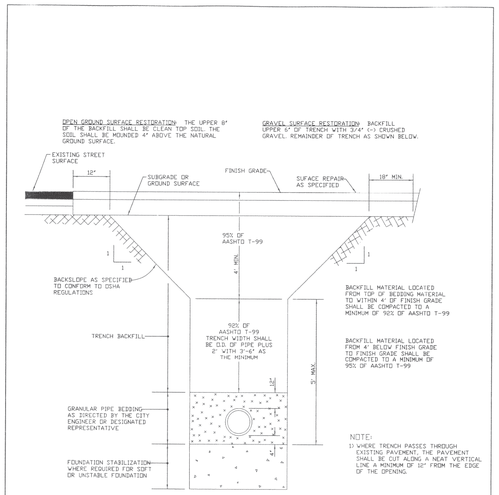
Attachment: 08.09.22 - Storrs Court Subdivision - Plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

DETAILS

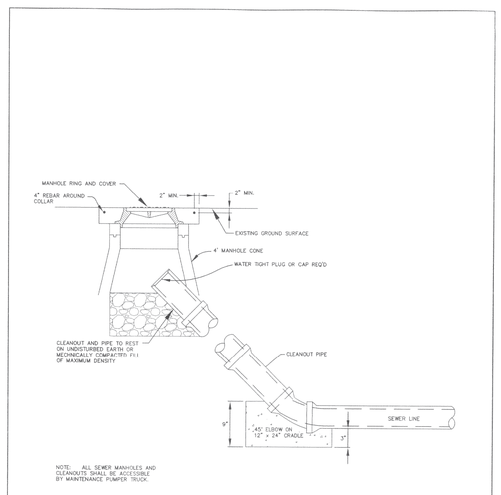


DRAWN:	HORROCKS ENGINEERS 246 WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2010			
DATE:			
SCALE:			

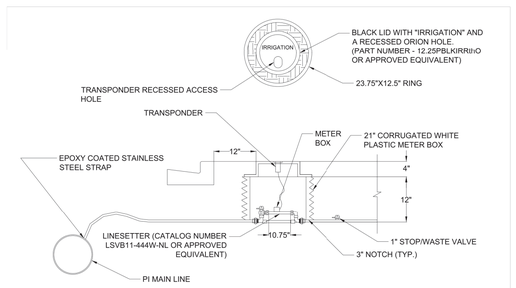


TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL
REVISED:			
DATE: MAY 2002			
SCALE: VARIES			DRAWING NO. 15.22



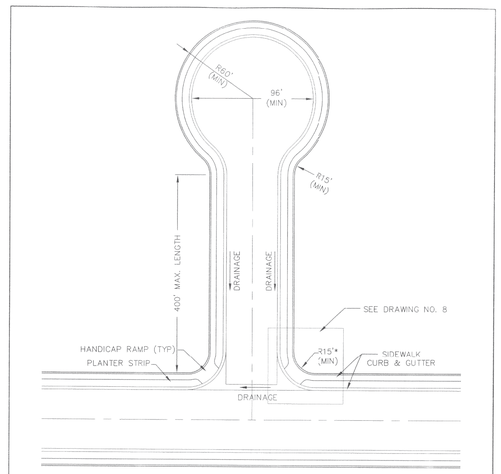
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION
REVISED:			
DATE: MAY 2002			
SCALE: VARIES			DRAWING NO. 15.15



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			

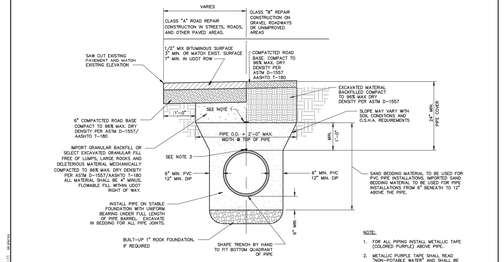


GENERAL NOTES:

INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.

* SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CUL-DE-SAC
REVISED:			
DATE: MAY 2002			
SCALE: VARIES			DRAWING NO. 15.7



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:	HORROCKS ENGINEERS 246 WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL
REVISED: 11/2010			
DATE:			
SCALE:			DRAWING NO. 15.22A

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH

ENGINEER'S STAMP

DATE: 6/8/22

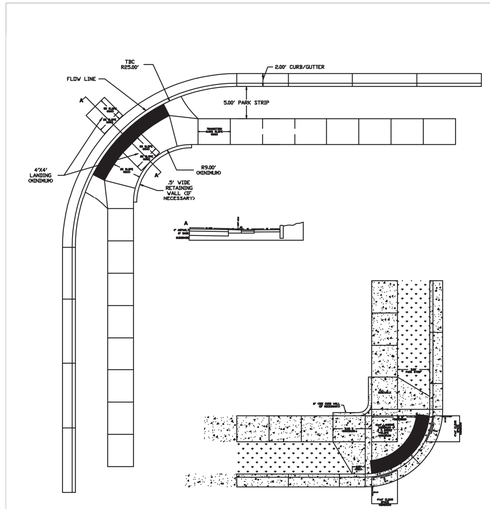
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SHEET: C402

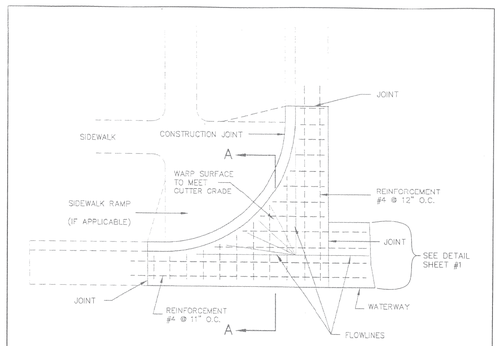
Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

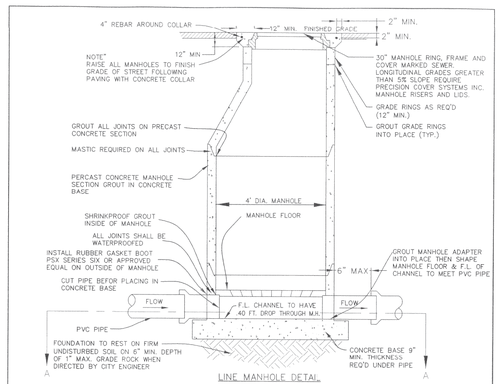
DETAILS



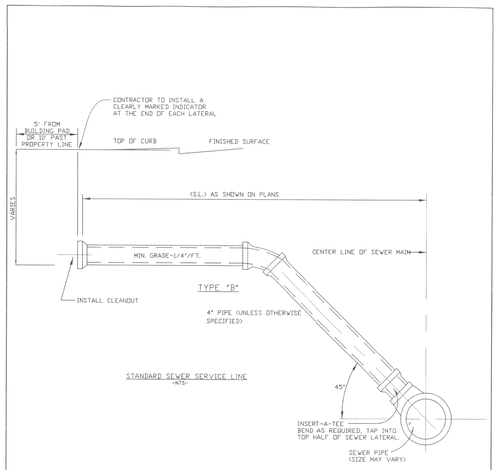
DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: APR. 2012				
SCALE: VARIES				



DRAWN: JRP	Northern Engineering, Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

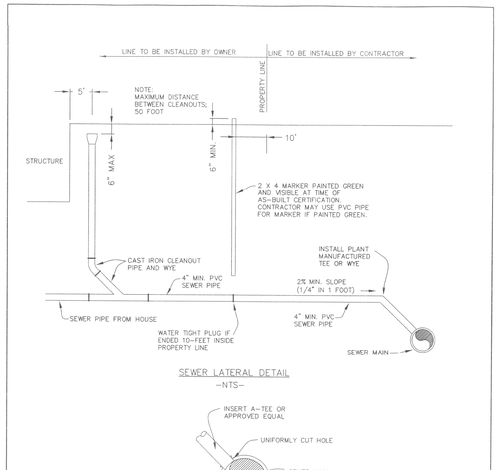


DRAWN: JRP	Northern Engineering, Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



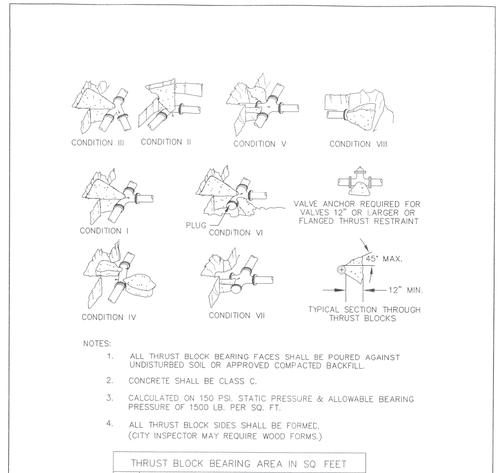
NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern Engineering, Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP	Northern Engineering, Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern Engineering, Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:
GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

DATE: 6/8/22

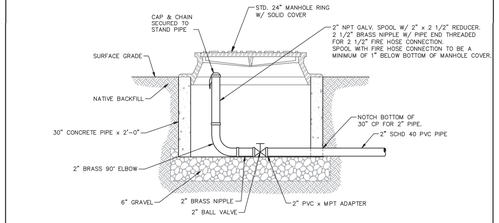
SCALE: NTS

SHEET: C403

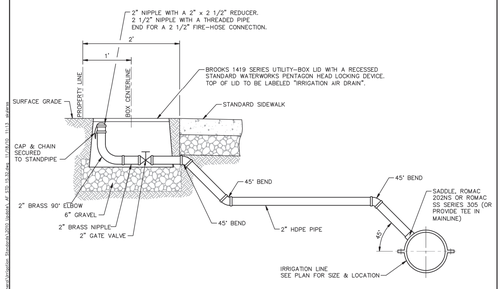
Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

STORRS COURT SUBDIVISION

DETAILS



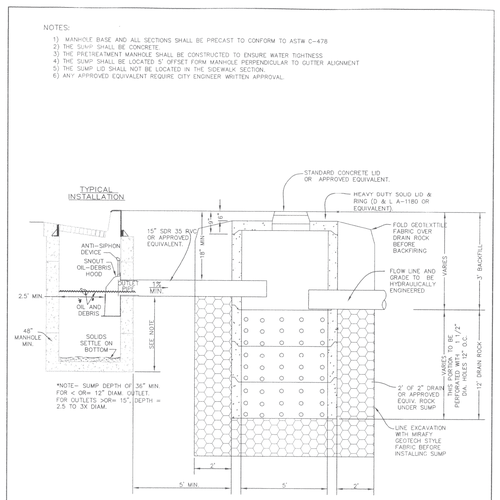
STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST



STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN:	HORROCKS ENGINEERS (801) 763-5100	STANDARD DETAIL FOR: AMERICAN FORK CITY	DRAWING NO. 15.32
REVISED: 11/2010		AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	
DATE:			
SCALE:			

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO OUTFER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.



