

AMERICAN FORK CITY COUNCIL
FEBRUARY 28, 2023
*AMENDED - 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, February 28, 2023, 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 February 7, 2023, work session minutes.
2. Approval of the February 14, 2023, city council minutes.
3. Acceptance of an easement at 756 East Quality Drive, Lot #1 Utah Valley Business Park Plat "M".
4. Ratification of city payments (February 8, 2023, to February 21, 2023) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on an ordinance approving a zone change for property located at approximately 96 North 350 West, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone.
2. Review and action on approval of a first amendment to the lease agreement between American Fork city and GSTC Foundation for the golf practice facility at Fox Hollow Golf Course.
- *3. Review and action on a resolution approving adjustments to charges for special events.
- *4. Review and action on the award of the 18" Culinary Water Line Project - Segment 4 Construction to Condie Construction Company LLC.
5. Consideration and action to enter into a closed session to discuss items described in Utah State Code 52-4-204 and 52-4-205.
6. Adjournment.

Dated this 27th day of February 2023.



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
FEBRUARY 28, 2023**

Department Public Works

Director Approval Susan GoebelCanning

AGENDA ITEM Easements for Utah Valley Business Park Plat M

SUMMARY RECOMMENDATION

It is recommended to accept the easements at Utah Valley Business Park Plat M.

BACKGROUND

It was anticipated at the June, 8, 2022 approval for American Fork Industrial Flex project that they would need to submit easement documentation to the City. The requirements for easements are found in section 15.01.110 of the Municipal Code.

BUDGET IMPACT

None

SUGGESTED MOTION

Move to approve accepting the easements at Utah Valley Business Park Plat M.

SUPPORTING DOCUMENTS

AF Industrial Flex Waterline Easement (PDF)

Storm Drain Easement_REV012023 - Signed (PDF)

Public Utility Easement_REV012023 - Signed (PDF)

After recording return to:

American Fork City
Attn: City Recorder
51 East Main Street
American Fork, Utah 84003

WATERLINE UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto AMERICAN FORK CITY, a Utah municipal corporation, as Grantee, its successors and assigns, a perpetual easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer and/or water pipelines, laterals, manholes, and other sewer and/or water transmission and distribution structures and facilities. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto and incorporated herein by this reference.

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities; provided, however, that Grantee and its agent will enter upon the easement and Grantor's property at their sole risk and hazard. Grantee and Grantee's agents accept the easement granted herein and all aspects thereof in their "AS IS," WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS," including, but not limited to, both latent and patent defects, the existence of hazardous materials, if any, and any other easements, rights, or other encumbrances affecting the same.

At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement. Notwithstanding the foregoing, Grantor reserves the right to use the easement area for any use not inconsistent with Grantee's permitted use of the easement granted herein.

Grantee shall, at its sole cost and expense, maintain and repair any Grantee-owned infrastructure located within the easement in good order and condition. Grantee shall promptly repair any damage to the Grantor's property caused by Grantee and/or Grantee's agents as set forth in Utah Code Ann. §54-3-27(2)(b).

Grantee shall maintain, and ensure that all of Grantee's agents maintain, policies of insurance which, at a minimum, are sufficient to ensure Grantee's obligations as set forth herein. Without limiting the foregoing, Grantee may fulfill its insurance obligations under this provision by means of self-insurance.

Nothing contained herein shall be deemed to be a gift or dedication of any portion of Grantor's property to the general public or for the general public or for any public purpose whatsoever, nor do the provisions herein create any third-party beneficiary rights in any person not specifically benefited by the terms and provisions hereof.

Approved as to form: American Fork City Attorney

This agreement shall be governed and construed in accordance with the laws of the State of Utah. In the event any legal action or proceeding for the enforcement of any right or obligation herein contained is commenced, the prevailing party in such action or proceeding shall be entitled to recover its costs and reasonable attorneys' fees. This agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all of such counterparts shall constitute one and the same agreement.

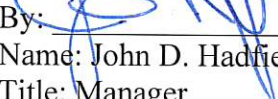
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE FOLLOWS]

Attachment: AF Industrial Flex Waterline Easement (Easements for Utah Valley Business Park Plat M)

In witness whereof, Grantor has executed this easement this ____ day of _____, 2022.

"GRANTOR"

JD XVIII, LLC,
a Utah limited liability company

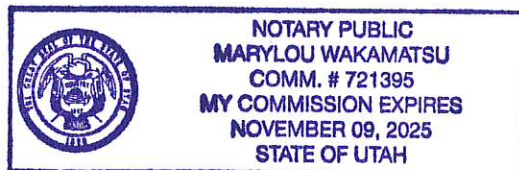
By: 
Name: John D. Hadfield
Title: Manager


State of Utah

:ss

County of Utah

On the 30 day of June, 2022, personally appeared before me John D. Hadfield, who acknowledged to be the Manager of JD XVIII, LLC, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.




