AMERICAN FORK CITY
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION REGULAR SESSION
February 8th, 2023
7:00 p.m.

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 8th at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

Pledge of Allegiance

Roll call

COMMON CONSENT AGENDA

(Common Consent is that class of Commission 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 January 18th 2023, Planning Commission minutes.

ACTION ITEMS

1. Recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone

2. Recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance

3. Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone

OTHER BUSINESS

1. Upcoming Projects

ADJOURNMENT

Dated this 25th day of January, 2023.

Patrick O'Brien

Development Services Director

*The order of agenda items may change at the discretion of the Planning Commission Chairman

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

January 18, 2023

The American Fork City Planning Commission met in a regular session on January 18th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Christine Anderson, Chris Christiansen, David Bird, Jenny Peay

Absent: Rodney Martin, Harold Dudley, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner 1
Ben Hunter	Engineer
Jeff Mortimer	Engineer
JJ Hsu	Engineer
George Schade	IT Director
Melissa White	Admin Assistant

Others Present: Susan Goebel-Canning, Dustin Cuttler

REGULAR SESSION

Christine Anderson led the "Pledge of Allegiance"

Christine Anderson noted that David Bird will be a voting member in the absence of Bruce Frandson, Harold Dudley, and Rodney Martin.

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the January 04, 2022 Planning Commission Regular Session.**

David Bird motioned to approve the minutes. Chris Christiansen seconded the motion.

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**

PUBLIC HEARINGS

1. **Public hearing and recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance.**

Jeff Mortimer reviewed the background information for public hearing item number 1: Rock crushing provides basic road and building material by reducing the size and changing the classification of the material. This process, while important, has the potential to emit small dust particles which degrade air quality and can pose risk to those who are in the affected area. This lays out the parameters of temporary rock crushing and lays out exactly where, when, and how permits can be issued for both the city and community members under the specifics of this ordinance. The ordinance specifies specific rules, time periods, frequency, operating hours, and allowed zones.

Ms. Peay asked if the developer has two side-by-side sites, are they allowed to use one permit and then go to the next permit after the allotted days or if there was a certain parameter that must be followed. Mr. Mortimer stated his understanding that the ordinance lays out that a permit is only allowed for a specific project and not property to property.

Mr. Christiansen asked how recycled concrete crushing was defined and addressed versus regular rock crushing. Ms. Goebel-Canning stated the ordinance was set up to comply with the State Extension rule and it would depend on if recycled concrete met that rule in the timeframe or not. She further clarified that it doesn't

necessarily limit the material but the particles that would be entering the air and how much of that would happen.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval of the of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**ABSTAIN**
Jenny Peay	**AYE**
David Bird	**AYE**

Mr. Christiansen requested an alternate motion due to a conflict of interest.

Chris Christiansen motioned to table action on the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance and requested that a new vote is done when more members of the Planning Commission are present.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**

The motion was tabled

ACTION ITEMS

1. **Review and action on a Site Plan application for wall mounted antennas for Dish Wireless, located at 95 N 200 E, in the Central Commercial (CC-1) Zone.**

Cody Opperman reviewed the background information for action item number 1: The applicant is applying for a Site Plan approval for Dish Wireless, for new wall mounted antennas and new equipment located in the CC-1 Zone, located in the area 95 N 200 E. The proposal consists of 4 new antennas located on the walls of the old grain silo and new equipment located on the rooftop of the building. The entire development parcel consists of approximately 0.27 acres. The antennas will include three (3) panels and one (1) microwave.

Due to the Site Plan being located in the CC-1 zone, Planning Commission will be the approval body for this application.

PROJECT CONDITIONS OF APPROVAL:

1. Provide appropriate labeling for power disconnect switches/breaker, shown on page A-2 of the plans.

Ms. Peay questioned how many existing antennas were already on the building. Mr. Opperman stated he was unsure of the exact number but believed that there were at least two.

Ms. Peay asked if a generator was attached to the building as she was concerned about the noise. Mr. O'Brien stated that there may be one specified on a previous site plan, but this approval was specifically for the removal of old antennas to be replaced with new antennas. A brief discussion was held regarding whether the code detailed a certain noise decibel level for projects within the city. Mr. O'Brien clarified that the city code deals with low power radio antenna and not the attached generators. It was determined that the decimal level may need to be addressed in the code if noise complaints were received.

David Bird motioned to approve the Site Plan for Dish Wireless, for the wall mounted antennas and equipment, located in the area 95 N 200 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**

The motion passed

2. **Review and action on a Site Plan application for upgrading antennas for AT&T Upgrade, located in the area of 1584 S 500 E, in the Industrial (I-1) Zone.**

Cody Opperman reviewed the background information for action item number 2: The applicant is applying for a Site Plan approval for AT&T Upgrade, for the upgrade of new antennas on an existing monopole, located in the I-1 Zone, and located in the area 1584 S 500 E. Due to confidential documents regarding proprietary technology, only one page of the plan set was included in the packet.

Due to the Site Plan being located in the I-1 zone, Planning Commission will be the approval body for this application.

Jenny Peay motioned to approve the Site Plan for AT&T Upgrade, for the upgrade of antennas, located in the area 1584 S 500 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal including all of the plans that were not presented at Planning Commission but were received by staff.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**

The motion passed

3. **Review and action on a Final Plat application for an extension on the approved final plat for 43 North Apartments, located in the area 43 N 100 E, in the Central Commercial (CC-1) Zone.**

Patrick O'Brien reviewed the background information for action item number 3: The applicant is applying for a final plat extension on the approved final plat for 43 North Apartments, for a 14-unit apartment development, located at 43 N 100 E in the CC-1 zone. The final plat has been approved previously; the applicant is requesting an extension on the deadline.