PRETREATMENT MANHOLE AND SUMP DETAIL

-NTS-

DRAWN: JPP	Northern ENGINEERING CONSULTANTS, INC. CIVIL • STRUCTURAL • MANAGEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP
REVISED:			DRAWING NO. 15.14
DATE: MAY 2002			
SCALE: VARIES			

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH

ENGINEER'S STAMP

DATE 6/8/22

SCALE NTS

SHEET C404

Attachment: 08.09.22 - Storrs Court Subdivision - plans (Storrs Court Subdivision)

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review, and action on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

BACKGROUND INFORMATION		
Location:		162 W 400 S
Project Type:		Subdivision Final Plat
Applicants:		Wilding Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Design Industrial, Residential Low Density
	West	Residential Low Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	R2-7500
	East	PI-1, R2-7500
	West	R2-7500

BACKGROUND:

The applicant is applying for a Final Plat approval for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone. The proposal consists of 9 lots intended for single family homes. All development parcels consist of 2.17 acres.

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.

Attachment: 08.09.22 - Storrs Court Subdivision - staff report (Storrs Court Subdivision)

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.
b. The final plat complies with all City requirements and standards relating to large scale developments.
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.

PROJECT MAP:



Attachment: 08.09.22 - Storrs Court Subdivision - staff report (Storrs Court Subdivision)

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 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, streetlight, 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: 08.09.22 - Storrs Court Subdivision - staff report (Storrs Court Subdivision)

STAFF RECOMMENDATION:

The Final Plat application meets the requirements of Section 17.7.210 and staff recommends APPROVAL.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, and instruct the developer/staff to _____.

Attachment: 08.09.22 - Storrs Court Subdivision - staff report (Storrs Court Subdivision)

5. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD Zone.

6. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD Zone.

7. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD Zone.

8. Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD Zone.

9. Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD Zone.

John Woffinden stated that items five, six, seven, eight, and nine were pulled at the request of the applicant.

10. Hearing, review, and action on a Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.

11. Hearing, review, and action on a Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.

John Woffinden stated that items ten and eleven would be heard together and voted on separately.

Cody Opperman: The applicant is applying for a Preliminary Plan approval for the Storr's Court Subdivision located in the area of 162 West 400 South. This development is going to be conditioned as an R2-7500 (O) within the R2-7500

Attachment: 08.09.22 - Storrs Court Subdivision - 07.20.22 PC Unapproved minutes (Storrs Court Subdivision)

Residential Zone. The proposal consists of nine lots intended for single family homes and all development parcels consist of 2.17 acres.

Ben Hunter: There are a few minor items that we're working with the applicant to finalize with drainage and a couple of minor tweaks regarding engineering standards, specifications, and requirements. The applicant will be working together with staff to get those finalized.

Public Hearing Opened

No public comment

Public Hearing Closed

Patrick O'Brien: The Planning Commission is the approving body on a Preliminary Plan and not a recommending body. On the Final Plat, the Planning Commission is a recommending body to the City Council.

Christine Anderson motioned to recommend approval on the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

Attachment: 08.09.22 - Storrs Court Subdivision - 07.20.22 PC Unapproved minutes (Storrs Court Subdivision)

The motion passed

Chris Christiansen motioned to recommend approval on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

Jenny Peay seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

12. Hearing, review, and action on a Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone.

Cody Opperman: The applicant is applying for Preliminary Plan approval for the Bridges at Fox Hollow located in the area of 350 East 1080 North in the PR-3.0 Zone. This subdivision has a combination of Flexible Lot Projects and also Conservation Subdivision Projects. The proposal consists of 52 lots for their Flexible Lot Projects and 31 lots for their Conservation Subdivision Project making a total of 83 lots intended for single family homes. The entire development parcel is 31.2 acres.

John Woffinden: What problems have we encountered on this?

Patrick O'Brien: There are a couple of issues, and we've discussed them with Ken Berg who is the applicant's engineer. There's a requirement called out in the code which relates to the Flexible Lot subdivision which allows a number of different

Attachment: 08.09.22 - Storrs Court Subdivision - 07.20.22 PC Unapproved minutes (Storrs Court Subdivision)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Review and Action on the Award of the CDBG 9 Orchard-400 E Road and Culinary Water Improvements Construction to K. W. Robinson Construction Inc.

SUMMARY RECOMMENDATION
Staff recommends the award of the CDBG 9 Orchard-400 E Road and Culinary Water Improvements Construction to KW Robinson Construction Inc. (WA2020002)

BACKGROUND The Engineering Division followed a standard procurement process by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P)/SciQuest website . Six different companies provided bids on the project. K. W. Robinson Construction Inc. was the lowest acceptable bid based on the criteria in the issued IFB. The project will consist of roadway improvements on Orchard Ave including approximately 5,000 SY of roadway, installing approximately 5,200 SY of full depth reclamation, Water line replacement on Orchard Ave, 400 South and 400 East including approximately 3,200 LF of 8" C900 waterline, fire hydrant(s), storm drain facilities, and installing miscellaneous concrete including sidewalk, curb and gutter, intersection corners (including ADA ramps) and drive approaches. Includes removal of existing curb and gutter, sidewalk & storm drain facilities. Includes asphalt saw cutting and new asphalt paving. All work must be substantially completed by November 30, 2022.

BUDGET IMPACT This contract will be issued as part of the existing, roadway and storm drainage projects budget in connection with the funding from the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG).

SUGGESTED MOTION City staff moves that the City accept the bid submitted by K. W. Robinson Construction Inc. for construction of the CDBG 9 Orchard-400 E Road and Culinary Water Improvements in the amount of $1,370,626.65 and approve the construction contract as presented and authorize the City sign the associated documents.

SUPPORTING DOCUMENTS

CDBG 9 Orchard - 400 E Official Bid Tab (PDF)
CDBG 9 agreement-K.W. Robinson Construction (PDF)
CDBG 9 NTP-K.W. Robinson Construction (PDF)
Recommendation Letter CDBG 9 (PDF)
00 21 10 Notice of Award (PDF)

Official Bid Tabulation

Project: FY22 Infrastructure Rehabilitation Project
Owner: American Fork City

Project Manager: Brent R. Ventura, P.E.
Project Engineer: Brent R. Ventura, P.E.

Bid Opening: purchasing.utah.gov
Date: **Wednesday,** July 27, 2022
Time: 3:00 PM