Notary Public

Attachment: AF Industrial Flex Waterline Easement (Easements for Utah Valley Business Park Plat M)

ACCEPTED BY:

AMERICAN FORK CITY

Bradley J. Frost, Mayor

State of Utah

:ss

County of Utah

On the _____ day of _____, 2022, personally appeared before me Bradley J. Frost, who acknowledged to be the Mayor of American Fork City, and that he, as Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

Attachment: AF Industrial Flex Waterline Easement (Easements for Utah Valley Business Park Plat M)

Exhibit "A"

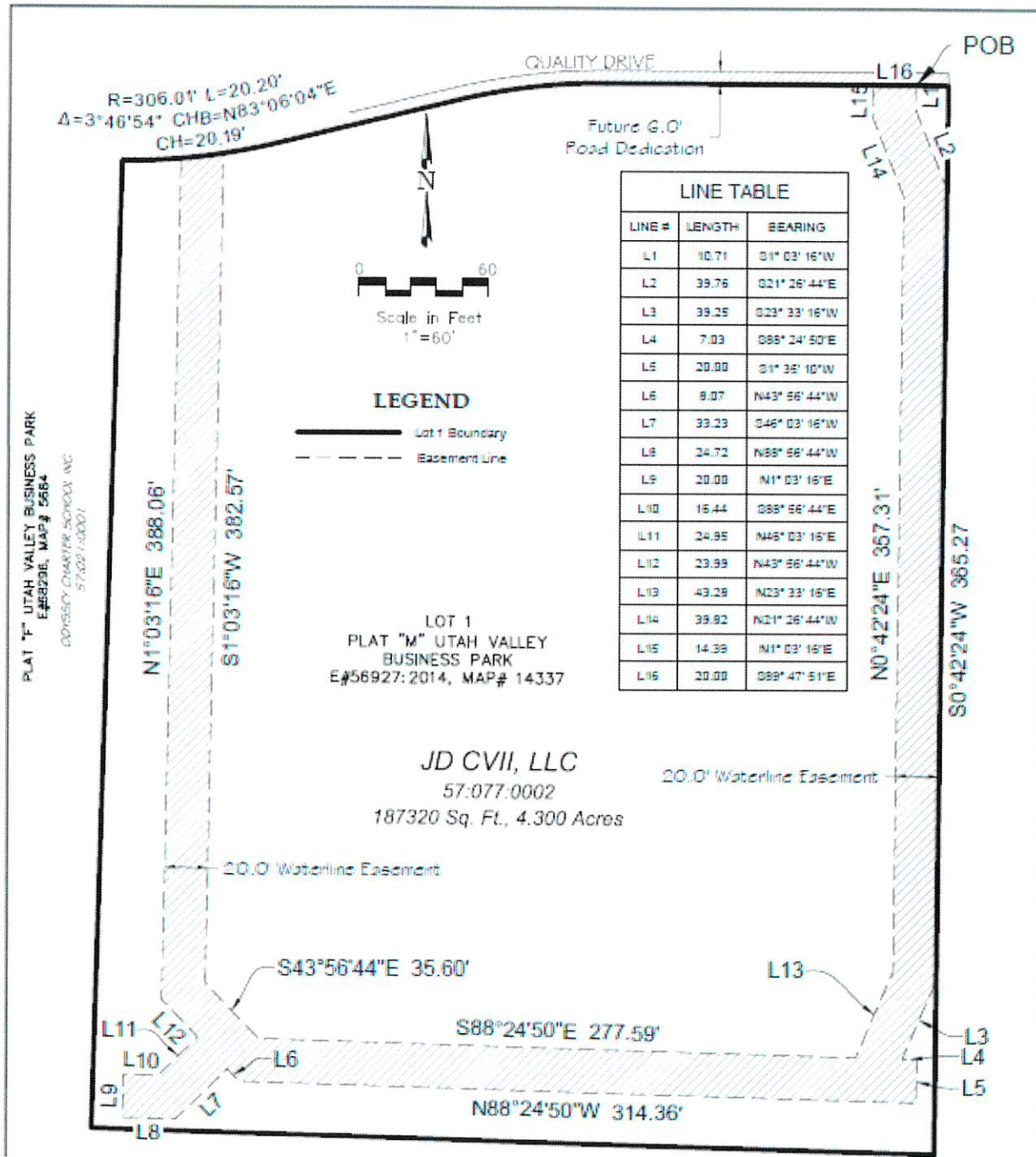
A waterline easement being a part of Lot 1, Plat "M" Utah Valley Business Park recorded August 14, 2014 as Entry No. 56927:2014 having Map# 14337 in the Office of the Utah County Recorder. Said easement is located in the Northeast Quarter of Section 25, Township 5 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point, which is 6.00 feet S. 00°42'24" W. (R=S 0°42'08" W) and 14.93 feet N. 89°47'51" W. from the northeasterly corner of said Lot 1; thence S. 01°03'16" W. 10.71 feet; thence S. 21°26'44" E. 39.76 feet; thence S. 00°42'24" W. (R=S 0°42'08" W) 365.27 feet; thence S. 23°33'16" W. 39.25 feet; thence S. 88°24'50" E. 7.03 feet; thence S. 01°35'10" W. 20.00 feet; thence N. 88°24'50" W. 314.36 feet; thence N. 43°56'44" W. 8.07 feet; thence S. 46°03'16" W. 33.23 feet; thence N. 88°56'44" W. 24.72 feet; thence N. 01°03'16" E. 20.00 feet; thence S. 88°56'44" E. 16.44 feet; thence N. 46°03'16" E. 24.95 feet; thence N. 43°56'44" W. 23.99 feet; thence N. 01°03'16" E. 388.06 feet to a point of non-tangency with a 306.00 – foot radius curve to the left, concave northerly (Radius point bears N. 05°00'29" W.); thence Easterly 20.20 feet along the arc of said curve, through a central angle of 03°46'54" (Chord bears N. 83°06'04" E. 20.19 feet); thence S. 01°03'16" W. 382.57 feet; thence S. 43°56'44" E. 35.60 feet; thence S. 88°24'50" E. 277.59 feet; thence N. 23°33'16" E. 43.28 feet; thence N. 00°42'24" E. 357.31 feet; thence N. 21°26'44" W. 39.82 feet; thence N. 01°03'16" E. 14.39 feet; thence S. 89°47'51" E. 20.00 feet to the Point of Beginning.