Chris Christiansen motioned to recommend approval on the extension of the final plat for 43 North Apartments located in the area of 43 N 100 E, in the CC-1 zone, subject to any conditions found in the Staff Report.

Jenny Peay seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**

The motion passed

Mr. Dustin Cuttler noted that his team is ready to move forward and the reason they had not moved forward previously was due to a lack of funds.

4. **Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone.**

Christine Anderson noted that action item number 4 was pulled at the request of the applicant.

OTHER BUSINESS

Upcoming Projects

Mr. O'Brien updated the Commission on upcoming projects and annexations that will be coming before the Planning Commission in the next two to three months, many of which include the TOD and annexations.

A brief discussion was held regarding the election of a new chairperson at the February 8th PC meeting. Mr. O'Brien stated the decision would be chosen and voted on by the Commission body. Two alternate positions are available, and any American Fork resident can be recommended to fill the positions.

ADJOURNMENT

David Bird motioned to adjourn the meeting. Jenny Peay seconded the motion.

Meeting adjourned at 7:30 p.m.

Melissa White

Administrative Assistant II

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 8th, 2023

AGENDA TOPIC:

Public hearing and recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone

BACKGROUND INFORMATION		
Location:		96 North 350 West
Applicants:		ABE Properties, LLC
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		R3-7500
Proposed Zoning:		CC-2
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	R3-7500

BACKGROUND:

The applicant is applying for a zoning change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone. All parcels consist of 0.77 acres and the R3-7500 zoning would be replaced by the Central Commercial zoning (CC-2).

The proposed commercial zoning does not coincide with the current Land Use Map, resulting in a land use amendment to be done as well. The surrounding land uses of the area are all residential high density, general commercial, and design commercial. The surrounding zoning types are R3-7500, R4-7500, and CC-2.

The proposed zone change looks to leapfrog over another property to change the current zoning designation to CC-2. Additionally, the applicant is proposing to change the zoning of 350 West Street to achieve this zoning change. Due to the leapfrogging, or spotted

zoning, over the adjacent property staff does not recommend approval for the application of the zoning change to the CC-2 zone.

ADDITIONAL PROJECT CONDITIONS:

Approximately 14 additional feet from this parcel along the frontage of 350 W shall be dedicated to the City at no cost to the City as a condition of this zone map amendment. Right-of-way dedication for 350 W shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be deeded to the city by deed within 60 days of the approved zone change.

POTENTIAL MOTIONS – Zoning Change

APPROVAL

Mr. Chairman, I move that we recommend approval of the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, with a finding that the proposed zone is incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Zone Change to Central Commercial (CC-2) Zone, for the properties located in the area of 96 N 350 W, and instruct the developer/staff to _____.



Figure 1. Land Use Types.