Average	$1,646,968.53
Engineer's Estimate	$1,469,041.00
Percent Difference	-11%

Base Bid

ITEM #	DESCRIPTION	QUANTITY	UNIT	Engineer's Estimate UNIT PRICE	Engineer's Estimate TOTAL AMOUNT	Bidder 1 B.D. Bush Excavation UNIT PRICE	Bidder 1 B.D. Bush Excavation TOTAL AMOUNT	Bidder2 Beck Construction & Excavation, Inc UNIT PRICE	Bidder2 Beck Construction & Excavation, Inc TOTAL AMOUNT	Bidder 3 K. W. Robinson Construction, Inc. UNIT PRICE	Bidder 3 K. W. Robinson Construction, Inc. TOTAL AMOUNT	Bidder 4 PNL Construction UNIT PRICE	Bidder 4 PNL Construction TOTAL AMOUNT	Bidder 5 S&L Inc UNIT PRICE	Bidder 5 S&L Inc TOTAL AMOUNT	Bidder 6 Silver Spur Construction UNIT PRICE	Bidder 6 Silver Spur Construction TOTAL AMOUNT	Average UNIT PRICE	Average TOTAL AMOUNT
1	MOBILIZATION (6%)	1	LS	$78,737.00	$78,737.00	$30,200.00	$30,200.00	$80,000.00	$80,000.00	$82,131.89	$82,131.89	$94,201.00	$94,201.00	$70,000.00	$70,000.00	$110,335.00	$110,335.00	$77,811.32	$77,811.32
2	TRAFFIC CONTROL (3%)	1	LS	$39,368.00	$39,368.00	$31,604.00	$31,604.00	$70,000.00	$70,000.00	$42,299.50	$42,299.50	$95,000.00	$95,000.00	$80,000.00	$80,000.00	$41,135.00	$41,135.00	$60,006.42	$60,006.42
3	ROADWAY EXCAVATION	3,326	CY	$25.00	$83,150.00	$27.00	$89,802.00	$39.00	$129,714.00	$25.92	$86,209.92	$49.97	$166,200.22	$20.00	$66,520.00	$37.00	$123,062.00	$33.15	$110,251.36
4	FDR BASE COURSE	5,158	SY	$22.00	$113,476.00	$13.50	$69,633.00	$17.00	$87,686.00	$7.49	$38,633.42	$17.57	$90,626.06	$12.00	$61,896.00	$7.00	$36,106.00	$12.43	$64,096.75
5	CEMENT	45	Tons	$550.00	$24,750.00	$730.00	$32,850.00	$965.00	$43,425.00	$596.51	$26,842.95	$817.25	$36,776.25	$600.00	$27,000.00	$1,010.00	$45,450.00	$786.46	$35,390.70
6	UNTREATED BASE COURSE (UBC)	1,549	CY	$55.00	$85,195.00	$49.00	$75,901.00	$125.00	$193,625.00	$53.34	$82,623.66	$35.00	$54,215.00	$50.00	$77,450.00	$50.00	$77,450.00	$60.39	$93,544.11
7	HOT MIX ASPHALT (HMA)	891	Tons	$120.00	$106,920.00	$125.00	$111,375.00	$150.00	$133,650.00	$127.69	$113,771.79	$182.25	$162,384.75	$120.00	$106,920.00	$130.00	$115,830.00	$139.16	$123,988.59
8	REMOVE AND REPLACE 2' CURB AND GUTTER	748	LF	$40.00	$29,920.00	$53.50	$40,018.00	$46.00	$34,408.00	$57.96	$43,354.08	$85.00	$63,580.00	$45.00	$33,660.00	$73.00	$54,604.00	$60.08	$44,937.35
9	REMOVE AND REPLACE 4' SIDEWALK	381	LF	$45.00	$17,145.00	$68.00	$25,908.00	$65.00	$24,765.00	$67.29	$25,637.49	$52.00	$19,812.00	$55.00	$20,955.00	$69.00	$26,289.00	$62.72	$23,894.42
10	REMOVE AND REPLACE CONCRETE DRIVE APPROACH	415	SF	$60.00	$24,900.00	$45.00	$18,675.00	$34.00	$14,110.00	$25.10	$10,416.50	$42.00	$17,430.00	$28.00	$11,620.00	$40.00	$16,600.00	$35.68	$14,808.58
11	2' CURB AND GUTTER	259	LF	$45.00	$11,655.00	$45.00	$11,655.00	$46.00	$11,914.00	$57.94	$15,006.46	$85.00	$22,015.00	$35.00	$9,065.00	$77.00	$19,943.00	$57.66	$14,933.08
12	INTERSECTION CORNER	213	SF	$50.00	$10,650.00	$23.00	$4,899.00	$42.00	$8,946.00	$43.08	$9,176.04	$95.75	$20,394.75	$20.00	$4,260.00	$135.00	$28,755.00	$59.81	$12,738.47
13	8" C900	3,174	LF	$100.00	$317,400.00	$111.00	$352,314.00	$149.00	$472,926.00	$114.27	$362,692.98	$119.25	$378,499.50	$120.00	$380,880.00	$183.00	$580,842.00	$132.75	$421,359.08
14	10" C900	10	LF	$130.00	$1,300.00	$495.00	$4,950.00	$2,600.00	$26,000.00	$650.73	$6,507.30	$230.00	$2,300.00	$300.00	$3,000.00	$820.00	$8,200.00	$849.29	$8,492.88
15	4" GATE VALVE	1	EA	$3,000.00	$3,000.00	$2,200.00	$2,200.00	$4,555.00	$4,555.00	$2,293.23	$2,293.23	$1,250.00	$1,250.00	$2,500.00	$2,500.00	$3,070.00	$3,070.00	$2,644.71	$2,644.71
16	8" GATE VALVE	13	EA	$5,000.00	$65,000.00	$3,290.00	$42,770.00	$5,705.00	$74,165.00	$3,177.24	$41,304.12	$2,800.00	$36,400.00	$3,300.00	$42,900.00	$4,500.00	$58,500.00	$3,795.37	$49,339.85
17	4" C900 45 DEG. ELBOW	1	EA	$150.00	$150.00	$630.00	$630.00	$2,620.00	$2,620.00	$1,651.53	$1,651.53	$750.00	$750.00	$950.00	$950.00	$1,525.00	$1,525.00	$1,354.42	$1,354.42
18	8" C900 45 DEG. ELBOW	9	EA	$200.00	$1,800.00	$900.00	$8,100.00	$2,925.00	$26,325.00	$1,822.63	$16,403.67	$1,250.00	$11,250.00	$1,250.00	$11,250.00	$1,675.00	$15,075.00	$1,637.11	$14,733.95
19	10" C900 45 DEG. ELBOW	2	EA	$250.00	$500.00	$1,185.00	$2,370.00	$3,285.00	$6,570.00	$2,335.90	$4,671.80	$1,370.00	$2,740.00	$1,850.00	$3,700.00	$2,215.00	$4,430.00	$2,040.15	$4,080.30
20	8" C900 11.25 DEG. ELBOW	3	EA	$175.00	$525.00	$845.00	$2,535.00	$2,890.00	$8,670.00	$2,261.77	$6,785.31	$1,250.00	$3,750.00	$1,200.00	$3,600.00	$1,745.00	$5,235.00	$1,698.63	$5,095.89
21	8" X 4" C900 REDUCER	1	EA	$225.00	$225.00	$500.00	$500.00	$1,765.00	$1,765.00	$1,763.13	$1,763.13	$1,250.00	$1,250.00	$900.00	$900.00	$1,965.00	$1,965.00	$1,357.19	$1,357.19
22	10" X 8" C900 REDUCER	4	EA	$300.00	$1,200.00	$720.00	$2,880.00	$1,875.00	$7,500.00	$1,914.57	$7,658.28	$1,430.00	$5,720.00	$1,150.00	$4,600.00	$1,730.00	$6,920.00	$1,469.93	$5,879.71
23	8" X 4" C900 REDUCING TEE	1	EA	$150.00	$150.00	$955.00	$955.00	$3,770.00	$3,770.00	$2,209.53	$2,209.53	$1,600.00	$1,600.00	$1,800.00	$1,800.00	$2,155.00	$2,155.00	$2,081.59	$2,081.59
24	4" WATER LINE CAP	3	EA	$275.00	$825.00	$475.00	$1,425.00	$10,345.00	$31,035.00	$1,500.05	$4,500.15	$750.00	$2,250.00	$600.00	$1,800.00	$1,390.00	$4,170.00	$2,510.01	$7,530.03
25	8" WATER LINE CAP	2	EA	$300.00	$600.00	$650.00	$1,300.00	$10,510.00	$21,020.00	$1,620.41	$3,240.82	$1,100.00	$2,200.00	$800.00	$1,600.00	$1,860.00	$3,720.00	$2,756.74	$5,513.47
26	1" WATER CONNECTION	60	EA	$4,750.00	$285,000.00	$4,650.00	$279,000.00	$5,370.00	$322,200.00	$2,684.75	$161,085.00	$3,800.00	$228,000.00	$3,400.00	$204,000.00	$4,180.00	$250,800.00	$4,014.13	$240,847.50
27	FIRE HYDRANT	6	EA	$8,000.00	$48,000.00	$11,500.00	$69,000.00	$21,050.00	$126,300.00	$8,391.07	$50,346.42	$10,500.00	$63,000.00	$19,000.00	114000.00*	$11,765.00	$70,590.00	$13,701.01	$82,206.07
28	4" WATER LINE STOP	2	EA	$7,500.00	$15,000.00	$5,000.00	$10,000.00	$14,195.00	$28,390.00	$8,220.67	$16,441.34	$5,970.00	$11,940.00	$6,500.00	$13,000.00	$11,005.00	$22,010.00	$8,481.78	$16,963.56
29	8" WATER LINE STOP	1	EA	$15,000.00	$15,000.00	$8,950.00	$8,950.00	$19,090.00	$19,090.00	$15,070.43	$15,070.43	$9,090.00	$9,090.00	$12,000.00	$12,000.00	$15,155.00	$15,155.00	$13,225.91	$13,225.91
30	10" WATER LINE STOP	3	EA	$20,000.00	$60,000.00	$10,900.00	$32,700.00	$20,430.00	$61,290.00	$18,196.83	$54,590.49	$10,650.00	$31,950.00	$16,000.00	$48,000.00	$17,300.00	$51,900.00	$15,579.47	$46,738.42
31	PRETREATMENT MANHOLE AND SUMP	1	EA	$16,000.00	$16,000.00	$22,800.00	$22,800.00	$55,715.00	$55,715.00	$23,959.99	$23,959.99	$15,500.00	$15,500.00	$22,000.00	$22,000.00	$15,725.00	$15,725.00	$25,950.00	$25,950.00
32	CATCH BASIN	1	EA	$5,000.00	$5,000.00	$3,600.00	$3,600.00	$5,770.00	$5,770.00	$4,976.97	$4,976.97	$4,200.00	$4,200.00	$6,000.00	$6,000.00	$8,400.00	$8,400.00	$5,491.16	$5,491.16
33	RECONSTRUCT VALVE BOX	1	EA	$700.00	$700.00	$900.00	$900.00	$995.00	$995.00	$784.30	$784.30	$950.00	$950.00	$750.00	$750.00	$2,025.00	$2,025.00	$1,067.38	$1,067.38
34	RECONSTRUCT MANHOLE	4	EA	$950.00	$3,800.00	$1,000.00	$4,000.00	$1,205.00	$4,820.00	$893.57	$3,574.28	$1,100.00	$4,400.00	$900.00	$3,600.00	$2,970.00	$11,880.00	$1,344.76	$5,379.05
35	ABANDON WATER VALVE	4	EA	$500.00	$2,000.00	$900.00	$3,600.00	$740.00	$2,960.00	$502.97	$2,011.88	$650.00	$2,600.00	$800.00	$3,200.00	$1,260.00	$5,040.00	$808.83	$3,235.31
	TOTAL BASE BID				**$1,469,041.00**		**$1,399,999.00**		**$2,146,694.00**		**$1,370,626.65**		**$1,664,224.53**		**$1,455,376.00***		**$1,844,891.00**		**$1,646,968.53**

*** Denotes an adjusted figure due to an error, miscalculation or discrepency found in the submitted bid**

I hereby certify that this is a true and correct Bid Tabulation for the American Fork City - CDBG 9 Road & Culinary Water Improvements

BRENT ROY VENTURA #270470 LICENSED PROFESSIONAL ENGINEER STATE OF UTAH 8/3/22

Brent R. Ventura, PE

Attachment: CDBG 9 Orchard - 400 E Official Bid Tab (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of Construction

SECTION 00 20 10
AGREEMENT

THIS AGREEMENT made this 9th day of Auguest, 2022, by and between **AMERICAN FORK CITY** hereinafter called **"OWNER"** and K.W. Robinson Construction, Inc. _____ hereinafter called **"CONTRACTOR".**

OWNER AND CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1: WORK

The CONTRACTOR shall complete the WORK as specified or indicated under Bid Schedule(s) of the Owner's Contract Documents for the American Fork City, CDBG – Phase 9 Road & Culinary Water Improvements Project.

The WORK is generally described as follows:

> Roadway improvements on Orchard Ave including approximately 5,000 SY of roadway, installing approximately 5,200 SY of full depth reclamation, water line and fire hydrant replacement on Orchard Ave, 400 South and 400 East including approximately 3,200 LF of 8" C900 waterline. Improvements also include removal and replacement of miscellaneous concrete including sidewalk, curb and gutter, intersection corners and drive approaches as well as improvements to existing storm drain facilities.

The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the project described herein.

"This project is funded (or partially funded) through a Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG). The contractor will be required to comply with all federal labor standards and attendant laws, including the payment of the most current Davis-Bacon wages and compliance with Section 3 to provide employment opportunities for lower income persons. Local, minority and woman owned business owners are encouraged to bid. The lowest responsible bidder will be selected."