The above-described easement contains 24,876 sq ft in area or 0.571 acres, more or less.

BASIS OF BEARING: S. 89°35'36" E. along the Section line between the North Quarter corner and the Northeast Corner of said Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Exhibit "B"



Attachment: AF Industrial Flex Waterline Easement (Easements for Utah Valley Business Park Plat M)

After recording return to:
 American Fork City
 Attn: City Recorder
 51 East Main Street
 American Fork, Utah 84003

STORM DRAIN EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, and sets over unto **AMERICAN FORK CITY, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual easement to install, maintain, operate, repair, remove, replace, or relocate storm drain facilities and the rights of ingress and egress within the storm drain easement for public utility employees, contractors, and agents.

A storm drain easement being a part of Lot 1, Plat "M" Utah Valley Business Park recorded August 14, 2014 as Entry No. 56927:2014 having Map# 14337 in the Office of the Utah County Recorder. Said easement is located in the Northeast Quarter of Section 25, Township 5 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly line of said Lot 1, Plat "M" Utah Valley Business Park which is 152.51 feet N. 01°36'30" E. (R=N 1°35'24" E) from the southwesterly corner of said Lot 1; thence N. 01°36'30" E. (R=N 1°35'24" E) 25.02 feet along said westerly line of Lot 1; thence S. 86°19'07" E. 34.79 feet; thence S. 01°35'10" W. 127.73 feet; thence S. 88°24'50" E. 295.83 feet; thence N. 34°11'19" E. 57.18 feet; thence N. 00°18'01" W. 346.24 feet; thence N. 86°57'47" W. 253.60 feet; thence N. 01°31'24" E. 15.00 feet; thence N. 76°33'37" E. 35.29 feet; thence S. 86°57'47" E. 243.74 feet; thence S. 00°18'01" E. 356.61 feet; thence N. 72°03'12" E. 3.83 feet to the easterly line of said Lot 1; thence S. 00°42'24" W. (R=S 0°42'08" W) 26.39 feet along said easterly line of Lot 1; thence S. 72°03'12" W. 8.20 feet; thence S. 34°11'19" W. 70.46 feet; thence N. 88°24'50" W. 334.52 feet; thence N. 01°35'10" E. 128.62 feet; thence N. 86°19'07" W. 9.79 to the **Point of Beginning**.

The above-described easement contains 28,961 sq ft in area or 0.665 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°34'30" E. along the Section line between the North Quarter Corner and the Northeast Corner of said Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Attachment: Storm Drain Easement_REV012023 - Signed (Easements for Utah Valley Business Park Plat M)

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. As a non-exclusive easement, Grantor shall have the right to use the easement area for purposes that do not interfere or limit the propose the easement granted herein. However, at no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

In witness whereof, the Grantor has executed this easement this 25 day of January, 2023

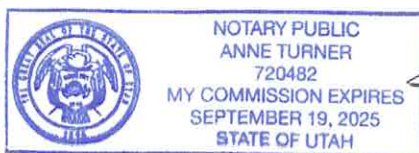
JD XVIII LLC

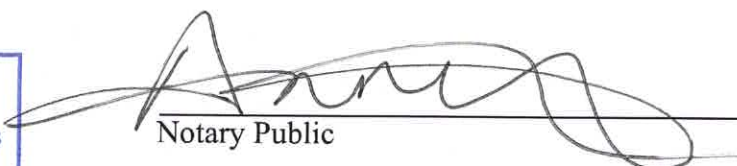
By: 

State of Utah

County of Utah :SS

On the 25th day of January, 2023, personally appeared before me Soren Hedfield, who acknowledged to be the Managing Member of JD XVIII, LLC and that he/she, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.