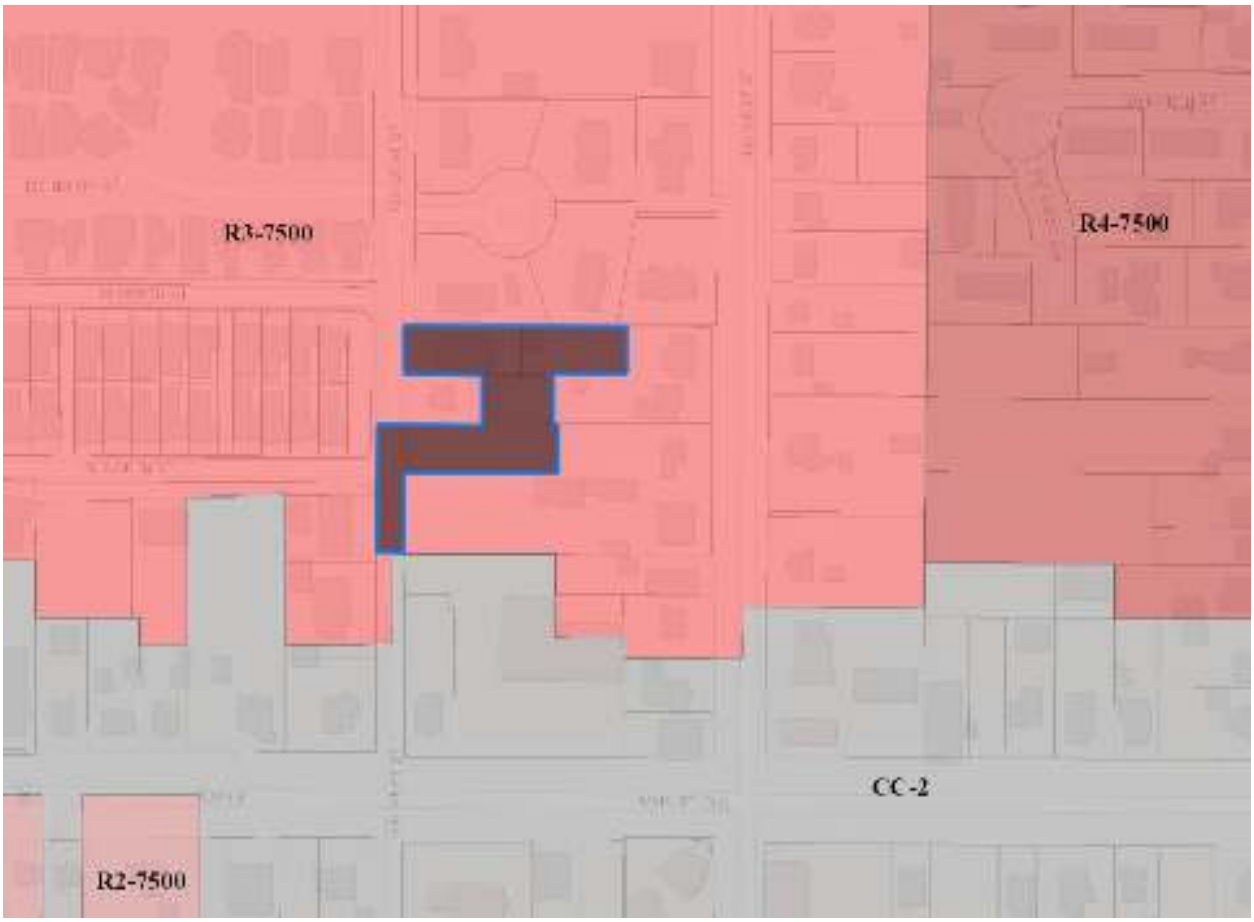


Figure 2. Zoning Types.

American Fork City
Development Review
Committee

Planning and Zoning Reviewed
TVANEKELENBURG
10/13/22

Engineering Division
Reviewed
jmortimer 10/12/2022

NEXT STEP:

Proceed to Planning Commission on November 2nd, 2022.

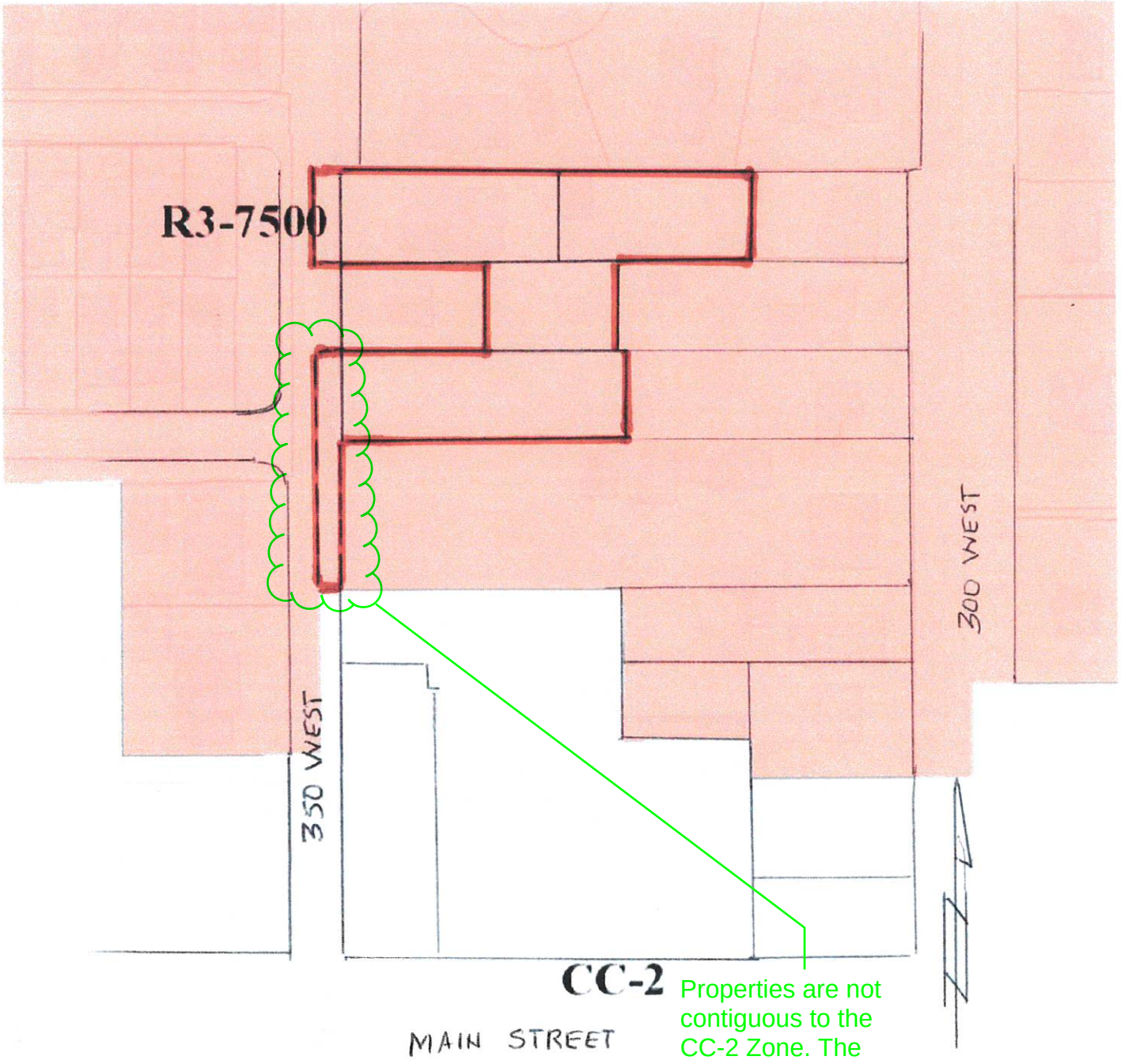
Fire Department
Reviewed
M. Sacco 10/10/2022

PROPOSED ZONE CHANGE

R3-7500 TO CC-2

0.77 ACRES PLUS 1/2 ROADWAY

PREPARED SEPTEMBER 2022



Properties are not contiguous to the CC-2 Zone. The street is City property and rezoning half of the street will not be possible for connectivity.

ROW necessary for 350 West shall be dedicated within 60 days or with submittal of a plat.