Davis-Bacon Wages shall be paid under the Superseded General Decision Number: UT20170030, State: Utah, Construction Type: Heavy, County: Utah County in Utah. Including Water and Sewer Line and Natural Gas Pipeline Construction. Modification Number2 – 9/7/2018. (See attached document under Conditions of the Contract)

The CONTRACTOR shall complete the Work following the Federal Labor Standards Provisions distributed by the U.S. Department of Housing and Urban Development – Office of Labor Relations form HUD 4010 (06/2009). (See attached document under Conditions of the Contract)

ARTICLE 2: CONTRACT TIMES

Attachment: CDBG 9 agreement-K.W. Robinson Construction (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of

The CONTRACTOR will complete the work required by the CONTRACT DOCUMENTS as follows:

All work must be substantially completed by November 30, 2022.

Final completion shall be 30 days after the Substantial Completion has been given unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

ARTICLE 3: LIQUIDATED DAMAGES

OWNER and CONTRACTOR recognize that time is of the essence for this Agreement and that the OWNER will suffer financial loss if the WORK is not completed within the time specified in Article 2 herein, plus extensions thereof allowed in accordance with the General Conditions. They also recognize the delays, expense, and difficulties involved in proving in a legal proceeding the actual loss suffered by the OWNER if the WORK is not completed on time. Accordingly, instead of requiring any such proof, the OWNER and the CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) the CONTRACTOR shall pay the OWNER $1,000 for each day that expires after the time specified in Article 2 herein for both substantial and final completion.

ARTICLE 4: CONTRACT PRICE

OWNER shall pay CONTRACTOR for completion of the work in accordance with the Contract Documents in current funds the amount set forth in the Bid Schedule(s).

ARTICLE 5: PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with the General Conditions. Applications for Payment will be processed by OWNER as provided in the General Conditions.

ARTICLE 6: CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the WORK consists of this Agreement and the following attachments to this Agreement:

a. Invitation for Bids
- Instructions to Bidders
- Bid
- Bid Schedule
- Information Required of Bidder
- Bid Bond
- Non-collusion Affidavit

Attachment: CDBG 9 agreement-K.W. Robinson Construction (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of

c. Notice of Award
d. Notice to Proceed
e. Performance Bond
f. Payment Bond
g. Certificate of Insurance
h. General Conditions
i. Technical Specifications
j. Addendums
k. Change Orders which may be delivered or issued after Effective Date of Agreement and are not attached hereto.

There are no Contract Documents other than those listed in Article 6. The Contract Documents may only be amended by Change Order as provided in Paragraph 3.3 of the General Conditions.

ARTICLE 7: ASSIGNMENT

No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

OWNER:	CONTRACTOR
American Fork City	K.W. Robinson Construction, Inc.
By_____	By _____
Brad Frost	Title:
Mayor, American Fork City	
ATTEST:	ATTEST:
_____	_____
(SEAL)	(SEAL)

Attachment: CDBG 9 agreement-K.W. Robinson Construction (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of

Address for giving notices:

American Fork City
150 East Main Street
American Fork, Utah 84003

Approved as to Form:

_____

Address for giving notices:

K.W. Robinson Construction, Inc.
6207 S HWY 87
PO Box 920
Duchesne, UT 84021

License No. 252453-5501

_____ (Signature)
(Agent for services of process)
(Title)

Attachment: CDBG 9 agreement-K.W. Robinson Construction (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of

SECTION 00 21 20
NOTICE TO PROCEED

PROJECT DESCRIPTION: **American Fork City, CDBG – Phase 9 Road & Culinary Water Improvements Project**

To: K.W. Robinson Construction, Inc.

PO Box 920, Duchesne

UT 84021

Date: _____, 2022

You are hereby notified to commence work in accordance with the Agreement dated _____, 20__ on or after _____, 20__ and you are to complete the WORK as follows: Project substantially completed 60 days after this Notice to Proceed is provided and final completion 30 days after the Notice to Proceed.

American Fork City
Owner

By _____

Title _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE
TO PROCEED is hereby acknowledged

By _____

this the _____ day of _____, 20____

By _____

_____

Title _____

Attachment: CDBG 9 NTP-K.W. Robinson Construction (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of Construction

PSE PRECISION SYSTEMS ENGINEERING

JJ Hsu, P.E.
Project Manager
275 East 200 North
American Fork Utah, 84003

August 4, 2022

Subject: CDBG – Phase 9 Road & Culinary Water Improvements Project Bid Results and Recommendations

Dear JJ,

I have attached the official Bid Tabulation for the American Fork FY22 Infrastructure Rehabilitation – Orchard to 400 East Project. There was a total of six bidders on this project. The low bidder was K.W. Robinson Construction with a bid of $1,370,626.65. This bid was 7 percent lower than the engineer's estimate.

We recommend the bid be awarded to K.W. Robinson Construction. We have checked their license, bonding, and references and have found everything in order. We have also done additional due diligence with K.W. Robinson regarding their ability to accomplish the FDR portion of the project. Included is a PDF of the Notice of Award that can be used to create three (3) original copies if the City chooses to award this project to K.W. Robinson.

Feel free to contact me at (801) 510-7895 or bventura@pseutah.com if you have any questions.

Best regards,

Brent R. Ventura, P.E.
Principal

Attachment: Recommendation Letter CDBG 9 (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of Construction Contract)

SECTION 00 21 10
NOTICE OF AWARD

TO: K.W. Robinson Construction, Inc.

P.O. Box 920

Duchesne, Utah 84021

PROJECT DESCRIPTION: **Water line and roadway improvements on 400 East, Orchard Avenue and 400 South, between 200 South and 400 South.**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids called: American Fork City, CDBG – Phase 9 Road & Culinary Water Improvements Project.

You are hereby notified that your BID for Schedule(s) __Base Bid__ has been accepted for items in the amount of:

$ $1,370,626.65.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 4 day of August, 2022.

American Fork City
Owner

By

Title

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE
OF AWARD is hereby acknowledged

By

this the_____day of_____, 20__

By

Title

Attachment: 00 21 10 Notice of Award (CDBG 9 Orchard-400 Road and Culinary Water Improvements - Award of Construction Contract)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on a resolution approving an interlocal cooperative agreement with Utah County for substance misuse prevention services and Communities that Care prevention model.

SUMMARY RECOMMENDATION
Staff would recommend approval of the interlocal agreement.

BACKGROUND
Communities that Care is a data-driven community prevention program to address violence, alcohol, drug and tobacco related problems, primarily for the youth. It has been proven successful in several communities in Utah and Nationwide.

This interlocal agreement is a renewal of the Communities that Care interlocal agreement that has been approved by the City Council in 2019, 2020, and 2021.

BUDGET IMPACT
See interlocal agreement.

SUGGESTED MOTION
I move to approve the resolution authorizing the mayor to sign the interlocal agreement with Utah County for substance misuse prevention services and the Communities that Care prevention model.

SUPPORTING DOCUMENTS

08.09.22 - Communities that Care 2022 Resolution (DOCX)
08.09.22 - Communities that Care Agreement_2022_-_561 (PDF)

RESOLUTION NO. 2022-08-___R

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT (AGREEMENT NO. 2022-561) BETWEEN UTAH COUNTY AND AMERICAN FORK CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNITIES THAT CARE PREVENTION MODEL.

WHEREAS, pursuant to the provisions of the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-101. et seq., 1953 as amended, public agencies, including political subdivisions of the State of Utah as defined therein, may enter into agreements with one another for joint or cooperative action and may also contract with each other to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the City Council of American Fork, Utah, has determined that it is in the public interest and welfare of residents of American Fork City that American Fork engage in an interlocal cooperation agreement and amendment between American Fork City and Utah County for the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Model.

NOW, THEREFORE, be it resolved by the City Council of American Fork, Utah, that the interlocal agreement (Agreement No. 2022-561) between American Fork City and Utah County concerning the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Mode, is hereby accepted and approved by the City Council of American Fork, Utah, and the Mayor is authorized to execute and the City Recorder to attest to the execution of said amendment for and on behalf of American Fork City.

This resolution shall take effect immediately upon its approval and adoption by the City Council of American Fork, Utah.

Approved and adopted the ____ day of August, 2022.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, Recorder

Attachment: 08.09.22 - Communities that Care 2022 Resolution (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

Agreement No. 2022 - 561

INTERLOCAL COOPERATION AGREEMENT WITH AMERICAN FORK CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNTIES THAT CARE PREVENTION MODEL

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and through the Utah County Health Department, (UCHD) 100 East Center Street, Provo, Utah 84601 and the municipality of American Fork City, 51 East Main Street, American Fork Utah, 84003, municipal corporation and a political subdivision of the State of Utah.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and American Fork City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action.

NOW THEREFORE, in consideration of the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

Section 1. Effective Date; Duration.

This Agreement shall become effective July 1, 2022 and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution hereof by a majority of the governing bodies of all of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2022 hereof until June 30, 2023. This Interlocal Cooperation Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office, and the American Fork City Attorney. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. Administration of Interlocal Cooperation Agreement.

The parties to this Agreement do not contemplate nor intend to establish an Interlocal entity under the terms of this Interlocal Cooperation Agreement. The parties do agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, that Utah County shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties.

Section 3. Purposes

This Interlocal Cooperation Agreement is established for the following purposes:

a. To coordinate with American Fork City to employ a part-time (up to 20 hours per week, 52 weeks per year) Communities that Care (CTC) Coordinator and provide technical support to establish and maintain the CTC prevention model within the community.

b. To provide funding to American Fork City to employ a CTC coordinator as

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

follows: To provide funding to American Fork City to continue to build capacity within CTC coalition: Utah County will provide American Fork City thirteen thousand dollars ($13,000) for the CTC Coordinator position/costs and four thousand ($4,000) for coalition capacity building for the period of July 1, 2022 through June 30, 2023.

c. To establish and maintain the Communities that Care system within American Fork City and to work with Utah County Health Department to ensure the CTC model is being implemented with fidelity through the five phases of CTC (http://www.communitiesthatcare.net/).

d. To reduce youth problem behaviors as found in the Hawkins and Catalano Risk and Protective Factor Model.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the joint, cooperative actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Interlocal Cooperation Agreement. The funds provided are primarily to be used for:

1. CTC coordinator position costs/salary.
2. Trainings associated with coalition coordinator and coalition members for approved travel costs.
3. Any additional prevention activities as described in the CTC model or community action plan pending approval from UCHD.