Notary Public

ACCEPTED BY:

AMERICAN FORK CITY

Bradley J. Frost, Mayor

QUALITY DRIVE
(72.0' PUBLIC ROW)

L7
L8

S86°57'47"E 243.74'

N86°57'47"W 253.60'

LINE TABLE

LINE #	LENGTH	BEARING
L1	9.79	N86° 19' 07"W
L2	25.02	N1° 36' 30"E
L3	34.79	S86° 19' 07"E
L4	8.20	S72° 03' 12"W
L5	26.39	S0° 42' 24"W
L6	3.83	N72° 03' 12"E
L7	35.29	N76° 33' 37"E
L8	15.00	N1° 31' 24"E



Scale in Feet
1"=60'

LEGEND

—— Lot 1 Boundary
- - - - Easement Line

N0°18'01"W 346.24'

S0°18'01"E 356.61'

LOT 1
PLAT "M" UTAH VALLEY BUSINESS PARK
E#56927:2014, MAP# 14337

JD XVIII, LLC

57:077:0002

184,962 Sq. Ft., 4.246 Acres

POB

L1
L2

N1°35'10"E 128.62'

L3

S1°35'10"W 127.73'

25.0' Storm Drain Easement

S88°24'50"E 295.83'

N88°24'50"W 334.52'

N34°11'19"E
57.18'

S34°11'19"W
70.46'

L4
L5
L6

EXHIBIT "B"

Attachment: Storm Drain Easement_REV012023 - Signed (Easements for Utah Valley Business Park Plat M)

Lot 1, Plat "M" Utah Valley Business Park
Storm Drain Easement

Assessor Parcel No:
57:077:0001

Part of the NE 1/4 of Section 25
Township 5 South, Range 1 East, S.L.B.&M.

PREPARED BY:

CIR

**CIVIL ENGINEERING
+ SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

January 05, 2023

Packet Pg. 11

Page 2 of 2

After recording return to:
 American Fork City
 Attn: City Recorder
 51 East Main Street
 American Fork, Utah 84003

UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, and sets over unto **AMERICAN FORK CITY, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual easement to install, maintain, operate, repair, remove, replace, or relocate public utility facilities and the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents.

A public utility easement being a part of Lot 1, Plat "M" Utah Valley Business Park Subdivision recorded August 14, 2014 as Entry No. 56927:2014 having Map# 14337 in the Office of the Utah County Recorder. Said easement is located in the Northeast Quarter of Section 25, Township 5 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 9.95 feet S. 00°42'08" W. along the easterly line of said Lot 1 and 15.00 feet West from the northeasterly corner of said Lot 1; thence S. 00°42'08" W. 6.00 feet along an existing 15.0' PUE & Storm Drain Easement; thence N. 89°47'45" W. 144.18 feet to a point of tangency with a 284.00 – foot curve to the left, concave southerly; thence Westerly 67.62 feet along the arc of said curve, through a central angle of 13°38'32" (Chord bears S. 83°22'59" W. 67.46 feet); thence S. 76°33'43" W. 86.87 feet to a point of tangency with a 316.00 – foot radius curve to the right, concave northerly; thence Westerly 64.89 feet along the arc of said curve, through a central angle of 11°45'58" (Chord bears S. 82°26'42" W. 64.78 feet) to an existing 10.0' public utility easement; thence along said existing easement the following five (5) courses: 1) N. 01°35'24" E. 6.01 feet to a point of non-tangency with a 310.00 – foot radius curve to the left, concave northerly (Radius point bears N. 01°44'07" W.); 2) thence Easterly 63.32 feet along the arc of said curve, through a central angle of 11°42'10" (Chord bears N. 82°24'48" E. 63.21 feet); 3) N. 76°33'43" E. 86.87 feet to a point of tangency with a 290.00 – foot radius curve to the right, concave southerly; 4) Easterly 69.05 feet along the arc of said curve, through a central angle of 13°38'32" (Chord bears N. 83°22'59" E. 68.89 feet); 5) S. 89°47'45" E. 144.23 feet to the **Point of Beginning**.

The above-described easement contains 2,181 sq ft in area or 0.050 acre, more or less.

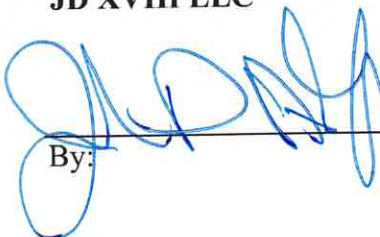
EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°35'36" E. per said Plat "M" Utah Valley Business Park Subdivision along the Section line between the North Quarter corner and the Northeast Corner of said Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. As a non-exclusive easement, Grantor shall have the right to use the easement area for purposes that do not interfere or limit the propose the easement granted herein. However, at no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

In witness whereof, the Grantor has executed this easement this 25 day of January, 2023.