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 9/2/2022

N

PROPOSED ZONE CHANGE – 350 WEST – NARRATIVE – SEPTEMBER 2022

The owner of these parcels, ABE Properties, LLC, proposes to change 4 small parcels from the R3-7,500 Zone to the adjacent CC-2 Zone. A 5th parcel owner does not want to participate at this time. The accompanying figure shows the proposed boundaries for the zone change. A second map shows the County parcel numbers and acreage. A third sketch shows what ABE Properties proposed as a concept site plan for the properties under his control. It also shows a possible layout for the 5th parcel should it decide to participate in the future. This plan does not block or prevent any future property from developing. In fact, it facilitates that action.

As to the use of the property and it fitting into the CC-2 zone, it fits exactly the intent of the zone. This is part of the zone description as printed in the code.

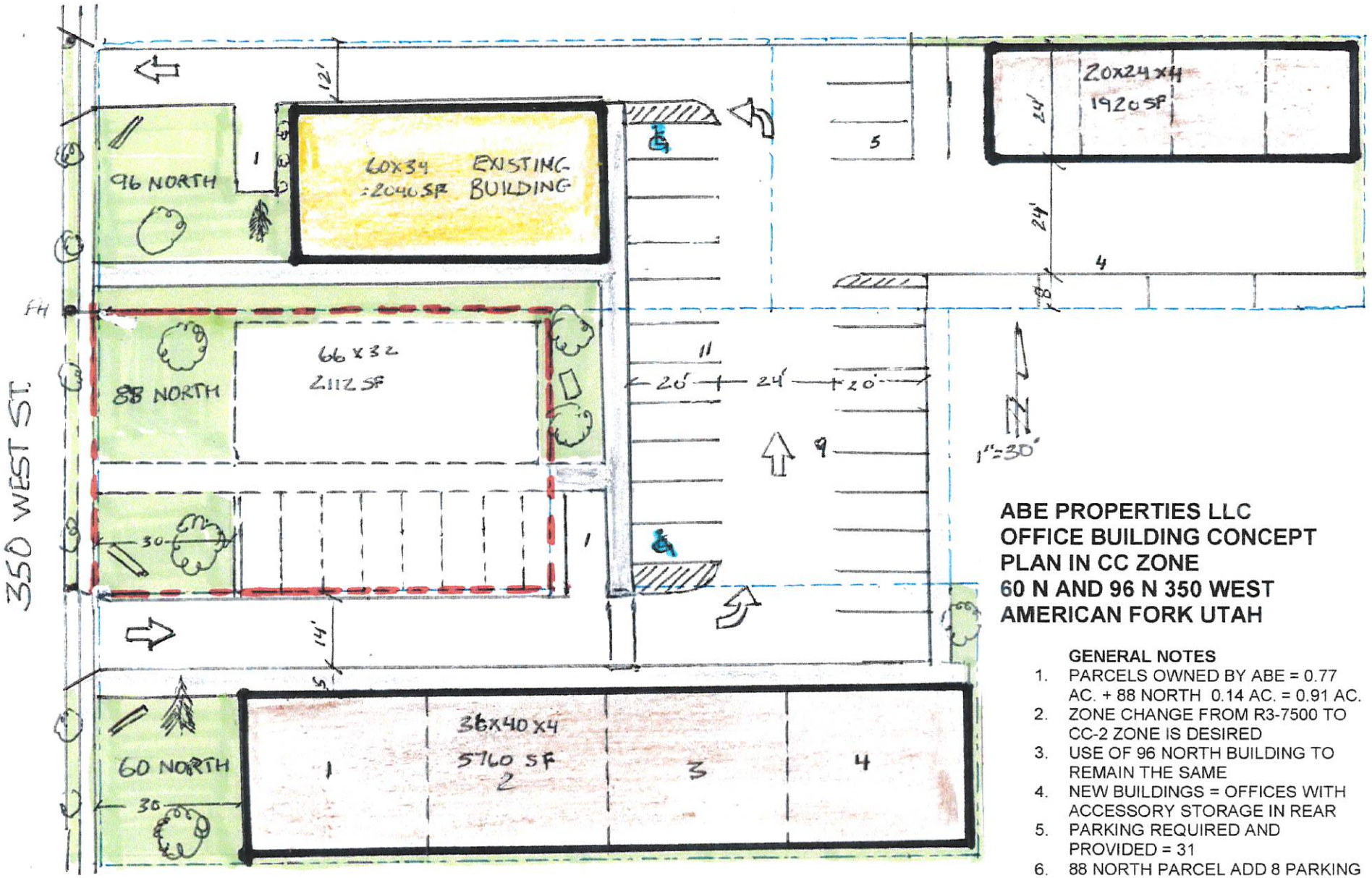
Sec 17.4.403 CC-2 Central Commercial Zone

1. Intent. It is the intent of this zone to: (1) facilitate the orderly development of property within and adjacent to the built-up central business area of the city for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area and, (2) encourage and facilitate the preservation and restoration of homes in the zone area having unique historic significance.
The zone is to be applied to the existing built-up areas within and adjacent to the existing central commercial areas of the city which were initially developed for residential purposes, but which have more recently experienced a trend toward conversion in use for office and commercial purposes.
The zone is characterized by a mixture of relatively small commercial structures and existing residences converted for office and retail and service commercial purposes and located in pleasant landscaped settings, interspersed with older residential structures, still occupied as dwellings. Many of the dwellings and converted dwellings qualify for historic building status.
2. Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:
1. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
2. Home occupations, when conducted as an incidental part of a residence permitted pursuant to paragraph 1 above, and subject to the provisions of Section 17.5.123.
3. General retail stores and shops providing goods and services for sale at retail in the customary manner.
4. Office buildings, medical clinics.
5. Commercial recreation enterprises including movie theaters, bowling alleys, recreation centers, athletic clubs,
6. Accessory signs in accordance with the provisions of Section 17.5.128.
7. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.
8. Specialty schools subject to the approval of a site plan in accordance with the provisions of section 17.6.101.