Section 5. Coalition Capacity Building Funding

The funds appropriated for coalition capacity building can be used for the following:

1. CTC coalition training costs directly related to benchmarks and action plans.
   a. CTC module trainings
   b. State CTC trainings
   c. Food/mileage/supplies

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

2. Travel/Training, including but not limited to Principles of Prevention, CADCA and/or National Prevention Network Conference for coordinator and coalition members
    a. Mileage, airfare, per diem, registration, lodging and transportation

3. Town hall/community education events
    a. Advertising, food and recognition awards, coalition needs

4. Workgroup activities
    a. Evaluation contract
    b. Data collection
    c. Meeting costs

5. Minor equipment under $600.00

Section 6. Interlocal Requirements

1. CTC Coordinator will attend and complete Substance Abuse Prevention Specialist Training (SAPST) within the first six months of hire.
2. CTC Coordinator will attend state/county CTC trainings as prioritized by UCHD and Coordinator.
3. Incorporate CTC benchmarks and phases as foundation of fidelity.
4. Complete and provide coalition agendas and minutes for all board and workgroup meetings.
5. Develop and use by-laws and organizational structure to direct coalition.
6. Coordinator will record all completed prevention activities in the DUGS data system within seven days of service.
7. Billings and claims for covered services must be submitted by the **20th of each month**. Billings and claims received by the 20th will reflect requested reimbursements for the previous month**. Final year-end billings must be submitted on or before July 10th**. Billings and claims for final payments received after **July 10, 2023** will not be considered for payment.
8. A bi-annual narrative report (1 page) identifying completed benchmarks and current status of action plan due December 31, 2022.

Section 7. Property Used in Joint and Cooperative Undertaking.

There will be no real or personal property acquired, held, and used pursuant to this Interlocal Cooperation Agreement.

Section 8. Methods of Termination.

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

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This Interlocal Cooperative Agreement shall automatically terminate at the end of its term herein pursuant to the parameters of Section 1 of this Agreement. The parties to this Agreement may also withdraw from participation herein by giving at least thirty days' notice to each of the other party to this Agreement. Any notice of termination or notice of withdrawal shall be served upon each of the parties to this Agreement.

Section 9. Indemnification.

Both parties are governmental entities subject to the Governmental Immunity Act of Utah, Utah Code Ann., Section 63G-7-101, et seq., as amended. By entering into this Agreement, neither party waives by this Agreement any defenses or limits of liability available under the Governmental Immunity Act of Utah, or any other applicable federal, state, or common law. Nothing in this Agreement shall be construed as an assumption of any duty for the benefit of any third-party. Subject to, and without waiving any immunities under applicable federal, state, or common law, including those described above, each party shall assume and retain liability and responsibility for the claims, losses, damages, injuries, or other liabilities arising out of the acts, omissions, or negligence of its own officers, employees, agents, and contractors in an amount not to exceed the damage limits in Utah Code Ann., Section 63G-7-604, as amended.

Section 10. Filing of Interlocal Cooperation Agreement.

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County, and with the official keeper of American Fork City records and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 11. Adoption Requirements.

This Interlocal Cooperation Agreement shall be (a) approved by the executive body or officer of each of the parties, (b) executed by a duly authorized official of each of the parties, (c)

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 12. Amendments.

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by a resolution of the legislative body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 13. Severability.

If any term or provision of this Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 14. Governing Law.

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section15. Committees.

The parties may establish from time to time such committees as shall be deemed

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

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appropriate and necessary.

Section 16. Headings.

Section headings are for convenience of reference only and shall not be considered any interpretation of the Interlocal Cooperation Agreement.

Section 17. Entire Agreement.

This Interlocal Cooperation Agreement contains the entire agreement of the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties to it.

Section 18. Execution by Counterparts.

This Interlocal Cooperation Agreement may be executed in counterparts. The original of each executed Agreement shall be filed with Utah County.

Section 19. Sub-recipient Requirements.

By virtue of terms and conditions of the Federal Substance Abuse Prevention and Treatment block grant that funds the services purchased through this Agreement, American Fork City becomes a sub-recipient of the federal grant.

CFDA #: 93.959

As American Fork City is a Sub-recipient of the grant monies, and as such, shall have no authorization, express or implied, to bind Utah County to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the County, except as herein expressly set forth. The Sub-recipient shall be responsible for the payment of all income tax and social security amounts due as a result of payments received from the County for these contract services. Persons employed by the County and acting under the direction of the County shall not be deemed to be employees or agents of American Fork City.

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

a) All American Fork City records with respect to any matters covered by this Agreement shall be made available to the County, OSUMH and the Comptroller General of the United States or any of their authorized representatives.

b) Failure of the city to comply with the above requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

c) In accordance with OMB Circular A-133, *Audits of State, Local Governments and Non-Profit Organizations*, state and local governments or non-profit organizations that expend $500,000 or more in total federal financial assistance (from all sources) in the recipient's fiscal year shall have a Single Audit completed.

d) All Sub-recipient's, regardless of Single Audit eligibility, will make all pertinent financial records available for review, monitoring or audit, in a timely manner to appropriate officials of the federal granting agency, Utah County, any pass-thru entity and/or the General Accounting Office.

Nothing contained in this Agreement is intended to, nor shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Sub-recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The County and program administrator shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Sub-recipient is an independent contractor.

[Signatures on following page]

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

DocuSign Envelope ID: 0627B073-32A4-4F9C-80FA-A3958247CDEB

WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

Utah County Authorized by Resolution No. 2022-560, authorized and passed on the 13th day of July, 2022.

American Fork City Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2022.

APPROVED AND ADOPTED this 13th day of July 2022.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: DocuSigned by: Thomas V. Sakievich 4986D9ED4AD14E81...
Thomas Sakievich, Chair

ATTEST:
JOSH DANIELS
Utah County Clerk/Auditor

By: DocuSigned by: Alice Black 7/26/2022 2937075D91C74DB...
Deputy Date

American Fork City

By: _____
Mayor Date

APPROVED AS TO FORM:
DAVID O. LEAVITT
Utah County Attorney

By: DocuSigned by: Zachary Bundel 7/26/2022 114679E6E87A4E8...
Deputy County Attorney Date

By: _____
American Fork City Recorder Date

APPROVED AS TO FORM:

By: _____
American Fork City Attorney Date

Attachment: 08.09.22 - Communities that Care Agreement_2022_-_561 (Communities that Care Interlocal Agreement - 2022)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 9, 2022

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance amending Section 15.02.1525 of the municipal code titled "620 South/700 South Road Cross Section".

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
This cross section has been before the city council in a couple of different options. At the July 20th planning commission meeting, the attached proposal went before the commission.

Included with this packet is the minutes from the meetings where the proposals were discussed.

BUDGET IMPACT
NA

SUGGESTED MOTION
Move to approve the ordinance amending Section 15.02.1525 of the municipal code titled "620 South/700 South Road Cross Section".

SUPPORTING DOCUMENTS

08.09.22 - Section 15.02.1525 ordinance (PDF)
08.09.22 - Section 15.02.1525 Amendment 620 S 700 S Cross Section - staff report (PDF)
08.09.22 - Section 15.02.1525 Amendment - 07.20.22 PC Unapproved minutes (PDF)

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION **15.01.1525** OF THE AMERICAN FORK CITY CODE RELATING TO THE 620 SOUTH/700 SOUTH ROAD CROSS-SECTION AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINACE.

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 15.01.1525 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.

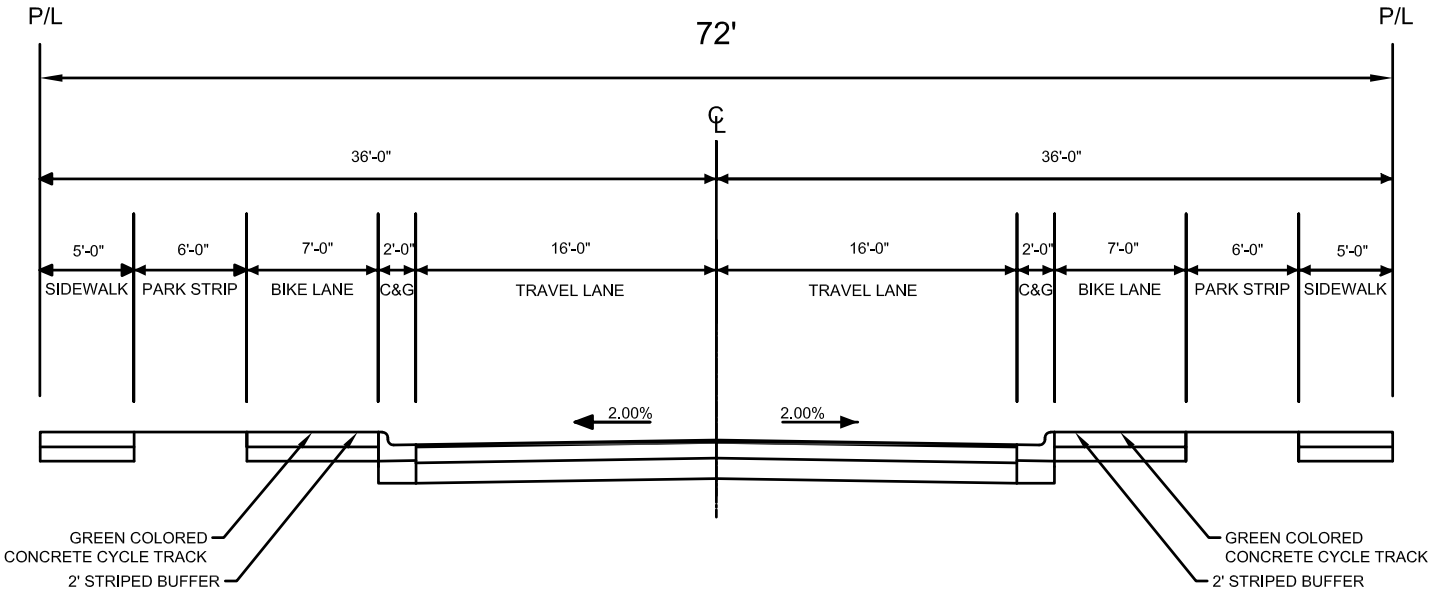
PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS __th DAY OF AUGUST, 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: 08.09.22 - Section 15.02.1525 ordinance (620 South/700 South Cross Section - August 2022)



620/700 SOUTH - MINOR COLLECTOR

NTS

Attachment: 08.09.22 - Section 15.02.1525 ordinance (620 South/700 South Cross Section - August 2022)

DRAWN: KW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR	DRAWING
REVISED:		620/700 SOUTH MINOR COLLECTOR	1.2
DATE: JUL 2022			
SCALE: VARIES			

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review and action on updating Section 15.01.1525 to the American Fork City Municipal Code entitled "620 South/700 South Road Cross-Section".