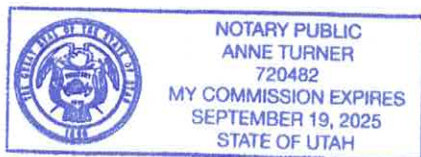
JD XVIII LLC

By: 

State of Utah

County of Utah :SS

On the 25th day of January, 2023, personally appeared before me John Hadfield, who acknowledged to be the Managing Member of JD XVIII LLC and that he/she, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.




Notary Public

ACCEPTED BY:

AMERICAN FORK CITY

Bradley J. Frost, Mayor

EXHIBIT "B"

QUALITY DRIVE
(72.0' PUBLIC ROW)

Existing 10.0' Slope #
Public Utility Easement

POB

S89°47'45"E 144.23'

N89°47'45"W 144.18'

C4

N76°33'43"E 86.87'

C3

C2

S76°33'43"W 86.87'

C1

JD XVIII LLC
57:077:0001

LOT 1

PLAT "M" UTAH VALLEY BUSINESS PARK
E#56927:2014, MAP# 14337
187.320 Sq Ft 4.300 Acres

Existing 10.0' PUE

Existing 15.0' PUE #
Storm Drain Easement

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	67.62	284.00	13°38'32"	S83° 22' 59"W	67.46
C2	64.89	316.00	11°45'58"	S82° 26' 42"W	64.78
C3	63.32	310.00	11°42'10"	N82° 24' 48"E	63.21
C4	69.05	290.00	13°38'32"	N83° 22' 59"E	68.89

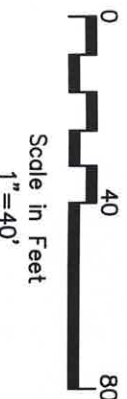
LINE TABLE

LINE #	LENGTH	BEARING
L1	6.00	S0° 42' 08"W
L2	6.01	N1° 35' 24"E

LEGEND

- Public Utility Easement
- Existing Easement
- Centerline of Road
- Boundary Line

Scale in Feet
1"=40'



Scale in Feet
1"=40'

PREPARED BY:



CIVIL ENGINEERING
+SURVEYING

Lot 1 Plat 'M' Utah Valley
Business Park
Public Utility Easement

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Part of the NE 1/4 of Section 25
Township 5 South, Range 1 East, S.L.B.&M.

May 3, 2022

Page 2 of 2



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
FEBRUARY 28, 2023**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action 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

SUMMARY RECOMMENDATION Planning Commission recommends approval with a 4:3 vote. Staff recommends denial due to an issue of spot zoning, and the underlying land use not conforming to the proposed zoning.

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.

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 a connection to the existing zone to support this zoning change. Due to the spot zoning issue and a land use designation which does not support a commercial zoning, staff does not recommend approval for the application of the zoning change to the CC-2 zone.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to deny the zone change for ABE Properties, located in the

area of 96 N 350 W, from the R3-7500 Residential Zone to the Central Commercial (CC-2) Zone.

Move to approve the zone change for ABE Properties, located in the area of 96 N 350 W, from the R3-7500 Residential Zone to the Central Commercial (CC-2) Zone.

Move to table the zone change for ABE Properties, located in the area of 96 N 350 W, from the R3-7500 Residential Zone to the Central Commercial (CC-2) Zone.

SUPPORTING DOCUMENTS

02.28.23 - Zone Change at 96 N 350 W (DOCX)

96N350W_ZoneChange_StaffReport(DOCX)

(10.13.2022) ABE Properties Zone Change Documents (PDF)

2023.02.22 ABE Properties Minutes (PDF)

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 96 NORTH 350 WEST FROM THE R3-7500 RESIDENTIAL ZONE TO THE CC-1 CENTRAL COMMERCIAL ZONE.**

WHEREAS, pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, the City is authorized to make and amend the official zoning map which designates property within the city limits into zones that regulate the use of buildings and structures and uses of land (the “Zone Map”); and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, the City has received a request from the property owner at 96 North 350 West (the “Property”) to amend the Zone Map changing the Property from the R3-7500 Residential zone to the CC-1 Central Commercial zone; and

WHEREAS, on February 22, 2023, the Planning Commission reviewed the proposed amendment to the Zone Map, after required advertising and public hearing thereon, and duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the Zone Map amendment with 4 members voting in favor and 3 members voting against; and

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

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

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 96 North 350 West be amended from the R3-7500 Residential zone to the CC-1 Central Commercial zone at 96 North 350 West as shows in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That this Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS 28th DAY OF FEBRUARY 2023.**