As the site plan shows, the owner proposes to follow the code exactly with no exceptions.

Acreages and parcel numbers are as follows: 12:072:062 = 0.21 ac, 12:072:063 = 0.18 ac, 12:072:022 = 0.12 ac, 12:072:039 = 0.26 ac, for a total of 0.77 acres. The plan was drawn to include one-half of 350 West in front of the two parcels to allow it to be contiguous. The City may choose to include the one-half street as is normally done. Also, the City may chose to invite other adjacent parcels to join in this zone change.

The changing conditions that made this proposed amendment necessary include a) owners desire to foster several commercial enterprises, b) continued use of the former dance studio as a similar specialty school, c) location of these parcels relatively close to other CC-2 commercial enterprises, d) owners desire to construct a nice, functional, new, useful, beautifully landscaped office building site, e) desire to improve existing fences and delineation of residential properties, and f) provide a needed type of office/storage facilities.



ABE PROPERTIES LLC
OFFICE BUILDING CONCEPT PLAN IN CC ZONE
60 N AND 96 N 350 WEST
AMERICAN FORK UTAH

GENERAL NOTES

1. PARCELS OWNED BY ABE = 0.77 AC. + 88 NORTH 0.14 AC. = 0.91 AC.
2. ZONE CHANGE FROM R3-7500 TO CC-2 ZONE IS DESIRED
3. USE OF 96 NORTH BUILDING TO REMAIN THE SAME
4. NEW BUILDINGS = OFFICES WITH ACCESSORY STORAGE IN REAR
5. PARKING REQUIRED AND PROVIDED = 31
6. 88 NORTH PARCEL ADD 8 PARKING
7. PLAN WILL WORK WITH OR WITHOUT 88 NORTH PARCEL
8. 4-5 PARCELS LIKELY NEED TO BE COMBINED FOR ONE SITE PLAN
9. LANDSCAPING = 0.10 AC. NIC 88 N
10. R.O.S. MAP TO BE PREPARED
11. SKETCH PREPARED BY STEPHEN SOWBY, P.E. 22 AUG 2022

AMERICAN FORK CITY **MEETING DATE:** February 8th, 2023

PLANNING COMMISSION

AGENDA TOPIC:

Public hearing and recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance

BACKGROUND:

Rock crushing provides basic road and building material by reducing the size and changing the classification of the material. This process while important has the potential to emit small dust particles which degrade air quality and can pose risk to those who are in the affected area.

Potential Motions – Code Text Amendment

APPROVAL

Move to recommend approval of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

DENIAL

Move to recommend denial of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

TABLE

Move to table action on the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance, and instruct staff/developer to……

ORDINANCE NO. 2023 - ___ - ___

AN ORDINANCE CREATING SECTION __-__-__ OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO ROCK CRUSHING AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the American Fork City Council finds it in the best interest of the City to regulate rock crushing within the City;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the city council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Chapter __-__-__ of the Municipal Code of American Fork City, relating to Temporary Rock Crushing, shall read as follows:

__-__-__ Permanent Rock Crushing Prohibited.

Permanent rock crushing shall be prohibited within the municipal boundaries of American Fork City.

__-__-__ Temporary Rock Crushing.

A. Temporary rock crushing is permitted only if the following standards are met:

    1. A temporary rock crushing permit, as outlined in this chapter, is obtained.

        i. A separate Land Disturbance Permit may be required by the City's Public Works director based upon the characteristics of the operation.

    2. Rock crushing is a temporary, ancillary use of the subject property.

3. The subject property is in the industrial zone or the public facilities zone

4. The subject property has received site plan, tentative plat or final plat approval for construction or is an approved public facility.

5. Rock crushing equipment has a valid Utah Department of Environmental Quality air contaminant discharge permit or meets the Utah Division of Air Quality small source exemption requirements.

6. Operation at any given location may not exceed 100 hours in any given calendar year.

7. The duration of the temporary rock crushing activity is for no more than 21 consecutive days from the date of issuance of the permit.

8. Rock crushing occurs Monday through Friday, between 8:00 a.m. and 5:00 p.m., and not on legal holidays.

9. Rock crushing equipment is removed from the site within 14 calendar days of completing the crushing activity.

10. The rock crushing equipment is set up at least 100 feet from any property line and at least 200 feet from any occupied building.

11. Water is available and utilized to provide dust control.

12. Only one permit may be issued toward the same effort in any given calendar year.

B. Application Requirements. An application for a temporary permit for on-site rock crushing shall contain at least the following:

1. A detailed explanation of the proposed purpose of rock crushing activities, including:

    i. An approved grading/clearing plan and restoration/development plan.

    ii. An estimate of the amount of material to be processed.

    iii. An estimate of the amount of material to be used on site and the amount to be removed if any.

    iv. The duration and operating characteristics of the rock crushing activity.

    v. Operating hours

    vi. Type of equipment to be used for crushing activities.

2. A map drawn to scale showing:

i. The location of property boundaries.

ii. Setbacks to the rock crushing activity.

C. Revocation of a Temporary Permit.

1. Any permit for temporary permit for rock crushing granted in accordance with the terms of this section may be revoked if any of the conditions or terms of such permit are violated.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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

SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby.
This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this ____ day of _____, 2023.