BACKGROUND INFORMATION		
Location:		620 South/700 South
Project Type:		Code Text Amendment
Applicants:		City Initiated
Existing Land Use:		N/A
Proposed Land Use:		N/A
Surrounding Land Use:	North	N/A
	South	N/A
	East	N/A
	West	N/A
Existing Zoning:		N/A
Proposed Zoning:		N/A
Surrounding Zoning:	North	N/A
	South	N/A
	East	N/A
	West	N/A

BACKGROUND:

City Council directed staff to revise the standard road Cross-Section for 620 South/700 South. A proposed revision of this standard was brought to Planning Commission during the April 4, 2022, meeting where it was recommended for approval. When it was presented to the City Council in May, additional concerns were discussed and staff was directed to provide present alternatives at the June 21, 2022, Council Work Session. The revised standard reflects the City Council direction given at that work session meeting.

Attachment: 08.09.22 - Section 15.02.1525 Amendment 620 S 700 S Cross Section - staff report (620 South/700 South Cross Section - August

STAFF RECOMMENDATION:

The cross section has been revised per Council direction. Staff recommends APPROVAL.

POTENTIAL MOTIONS – Code Text Amendment

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 and instruct the staff to _____.

Attachment: 08.09.22 - Section 15.02.1525 Amendment 620 S 700 S Cross Section - staff report (620 South/700 South Cross Section - August

John Woffinden: Legally, it's probably better to table. It gives everybody a chance to work on the outstanding issues. When it comes back it will pass, get approval, and go to the City Council and go straight through.

Will Jones: I appreciate that clarification, thank you.

Bruce Frandsen notes that he will abstain from the vote as he entered the meeting halfway through the discussion regarding The Bridges at Fox Hollow.

Christine Anderson motioned to table action on the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone with instruction that the staff and developer should work together to work through some of the outstanding issues.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Bruce Frandsen	**ABSTAIN**

The motion passed

13.Hearing, review, and action on amending Section 15.02.1525 of the Municipal Code of American Fork titled "620 South/700 South Road Cross Section".

JJ Hsu: This cross-section is per City Council's direction to raise the bike path behind the curb.

John Woffinden: The reason is to raise the bike lane for safety reasons and per the City Council's previous work session, is that correct?

Attachment: 08.09.22 - Section 15.02.1525 Amendment - 07.20.22 PC Unapproved minutes (620 South/700 South Cross Section - August 2022)

JJ Hsu: Yes.

Chris Christiansen: The bike lane is out on the asphalt, and this is putting it behind the curb?

JJ Hsu: Yes.

Bruce Frandsen: Can we see a cross-section? *Bruce indicates the presentation.*

John Woffinden: As you can see, it's raised above the road surface which is for the safety of bikers trying to get exercise.

Rodney Martin: I've seen the park strip where pedestrians and cyclists won't be interfering with each other.

Christine Anderson: I think a lot of cyclists would prefer to be on a bike lane than on a road. Even serious cyclists would prefer not to be in traffic. I don't think serious cyclists will be on the road rather than the bike lane. I think this will work fine. I am curious about what kind of landscaping the park strip consists of. Is it grass, paved, or rocks?

Ben Hunter: It will be at the discretion of the development. It's a minor collector, so you generally won't have frontage roads and driveway access on to these minor collectors. But at the discretion of the developer, they may put grass in like Stonecreek has done. They may do some decorative rock. It's up to them there as there isn't any prescribed requirement.

Public Hearing Opened

Carolyn Lloyd: 620 South goes right in front of my house and my driveway goes on to 620 South. It's not just for cars and bikes. Unfortunately, I am the only one of 620 South that is an American Fork City resident. Everybody else to the East to me is a County resident so I'm the only one that can be up here to complain about it. This takes away the parking in front of my home which is my biggest concern. When I signed over a huge chunk of my front property for this driveway, I was under the impression that I would still be able to park in front of my house. According to this, there's no parking strip and there's no place for me to park, which is a problem for me. In the municipal code 15.01.1890, it says that street parking is allowed for minor collectors. That road is a minor collector so it should be allowed to have parking. In the Planning Commission packet, it says that on June 21st of this year the staff was directed to provide alternatives for this road. I

Attachment: 08.09.22 - Section 15.02.1525 Amendment - 07.20.22 PC Unapproved minutes (620 South/700 South Cross Section - August 2022)

only see one option that's been presented here today. No alternatives, just one option. I know that going up Center Street there's a parking lane, a bike lane, and a traffic lane. Is there consideration for being able to do something like that? 1120 North is the same way. Another one of my concerns is that I have a drain that comes out the curb for my sump pump. Before all of the development, it drained into a ditch, but there are homes there now. This now drains out of the curb, and I don't know where they're going to put that. If they put a bike lane, that drain will either go out into the road or the bike lane. I'm not sure which. I understand this meets the code. If you could give some consideration to the residents that are already down there, maybe put the bike lane on the South side or where this will not impede parking for the existing residents.

Rio Honacker: I see that you have 16-foot lanes there. With 16-foot lanes, wouldn't that allow for parking on the side of the road anyway? You only need 11-foot lanes for a collector road. That would give you 10 to 11-foot, as well as 5-foot per vehicle. This gentleman said it's at the discretion of the developer in that area right now. In my book, the developers in that area are batting zero. There's no discretion in their book. They are winging it, and they're making a mess. I just had to stop them behind my home because they started digging in my wetlands. They got red-tagged. Red Pine does what they want down there. I requested and reviewed the import and export permits. According to the City statute, all the sidewalks are supposed to be kept clean and not used for any type of exit or ingress or egress. For this to come up right now in that area is far-fetched. Nothing was supposed to happen down there until 2nd West was done, and it's not done. It is just barely getting out of Planning. You guys shoved a bunch of houses down our necks down there. They are tearing up our roads with their heavy equipment and they're overloading their trucks. Now you want to put this beautiful road right in front of the Lloyds and take away parking. It's going to tear that road up with all the construction traffic. This is way before anything should be happening on that road right now. They haven't even started probing yet to the North of the Lloyds. They are just doing their phase one and are not even in development. It looks like a great idea, but I think you need to consider people who are living off that road. Just to the East, Jim Carson and his wife have a business, and they have several employees that park on the side of the road right there. There are a number of telephone poles that are going to have to be moved. You haven't even done West of the railroad tracks yet. Construction traffic is going to tear that brand new road up

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just like they are doing out South. I think it needs to be ran through with the neighbors, parking, and storm drains. There's a lot to be considered than just a road.

John Woffinden: You mentioned the wetlands had been messed with? Have the Corp of Engineers been notified?

Rio Honacker: Yes. The Army Corp of Engineers and a Mr. Curtis with the State Engineers have been informed. Rebecca with the City has put a stop to it. Red Pine and Key Development went in with no permits. I own the water rights in that in the wetland. Not the land, but the water rights. They went in and started disturbing everything. They tore down all the fencing. That's par for the course with Red Pine.

Mr. Honacker reiterated his feelings that it is not the right time to develop the area as he feels it will all be torn up if it is built at this time.

John Woffinden: Thank you for your input.

Public Hearing Closed

Christine Anderson: Engineering, what is the possibility of putting the bike lane on the South side of the road? Will street parking be allowed with this cross section?

Rebecca Andrus: It is not in this general cross-section because the Fire Department requires 26 feet of clear space. There would be six feet remaining, which isn't sufficient for parking.

Christine Anderson: Is it possible to allow street parking on this road?

Rebecca Andrus: Not in this configuration.

Christine Anderson: Can we decrease the park strip or increase anything in order to get on-street parking?

Rebecca Andrus: Let me add a couple of clarifications for that property. In that area specifically, the curb and gutter have been constructed. It was constructed based on the original cross-section of the road which had the bike lane on the pavement and not behind the curb and gutter. We are looking at alternatives for that section. Whether it's eliminating the park strip or something similar, to find a way to leave the curb, gutter, and sidewalk where it is. This wouldn't have enough buffer between the sidewalk and the bike lane, but there may be some alternatives for that section that's already been constructed. The question was asked about what

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alternatives were proposed. There were two alternatives shown to the City Council. One was changing the cross-section to eliminate the concrete barrier between the bike lane and the roadway. The other, which was requested by the City Council, showed the bike lane behind the curb and gutter. Those were the two alternatives that were shown and that were discussed. Of course, the "do nothing" alternative was to leave the median between the bike lane and the travel lane. That's what was shown to the City Council in the June 21st Council Workshop session.

Christine Anderson: That would or wouldn't allow for on-street parking?

Rebecca Andrus: None of these would allow for on-street parking. The problem is when you've got a 72-foot right-of-way and a very limited amount of space and we're trying to balance all of those. There's no parking on any of these cross-sections.

Christine Anderson: Can we eliminate the park strip?

Rebecca Andrus: There are issues with eliminating the park strip. We have utilities that are still going down here. We still have fire hydrants and different things like that between the curb and gutter and the sidewalk. If you eliminate park strips, you're going to have those under a sidewalk which really isn't possible. You must have some park strip. There are a lot of configurations. 1100 South has a completely different configuration of all of these pavement allocations and that one has three lanes. It has a center turn lane, travel lanes in each direction, a buffer, and then bike lanes. That also does not allow for parking in the right-of-way. There are different options, and there are a lot of ways to solve this from an Engineering point of view. But when you start fiddling with properties and how much land is being dedicated, it gets difficult. We could widen the road and it would allow for parking, but then there are concerns about that. We're trying to find this balance between the right-of-way width and the requirements on this road. In the bike and pedestrian master plan, it shows that this requires a buffered bike lane. It's also a minor collector. The combination of those two things is creating this issue.

John Woffinden: Instead of getting rid of the park strips, what if we got rid of the bike lanes altogether?

Rebecca Andrus: That would go against the Bike and Pedestrian Master Plan.

John Woffinden: Can we move it to another road in the same vicinity?

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Rebecca Andrus: There isn't another road, not anything that goes through. *Rebecca references the presentation* This is the through street that goes through this whole area. There isn't another road that traverses the whole area. In the General Plan and the Transportation Master Plan, we show the roads we're going to have for our collector roads. In the Bike and Pedestrian Master Plan, we show what we are going to have for our bike lanes, and this is how we're going to move people around who want to use alternative transportation. It's looking at all of those factors and then saying okay, we've got a 72-foot right of way which is what is allowed for this minor collector. This is how we are going to proceed.