Bradley J. Frost, Mayor

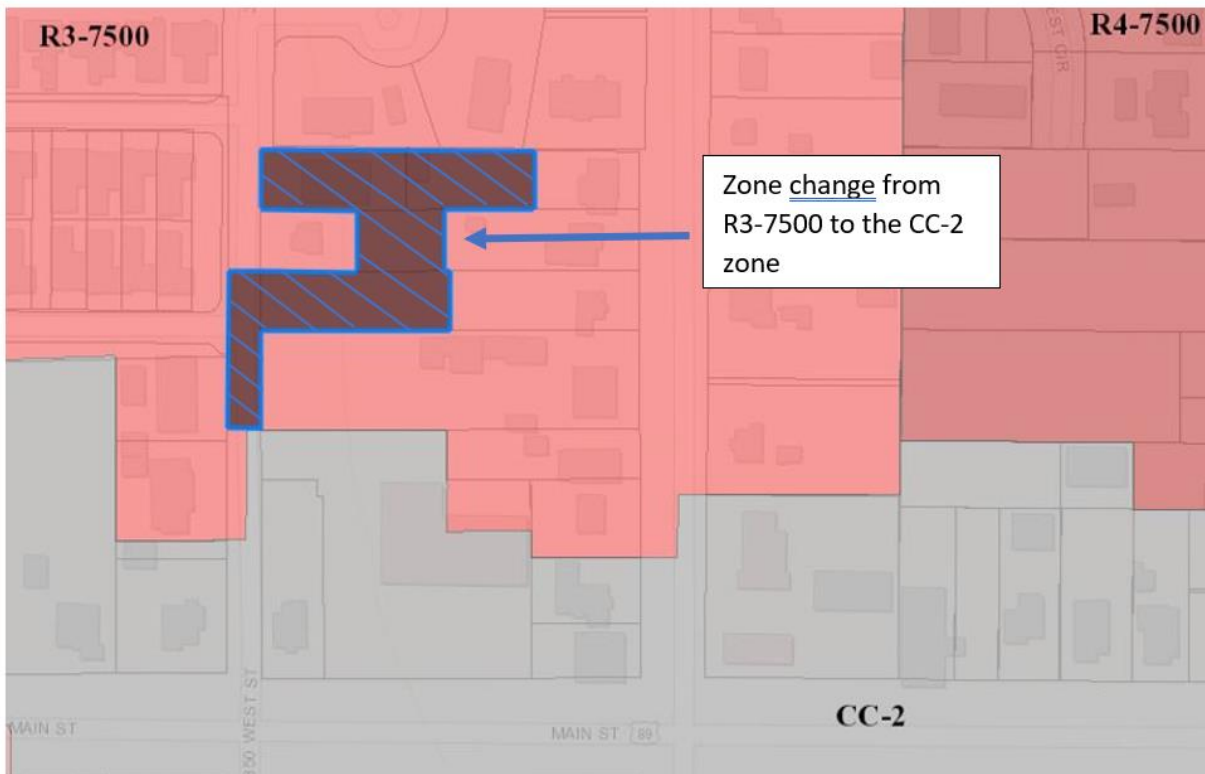
ATTEST:

Terilyn Lurker, City Recorder

Attachment: 02.28.23 - Zone Change at 96 N 350 W (ABE Properties)

EXHIBIT "A"

ZONE MAP



**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

Attachment: 96N350W_ZoneChange_StaffReport (ABE Properties)

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 _____.