_____
Bradley J. Frost
American Fork City Mayor

ATTEST:

_____
Terilyn Lurker
City Recorder

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 8, 2023

AGENDA TOPIC:

Review and action on a Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		34 W 100 N
Applicants:		DBN Tax, Talmage Swindle
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	General Commercial
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	R4-7500
	South	CC-1
	East	R4-7500, CC-1
	West	R4-7500, CC-1

BACKGROUND:

The applicant is applying for a Site Plan approval for DBN Tax Project, for a new commercial development in the CC-1 Zone, located in the area 34 W 100 N. The proposal consists of 1 lot intended for commercial development. The entire development parcel consists of approximately 0.47 acres.

Due to the development being in the CC-1 zone, the Planning Commission is the approval body for the Site Plan.

Action was previously taken on this and the project was recommended to be tabled The issues previously raised have not been addressed.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Outstanding DRC comments still need to be addressed.

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).

STAFF RECOMMENDATION:

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we approve the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

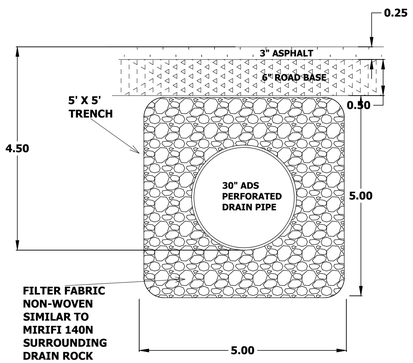
DENIAL

Mr. Chairman, I move that we deny the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

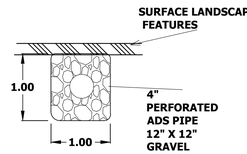
TABLE

Mr. Chairman, I move that we table action on the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, and instruct the developer/staff to _____.

LINEAR SUMP DETAIL



ROOF DRAIN SUMP



GENERAL NOTES

1. SUBDIVISION. THIS SITE PLAN IS NOT A SUBDIVISION. IT IS A SITE PLAN FOR EXPANDING AN EXISTING COMMERCIAL BUILDING IN THE CC-1 ZONE ON AN EXISTING LEGAL LOT.
2. PARKING. TOTAL NEW BUILDING ADDITION = 4084 SF COUNTING 2 LEVELS. EXISTING BUILDING = 1916 SF. TOTAL = 6000 SF. PARKING REQUIRED = 4/1000 SF = 24 SPACES. PARKING PROVIDED ON SITE = 30 SPACES INCLUDING 1 ADA.
3. WATER SERVICE. THERE IS AN EXISTING WATER SERVICE LINE AND METER SERVING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING IN THE BASEMENT AND TO THE REAR OF THE EXISTING BUILDING, AND BE EXTENDED ABOUT 20' TO RESTROOMS IN THE NEW ADDITION. A NEW FIRE HYDRANT AND 6" WATER LINE WILL SERVICE THE BUILDING FIRE SUPPRESSION SPRINKLERS.
4. SEWER SERVICE. THERE IS AN EXISTING SEWER LATERAL ENTERING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING NEAR THE REAR OF THE EXISTING BUILDING AND EXTENDED ABOUT 12' TO RESTROOMS IN THE NEW ADDITION.
5. STORM DRAINAGE. CALCULATIONS ARE SUBMITTED IN A SEPARATE DOCUMENT. THE MAIN IDEA IS THAT ALL STORMWATER IS CONTAINED ON SITE IN UNDERGROUND LINEAR SUMPS. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION AND FOR A FEW SMALL ROOF DOWNSPOUTS TERMINATING IN SMALL DRAINS.
6. PRESSURE IRRIGATION SERVICE. THERE IS AN EXISTING SERVICE TO THE SITE. ANY WATER NEEDED FOR LANDSCAPING FOR THE FUTURE ADDITION WILL CONNECT IN FRONT OF THE EXISTING HOME AND BE ROUTED TO WHERE NEEDED ON SITE.
7. EROSION CONTROL PLAN. A SWPPP WILL BE PREPARED FOR THE NEW ON-SITE CONSTRUCTION WITH THE BUILDING PERMIT ONCE SITE PLAN APPROVAL IS GRANTED.
8. LANDSCAPE PLAN. THE LANDSCAPE PLAN IS SHOWN HEREON. ALL LANDSCAPED AREAS SUCH AS PARKING STRIPS, ISLANDS, AND BEHIND CURBS WILL BE SIMILAR TO EXISTING FRONT YARD ROCK-SCAPE AND SMALL SHRUBS. SOIL WILL BE COMPACTED AND A WEED BARRIER INSTALLED BEFORE SURFACE LANDSCAPING FEATURES ARE PLACED.NO IRRIGATION LINE NEEDED TO PLANTER AREAS.
9. FIRE HYDRANTS. THERE ARE THREE EXISTING FIRE HYDRANTS WITHIN 250' OF THIS SITE. AN ADDITIONAL HYDRANT WILL BE CONSTRUCTED WITHIN 100' OF THE PROPOSED BUILDING.
10. PROPERTY SURVEY. THE PROPERTY SURVEY WAS COMPLETED BY APEX ENGINEERING, SPENCER MCCUTCHEON, RLS.
11. TITLE REPORT. SUBMITTED SEPARATELY.
12. ACCESS FROM A PUBLIC ROAD. THIS SITE HAS TWO ACCESSES TO A PUBLIC ROAD (100 NORTH ST. AND WEST LANE).
13. STANDARD DETAILS. SEE STANDARD AMERICAN FORK CITY DETAILS 15.1 AND 15.2 FOR CURBS, GUTTERS, AND CATCH BASINS.
14. LINEAR SUMP. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION.
15. SOILS INFORMATION. SEE INFORMATION IN TABLE HEREON.
16. ENGINEER FOR THIS SITE = STEPHEN SOWBY, P.E. stevesowby@yahoo.com. 801-636-7150
17. SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARD DRAWINGS AND SPECIFICATIONS.
18. FENCE. BEFORE LANDSCAPING BEGINS, OWNER TO DECIDE IF TO REMOVE, REPAIR, OR REPLACE EXISTING FENCE.
19. SEWER. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPETED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
20. UTILITIES. ALL NEW AND EXISTING UTILITIES WITHIN AND ADJACENT TO THE SUBDIVISION AND WITHIN ALL RIGHTS-OF-WAY REQUIRING IMPROVEMENTS BY THE SUBDIVISION OR DEVELOPMENT SHALL BE LOCATED UNDERGROUND PER 17.8.409
21. GROUNDWATER. PROVIDE MONITORING WELLS FOR GROUNDWATER LESS THAN 8' BELOW NATIVE SURFACE PER SENSITIVE LAND ORDINANCE.
22. FIRE SPRINKLERS. NEW BUILDING WITH HAVE SPRINKLER FIRE SUPPRESSION SYSTEM.
23. FIRE WALL. NEW BUILDING TO BE CONSTRUCTED WITH 2 HOUR FIRE WALL ADJACENT TO THE EXISTING BUILDING.