Christine Anderson: Are there places in the city where a bike lane isn't feasible? To get from this area that has a bike lane to this area that has bike lane, bikers use the road without a designated bike lane?

Rebecca Andrus: Forgive me, I'm not extremely up to date on the Bike and Pedestrian Master Plan. I do not believe so. I believe that these are continuous. Part of the reason the City Council wanted to move the bike lane back behind the curb was to provide safety for kids and all levels of users that are going to be riding bikes so they can have access. This is on the edge of the TOD. This is intended to be a bikeable and walkable area. We do want to try to make sure we contain those features. But those are larger master planning issues that can be looked at. At this point in time, the other roads don't go through. They go in and out and there are a lot of private roads which complicates moving the bike lanes on to those roads.

Christine Anderson: We're concerned about children's safety, of course, but if there were an area that couldn't have a bike lane, the children would use the sidewalk. It's not like we're taking out any kind of pedestrian access. How long is this stretch?

Rebecca Andrus: This goes most of the way across the city. It starts just below the river.

Ben Hunter: It's about 10,000 feet. On the master plans, this connects all the way from the West end of American Fork through the TOD area. It continues through Stonecreek, across the river, and it terminates at either 100 West or 100 East, one of those. It is that full stretch. That would be that same cross-section.

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Rebecca Andrus: This is the standard. We're not doing a project right now; this would be constructed as development comes in. We're just trying to set the standard for what this road is.

John Woffinden: Do we have to have the bike lanes on both sides? Can we remove one of the bike lanes? Would that help solve the problem of parking, at least on one side of the street?

Rebecca Andrus: On 1100 South we do have a separated bike path. That's a combination of a sidewalk and bike path on one side of the road and then a six-foot sidewalk on the other side of the road. We only have a park strip on one side. There are different options that we can look at for managing all the different pieces. For the property in question that was discussed earlier, because of the location of the existing curb, it has been built based on the wider asphalt section. There may be some options for parking and eliminating the park strip within that section, but that would be a deviation from the standard. This is the standard for the rest of the section.

Christine Anderson: It's possible because of the part that is already constructed that this could deviate from the standard and still keep the standard in place for all future development?

Rebecca Andrus: Correct, for everything in the future.

Ben Hunter: NACTO, the National Association of City Transportation Officials, has some guidelines for bike lanes. One of the challenges is that they have minimum recommended widths. If you were to remove it from one side, in order to still accommodate both directions of traffic you'd need to widen the other side. You don't gain a whole lot by doing that, maybe a foot or two. If I recall correctly, the guidelines are 5-foot recommended bike lanes if it's a single lane. If it's shared, you're talking about 10 or 12 feet. They also anticipate you'd have passing lanes. It becomes a wash trying to accommodate that.

Bruce Frandsen. 6-foot park strips are significantly larger than the standard in our city. What is our standard?

Rebecca Andrus: Our standard is eight feet.

Bruce Frandsen: When I look further to the East on this through Stonecreek, which is on the same road, it’s significantly different. There is the Stonecreek portion and

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the Ivory portion. Are they not different? Is that not right, Ben? Is that not 700 South? They are totally different.

Ben Hunter: They are. If you go within Stonecreek, midstream through their phasing we had proposed a cross-section to accommodate the bike lanes. Through Stonecreek Plat C, it was the original proposal that was more similar to this. The Ivory development was before my time. I don't know at that time what the requirement was, but it is significantly wider. That may have been what the standard was at the time that they developed. When Stonecreek came through and we reviewed it, part of our thought process was at least there is the width already there to do a bike lane. *Mr. Hunter references the presentation. * Stonecreek C has this layout with the bike lane behind the back of the curb. At some point, the City Council wanted to add that island median separator in between the bike lane and the travel lane. That's what you see in Stonecreek E, because that's what was required at the time. The particular section between the edge of Stonecreek and 100 West, Boat Harbor Road, is different because at another time it was a different standard. You see that throughout there.

Bruce Frandsen: Did you indicate that per NACTO, the minimum a bike lane could be would be five feet?

Ben Hunter: They have different guidelines. A lot of times it's five feet but depending on the elements it can be different. An example is creating a buffer next to a travel lane and adding additional width to accommodate that. Some of these specific numbers, and what Rebecca was alluding to, such as a 5-foot park strip and a 6-foot bike lane are possible options. When we presented it to the City Council, this was what they wanted to do.

Bruce Frandsen: Is there a way to get parking on one side of this road? A 5-foot bike lane, a 5-foot park strip, and a four and three-quarter sidewalk. I think we said the Fire Department wants 26 feet travel lane. We have 32. We have six extra feet. We would only need to pick up a couple of feet, right? At least park on one side, right? Maybe that bike lane goes to six and that park strip goes to four or five. Then we have that extra couple of feet. Then we say you can only park on the West side or the South side. I'm just wondering if there's a work around that could be done.

Ben Hunter: There may be some tweaking that could be done. Can we put the bike lane on one side? You must widen it to accommodate the two-way traffic. If you

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do add in parking at the street level, NACTO guidelines will want you to add two or three feet of buffer so that the door swing doesn't hit a biker. As you shift everything you can make the bike lane part more narrow, but now you need to add a buffer because now you've added parking. There are a lot of those elements that can go into that and into the design of it. As we've laid out, how do you accommodate the fire hydrants, the streetlights, the park strip that is in all our standards, and the bike lane? There are a lot of those questions that combine into it. Is this the only option? No, there are potentially other ways to do it. Whether you reach that point or not it may be a possibility, it may not be. Ms. Lloyd referenced the section that talks about allowing on-street parking on a collector. I'd have to look back, I'm not sure about the timing of when that section of code was implemented versus when the previous minor collector cross-section was implemented. The previous cross-section had two travel lanes in the designated shoulder. We don't have a designated shoulder on here, so you lose that element. That adds to the complexity of what safety features are there with higher volumes of traffic going through there. If you're adding street parking, are you creating more safety hazards or not. All of that adds up to whether you can do it or not.

Bruce Frandsen: I understand that. I drive through Stonecreek three or five times a day, and on this cross-section, they park on the road. Mainly maintenance, ground crews, and HOA maintenance people. I wonder if we make these 74 feet wide, would landowners prefer to give you an extra foot on each side so they can park on the street? I don't know. I just wonder if there's not a way to adjust some of these numbers. We really have six extra feet for Fire. Could we pick up a couple of feet, I don't know.

Christine Anderson: How much do we need for parking on the side of the road with the door swing?

Ben Hunter: A typical parking stall width is nine feet in the parking stalls in Costco. That's their preference and their standard. There may be some parking lots that may be slightly wider. In some cities, they allow an eight-and-a-half-foot wide stall. There is a difference between driving a Honda Fit versus an F-350; there are different vehicle dimensions. As you park in a typical parking stall is usually nine feet and that's the space you have in between other cars. The Fire Department has expressed some concerns. Even on a local road, you don't typically have as high a volume of traffic as a minor collector. I know we're not necessarily talking about parking on both sides, but that's some of their concerns. If you get parking on both

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sides, and you can only fit one car through and it's tight for them. If you look at adding a shoulder for parking, seven feet, eight feet, or nine feet, the Fire Department would still need to make sure that they have the width they need. Is it too tight? Can cars pull off to the side if you have a car parked, plus a car driving, plus a firetruck coming down the road? All those things can play into it.

Christine Anderson: I'm wondering about an option. On the South side of the road from the curb and gutter, we leave everything the way it is. With the extra six feet that we have on the travel lanes, we only need three more feet. We could find a foot or two in either the bike lane, the park strip, or the residents front yard. Is it possible to take one foot off the bike lane, one foot from the park strip, and one foot from the resident?

Chris Christiansen: They've already given up two feet in the park strip right now. The standard is eight feet and they've already conceded a little bit. If you want parking, choose one side of the street versus the other. I want parking down there too. This is future development, right?

Christine Anderson: Are there owners on the South side?

Ben Hunter: A lot of it is future development. The Lloyds are out there, and right next to the Lloyds you have some development that's going on as you continue for constructive pieces. Once you get to 900 West you start to have some of the development there. You have a little bit of a gap between just West of 900 West and over by the Rockwell Ranch where Bruce owned some property over there. But you see the same thing, which you see in the cross-section that was following the previous standard of additional developments. A lot of the actual construction of this road will happen at the time of development. Not that we're building the whole road right now. We're just trying to provide the developers with the requirements of what their road needs to look like.

Bruce Frandsen: I think we need to remember that if we take a foot off the bike lane, we gain two feet because we take a foot from both bike lanes. If we take a foot off the park strip, we gain two feet because we take it off of two park strips. It doesn't take that much to come up with another two or three feet. I know the City Council likes this.

Chris Christiansen: If we think that parking in this minor collector is important then let's put 9 feet on each side. This is the standard for the future. We're not

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going to go back to Stonecreek and redo that. We're not going to go back to Ivory and redo that. Ms. Lloyd has her property there. There's a possibility that there's going to be an exception there. We've got the person who is a member of the city, and we are probably going to be able to accommodate her. I don't understand why we need to do all of this in the future. I think we can accommodate both, now and in the future.

Christine Anderson: That's what I am hoping for too. Not that we must change this cross-section but that we can make allowances for existing situations. *Ms. Anderson Gestures with her hands. * I don't want the lane to look like this where we have 9 feet and then 6 feet. I'm wondering if that's a possibility without lowering the standard for the rest of the development. I agree with Chris.

Ben Hunter: The other thing to keep in mind is that right now there's one section of code that gives very minimal exceptions or variances. A lot of times that is when it's already been constructed and developed. Trying to look at “not changing this” but “allowing for that” may require some code modifications which the City Council would have to approve. We've prepared this at the direction of the City Council for what they have preferred. We can do various iterations needed to do a modification. We want to make sure the City Council is comfortable with those modifications as well. Whether it's a code change, whether it's a cross-section change, it must be approved by the City Council. We need to be able to try and accommodate it while still ensuring that we don't create a situation of someone saying, "Well, I want to do that too", and those exceptions become too wide that now everybody's doing it and it doesn't meet the intent of the cross-section. I'm not saying it's impossible, but all those things need to be considered in order to accommodate whatever the exception might be.

John Woffinden: Remember, we’re here to vote on this here as it is right now. Do we want to table it and give it back to City Council with our input of options? Do we want to vote on it as-is, or throw it out completely and deny it?

Christine Anderson: I would be in favor of tabling to give the City Council the benefit of hearing from the residents and hearing our discussion. They did request this without knowing the implications and this would give them some further context.