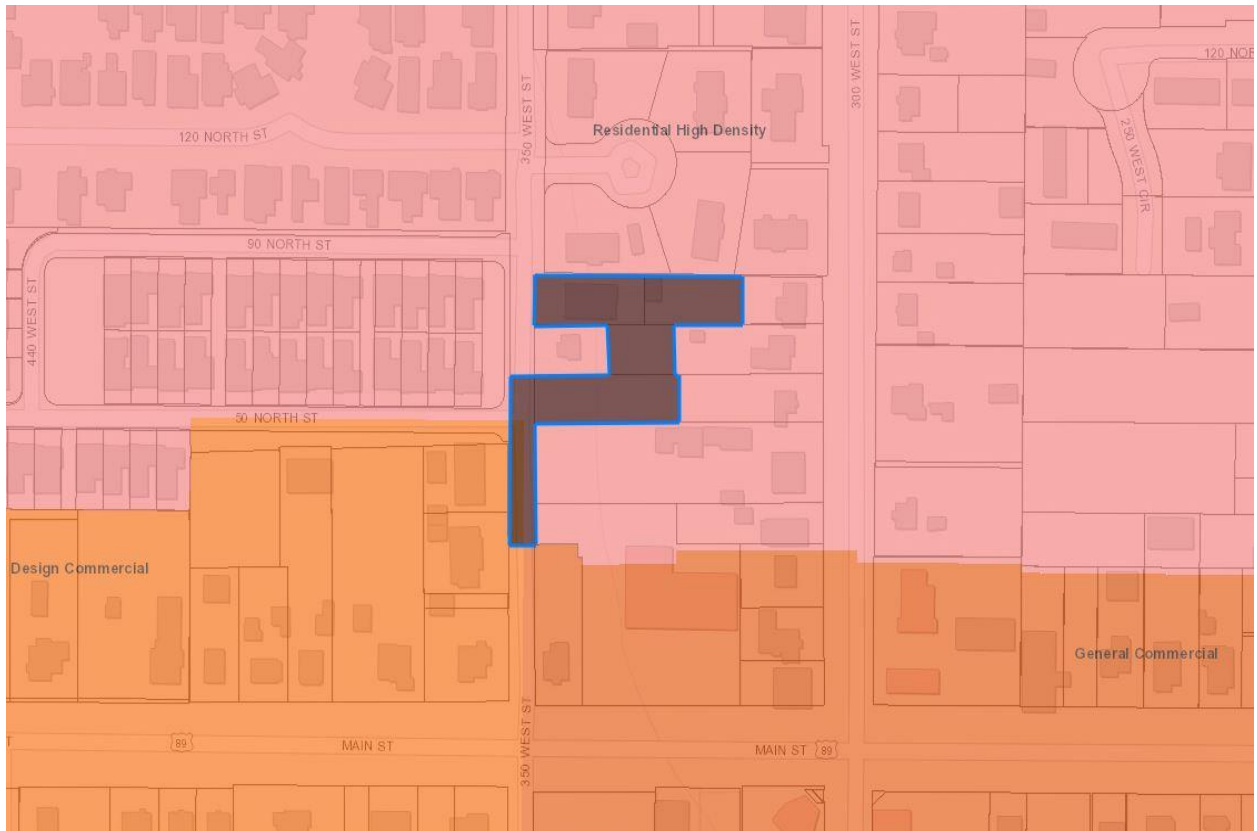


Figure 1. Land Use Types.

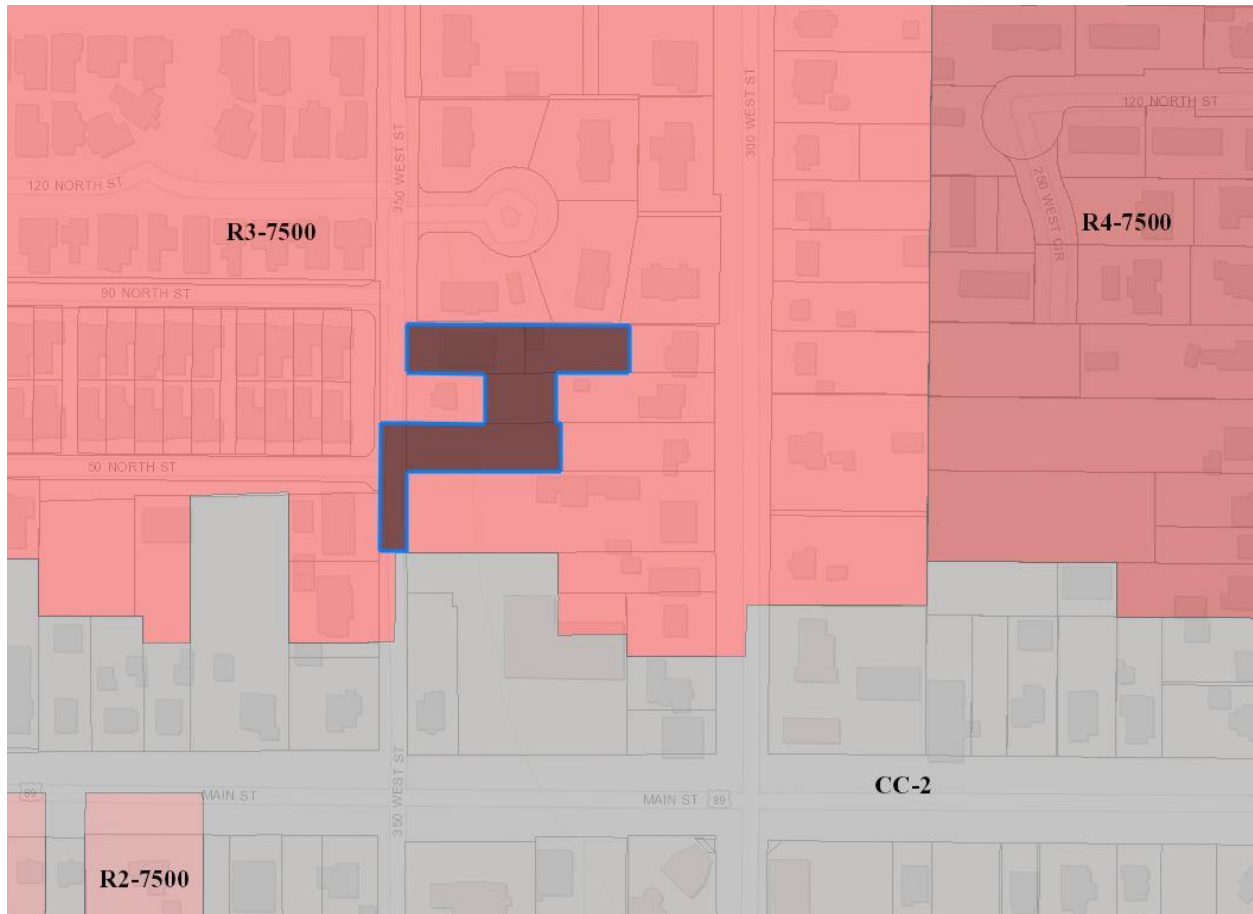


Figure 2. Zoning Types.