show PUE/dimensions

Please confirm this with Planning
per Sec.17.12.214 Nonconforming building or structure. A building, or structure, or portion thereof which does not conform with the current setback, height or other zoning regulations applicable to the structure, but which legally existed before the effective date of the now controlling regulations.

per Sec 17.1.502 Nonconforming Uses May Be Extended Within Same Building - Limitations
Nonconforming uses within a building may be extended through the same building in which said nonconforming use is located provided:
That no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this code, the addition of a solar energy device to a building shall not be construed as a structural alteration.
That such increase or extension is required to comply with an order to improve issued by a health or safety official acting in his official capacity.

per sec 17.4.401 CC-1 Zone- "D-Special provisions"

Include fire hydrant detail. Move fire hydrant into the ROW, 18" behind curb

Show the location of existing RMP infrastructure. Coordinate with RMP to relocate underground

per city Engineer, If the overhead utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.

Show how you're proposing to tie into the existing ground. Provide existing and proposed grades at property lines

Show the location of the groundwater monitoring station

per American Fork Sensitive Lands

American Fork City
Development Review
Committee

PLANNING & ZONING REVIEWED
TVANEKELENBURG
11/21/22

Fire Department
Reviewed
M. Sacco 11/28/2022

Engineering Division
Reviewed
jhsu 11/30/2022

SITE SOILS INFORMATION

THE ENTIRE SITE IS COVERED WITH Se SOIL.
STEED GRAVELLY SANDY LOAM

A TYPICAL PROFILE IS THE FOLLOWING:

A1 - 0 TO 7 INCHES: GRAVELLY SANDY LOAM
C1 - 7 TO 31 INCHES: EXTREMELY GRAVELLY LOAMY SAND
C2, C3 - 31 TO 60 INCHES: EXTREMELY GRAVELLY SAND

OTHER PROPERTIES ARE:
SLOPE: 0 TO 3 PERCENT
DEPTH TO RESTRICTIVE FEATURE: MORE THEN 80 INCHES
DRAINAGE CLASS: WELL DRAINED
INFILTRATION; MEDIUM TO RAPID
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat): HIGH (2.00 TO 6.00 IN/HR)
DEPTH TO WATER TABLE: ABOUT 48 TO 72 INCHES
FREQUENCY OF FLOODING: NONE, OCCASIONAL
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM CONTENT: 40 PERCENT
MAXIMUM SALINITY: NON SALINE TO VERY SLIGHTLY SALINE (0.0 TO 2.0 MMHOS/CM)
SODIUM ADSORPTION RATIO, MAXIMUM: 5.0
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: LOW (ABOUT 3.5 INCHES)

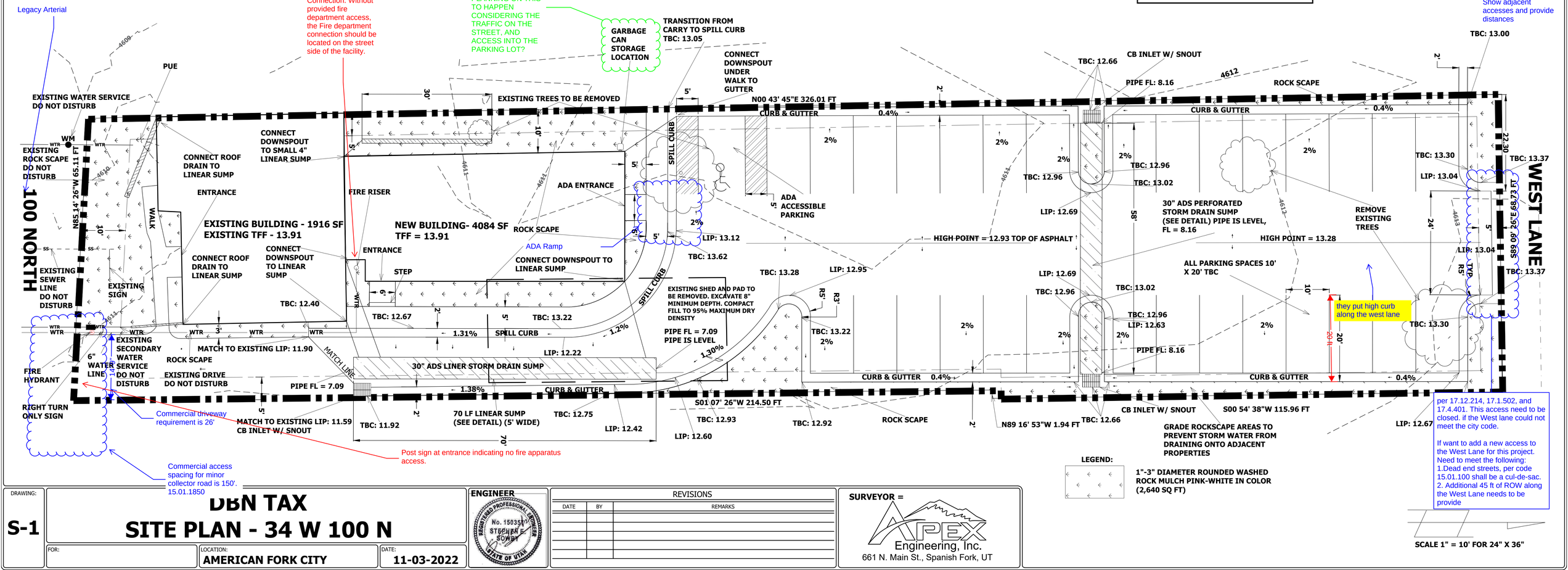
Include notes addressing assumptions made in geotechnical report, and earthwork prep/backfilling.