There is a brief discussion on when the next City Council work session will be.

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John Woffinden: We are here to vote on what is here right now. We can table it and send it back to the City Council with our three or four suggestions. What do you want to do?

Jenny Peay: I have one question regarding accommodations for Ms. Lloyds specific property. Is there an allowance that you only allow one driveway entrance, or is it possible that she could have multiple driveway entrances to accommodate for that off-street parking?

Rebecca Andrus: The short answer to this is that on a minor collector you are supposed to have 150 feet between residential driveways. Recognizing that this is an existing residence and there is potential for subdivision in the future, there could be additional driveways that are placed on this property. Maybe three or so depending on how it's subdivided. If there are multiple driveways like that, it may limit the amount of on-street parking that could be done anyway because you can't block the driveway. There is going to be some give and take no matter what you do; the more driveways you have the less on-street parking you will have. All of that would have to be dealt with whenever they decided to do any sort of subdivision.

Jenny Peay: My thought process here is if she has an additional driveway entrance for her property, then that will eliminate the need for on-street parking.

Bruce Frandsen: She could also park more vehicles on her primary property.

Rebecca Adrus: At this point in time there are two existing curb cuts onto that property as have been constructed right now.

Caroly Lloyd: One goes into a field; one goes into my driveway.

Jenny Peay: But it would give you the option to park your vehicles on your property on not on the street?

Carolyn Lloyd: If it weren't muddy or snowy three-fourths of the time, then yes.

John Woffinden: Again, we are here to vote on this cross-section as it sits right now.

Rodney Martin: I would like to put on record that on-street parking is problematic. Especially when you include sidewalks and bike lanes and things like that. Parallel parking is not most people's strong suit. We're concerned about the safety of our

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residents. We're concerned about the usability, walkability, and bike ability in our city and its future development. I think trying to accommodate on-street parking in this development is not feasible nor is it in the best interest of the residents.

Chris Christiansen motioned to recommend approval on amending Section 15.01.1525 to the American Fork City Municipal Code entitled "620 South/700 South Road Cross-Section".

Christine Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**NAY**
Christine Anderson	**NAY**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**NAY**
Jenny Peay	**ABSTAIN**

The motion did not pass

John Woffinden: It did not pass. Patrick, what happens now?

Patrick O'Brien: One of the commissioners can make a recommendation to deny or to table seeing as the motion to carry or to or to table are still options out there. It's at the discretion of the Commissioners.

John Woffinden: Does someone want to put forth a second motion?

Christine Anderson: If this is approved, would that be with the understanding that certain properties could have allowances, or do we need to table or deny if we want something like that?

Patrick O'Brien: That would be a recommendation that you could include in the code text amendment. But it is something that the City Council could remove at

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their discretion. Or they could include it if you don't include it. They can make some changes as you're recommending something to them.

Ben Hunter: There's also that section I briefly mentioned earlier that does allow for few exceptions for variances. There are several criteria that must be met. Rebecca, would there be any of them that it wouldn't meet specifically?

Rebecca Andrus: Not that I can think of because it's less than 800 feet.

Ben Hunter: That is one of the requirements is that the section is less than 800 feet. I know some of it is to accommodate existing improvements. In this case, it's a new development, but at this point with this proposed modification, it is an existing improvement. In this particular case, I believe that that section of code would be allowed to apply for variants in this particular area because it meets that less than 800-foot requirement. I think that it meets all the other criteria that allow that variance.

Christine Anderson: What would that entail for this section?

Ben Hunter: My understanding would be that if you approved this cross-section, they would still be able to meet that variance and not have to meet this cross-section exactly. It's an existing sidewalk, an existing park strip, and an existing curb and gutter. Either way, it would have to transition into meeting this cross-section somehow as it further develops. The main thing would be making sure that you still have a through bike line. Because it's already been constructed and you don't have a bike lane behind the back of the curb, you've got to be able to somehow safely send the bikes somewhere so that you can meet on the opposite ends as the East develops. As you know, the West of them is already constructed as well. That may be a possibility that could apply to this particular piece of property as far as Rebecca and I recall.

Jenny Peay: Patrick, if we were to go ahead and re-vote this to approve, what kind of language would we include for this type of variance? Or could we add that?

Chris Christensen: It's only there because the code exists, right? Do we really need to add anything in there?

Patrick O'Brien: Rebecca, if they were to re-vote on the item would they need to add anything to refer to what Ben had discussed?

Rebecca Andrus: It's already in the code.

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Patrick O'Brien: You could just take another vote.

Ben Hunter: You should be able to take another vote because there is already code that allows for this variance as far as I understand.

Rebecca Andrus: Let me explain the process that's used for that variance. The subdivision plans would come forward, and they would propose an alternate cross-section. There are two potential exceptions that can be made, and they both require City Council approval in order to be fully enacted. One cross-section changes the actual right of way width, and we can make an exception to the width, and this one would just change the components within that width. This is allowed to apply in areas where it's existing, it meets the community nature, and it still includes all of the components. We're talking about adjusting things a little bit to say okay, we still need to have sidewalks, bike lanes, and a big road cross-section for travel and fire and everything. But asking if we can adjust the curb and gutter and park strips or everything just a little bit to accommodate parking in this one section. Again, this is an existing, constructed section. It's developed on both sides of Ms. Lloyd's property and the curb and gutter are in place. In the discussions that I've had since the City Council asked us to move forward with this cross-section, we've talked about leaving that curb and gutter in its current location which does provide additional asphalt width in this area that isn't accommodated in other areas. Therefore, we could potentially look at adjusting the section in a different way.

Bruce Frandsen: When they build the other side of the road, they can maybe do something on the other side?

Rebecca Andrus: When they build the North side of this road, in theory with this cross-section, it would have the curb, gutter, the bike lane behind it, the park strip, the sidewalk. But because of the extra width on the South side, that asphalt width is wider on the South than it would be on the North, so you could potentially move that bike lane behind the curb. We'd have to look at exactly how we want to do the driveways. What we talked about is having a bike lane or sidewalk ramp down through the driveways because they're going to be right behind the curb. We would have to ramp down and then bring it back up, which is messy.

Christine Anderson: Cyclists go really fast, and I think a dip would be disastrous. That's why you go on a bike trail, so you don't have sidewalk dips.

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Rebecca Andrus: It wouldn't be a dip. It would be a ramp down and a ramp up. We've looked at different options for this development.

Ben Hunter: Regarding the ramp, the best example I could give you is if you transition from Stonecreek Plat C to Stonecreek Plat E. Plat E is the farthest West and the very West end borders Christiansen property. As you come from that very western edge, it has a raised curb in between which separates the bike lane from the travel lanes. But then as it transitions into Stonecreek plat C, there are ramps that the bikes use because they're moving from the back of the curb down to that. It would have to be something similar in order to accommodate that. It's not typically as steep as a driveway, but that could give you an idea of what it would look like.

Christine Anderson: So for any development along this road, driveways would be passing over the bike lane and creating a dip or elevation change?

Ben Hunter: Right. That's part of why there is limited access. In Stonecreek, they don't have any homes that are fronting on to the minor collector. It's all the backyards. If future development proposes anything like that it would have to meet spacing requirements and any safety concerns. It will have to be designed in such a way to make it feasible to do.

Christine Anderson: With that in mind, I'm much more in favor of a bike lane on the road rather than a raised bike lane.

Carolyn Lloyd: I understand the comment about a variance, but I would have to go through the whole process of approval. If we make the consideration now, then this goes with the approval of this cross-section. But if it gets approved then I have to go through the whole process trying to get a variance and get that approved and make that happen. Plus, the money and everything else. But if we can make consideration now with this cross-section for my area, I don't know. I would love to be able to revisit this and shorten the lanes and make it so I can park there.

John Woffinden: I can see your point.

Christine Anderson: For the record, just so the City Council can read it, I would like to see a different option for this cross-section to address the difficulty of a raised bike lane. I think that the sidewalk is sufficient to keep children and pedestrians safe. I think that an on-street bike lane is safe for people on bikes. If they are children, they can use the sidewalk. I would like to preserve the street uses that the residents currently have.

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Jenny Peay: I would like to put on the record too. This sets the precedents for the rest of the subdivisions going in. I think that we need to be compassionate, but then again, we need to have a standard that we set. I personally like what's being proposed here. But again, I think where this is a minor collector street and it's so extensive, I think you've got to be consistent throughout this particular street. I'm torn.

Christine Anderson. I'm torn too. I do see the need for the standard. I don't want it to be back and forth here's the standard, here's the exception, etc. cetera.

John Woffinden: Do we want to table it and send it back to the City Council with our opinions and all of the options of what we have discussed and where we stand, and where the residents stand?

Chris Christiansen: We know that this was recommended, and it got approved already by the City Council. We're just a recommending body. To me, the next option is that we deny this. We don't agree with what they presented. Then they make up their mind on what to do.

John Woffinden: If we deny it, they know we don't like it. They have all the minutes from this meeting and all of the options we have discussed, what the residents want or don't want.

Chris Christiansen: We either give it our approval or we give it our denial.

Bruce Frandsen: If we approve or deny it goes on to the City Council. If we table it, it just sits here.

Patrick O'Brien: The process will be that a recommendation of approval or denial if that motion carries, will move forward. Tabeling will hold it at the Planning Commission level for further consideration.

John Woffinden: Approval or denial goes to City Council. If we table, it stays with us.

Christine Anderson: If we table, the City Council won't have the option to look at it?

Patrick O'Brien: If you table, it has to come back to you for further action.

Christine Anderson: Before the City Council has an option to revise it?

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Patrick O'Brien: Yes. Unless you are instructing staff to work with the council for additional input to bring it back to the Planning Commission.

Chris Christiansen motioned to recommend approval on amending Section 15.01.1525 to the American Fork City Municipal Code entitled "620 South/700 South Road Cross-Section".

Rodney Martin seconded the motion. Voting was as follows:

Chairman Woffinden	**NAY**
Christine Anderson	**NAY**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Bruce noted he voted aye because he feels the City Council has all Commissioner and citizens' comments and they are the ones who will make the decision. The Commissioners have a brief conversation noting that the City Council has detailed minutes which include the thoughts from the citizens, the Commision, and the staff regarding their thoughts, and that it would go back to the City Council with an in-depth analysis.

14. Review and action on the minutes of the June 8, 2022 Planning Commission Regular Session.

Christine Anderson moved to approve minutes June 8, 2022 Planning Commission Regular Session.

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