Legacy Arterial

Provide location of Fire Department Connection. Without provided fire department access, the Fire department connection should be located on the street side of the facility.

CAN WE GET SOME DETAILS ON TRASH PICKUP AND HOW YOU ARE PLANNING ON THIS TO HAPPEN CONSIDERING THE TRAFFIC ON THE STREET, AND ACCESS INTO THE PARKING LOT?

Show adjacent accesses and provide distances



Commercial driveway requirement is 26'

Commercial access spacing for minor collector road is 150'. 15.01.1850

Post sign at entrance indicating no fire apparatus access.

per 17.12.214, 17.1.502, and 17.4.401. This access need to be closed. if the West lane could not meet the city code.

If want to add a new access to the West Lane for this project. Need to meet the following:
1.Dead end streets, per code 15.01.100 shall be a cul-de-sac.
2. Additional 45 ft of ROW along the West Lane needs to be provide

SCALE 1" = 10' FOR 24" X 36"

DRAWING: S-1

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: AMERICAN FORK CITY

DATE: 11-03-2022

ENGINEER

REGISTERED PROFESSIONAL ENGINEER
No. 150357
STEPHEN E. SOWBY
STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT



DRAWING:

S-2

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: **AMERICAN FORK CITY**

DATE: **11-03-2022**

ENGINEER

REGISTERED PROFESSIONAL ENGINEER
No. 150357
STEPHEN F. SOWBY
STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

SCALE 1" = 40' FOR 24" X 36"



DRAWING:

S-3

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: **AMERICAN FORK CITY**

DATE: **11-03-2022**

ENGINEER

REGISTERED PROFESSIONAL ENGINEER
No. 150357
STEPHEN F. SOWBY
STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

SCALE 1" = 40' FOR 24" X 36"

DBN TAX BUILDIGN SITE – 34 W 100 N, American Fork Utah
RESPONSE TO CITY COMMENTS AS OF 15 NOV 2022

GEOTECHNICAL REPORT

NOTES FROM ENGINEERING AND FIRE

pls show in plan

PUE's. PUE shown except where the current building is located. 10' in front and 5' sides and rear
STORM WATER. All the storm water is designed to be retained on the property in the large sumps and rock mulch in front landscaping. This includes the tiny amount in the 2' wide rock mulch behind the curb in the back yard.
FIRE HYDRANTS. There are 3 fire hydrants within 250 feet of the building as stated on the plan. However, a new hydrant will be constructed in the planter strip in the SE portion of the site near the driveway. Note 3 on original submittal changed to reflect this.
TWO WATER SERVICES? The service in the SE portion of the site is secondary water.
NEW FIRE LINE. A new 6" fire line will be added to the plan. It will tap into the City line in 100 North St. proceed northerly into the site parallel to and 3' East of the existing building. It will terminate near the SE corner of the new addition where a FDC and riser will be located.
SIGHT DISTANCE. Sight distance is currently provided – there are no obstructions. Sheets S-2 and S-3 have been added to show this.
RIGHT IN RIGHT OUT. We have a note to show location of "right turn only' signage upon exit from property.
DRIVEWAY WIDTH SOUTH END. This is an existing driveway and will maintain its approved use. The Fire Marshall approved based on fire sprinkling and new hydrant. Cross access was rejected by neighboring property owner.
ADA RAMPS. We will add labeling for ADA ramp as requested.

need to show the grades

EXISTING SHED FOUNDATION. Note added to specify type and depth of replacement materials
EXISTING AND PROPOSED PARKING LOT GRADES. Discussed with city and we agreed that the information shown is sufficient.
WEST LANE. We will have a high back curb along west lane.
TRASH. Trash/garbage service will be as is currently provided with a residential container. Location of storage is shown on plans with a note.
COMMERCIAL DRIVEWAY WIDTH NORTH END. Access to West lane has been removed
DEPTH TO GROUNDWATER. This is not a problem because the bottom of the linear sump pipe will still be 3' above the existing GW depth. With the addition of the parking lot subgrade and asphalt, the depth to GW will be > 8'. A Note was provided to provide monitoring well for groundwater depths less than 8'
SANITARY SEWER NOTE. The note will be added but not needed since there is already an existing lateral that will be used.
UNDERGROUND UTILITIES. Note added but the RMP facilities will not be impacted and therefore do not need to be relocated underground.
COVER SHEET. Discussion with city and agreement that this is not necessary.

per city Engineer, If the overhead utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.