American Fork City
Development Review
Committee

Planning and Zoning Reviewed
TVANEKELEBURG
10/13/22

Engineering Division
Reviewed
jmortimer 10/12/2022

PROPOSED ZONE CHANGE

R3-7500 TO CC-2

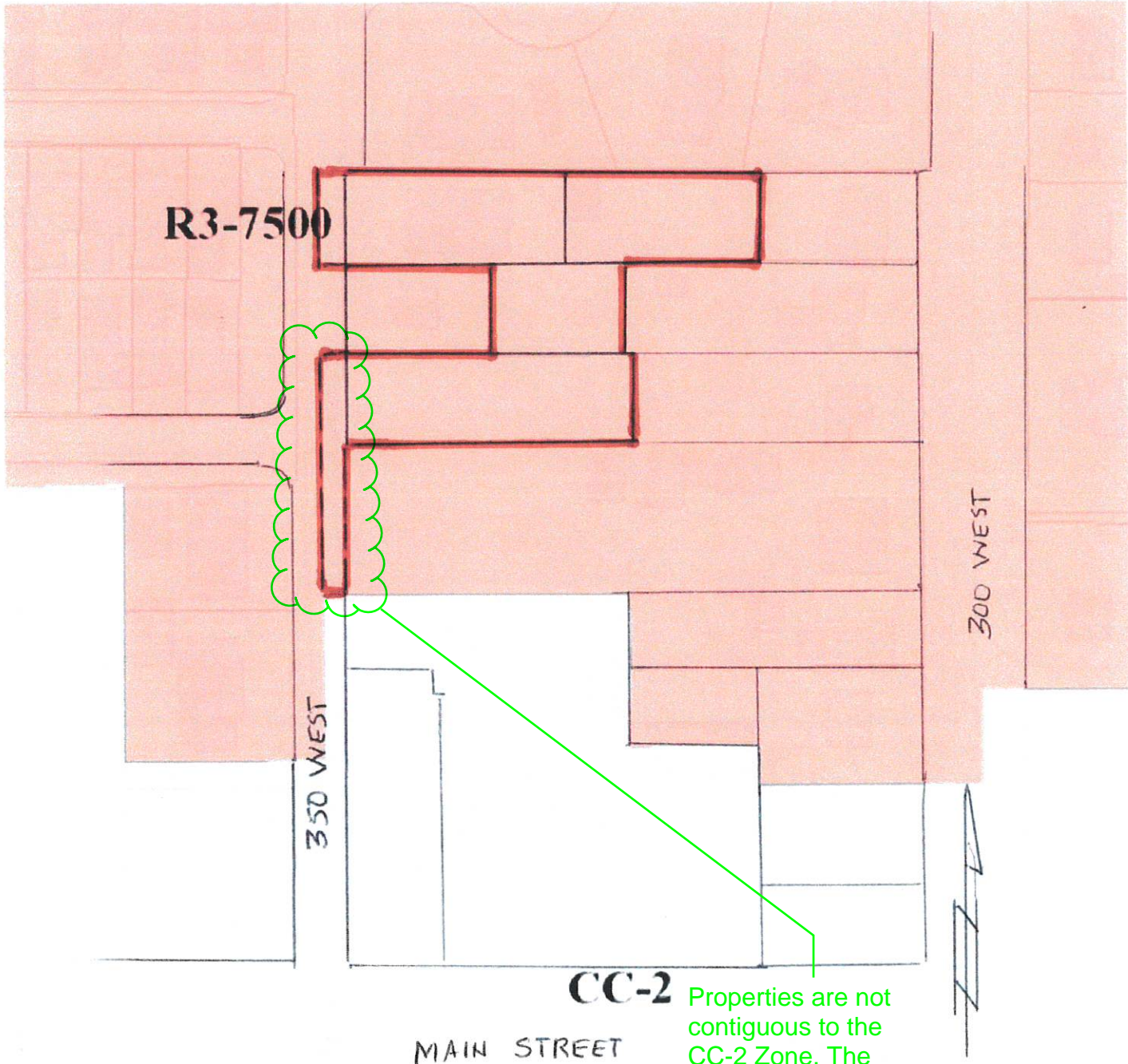
0.77 ACRES PLUS 1/2 ROADWAY

PREPARED SEPTEMBER 2022

NEXT STEP:

Proceed to Planning
Commission on November
2nd, 2022.

Fire Department
Reviewed
M. Sacco 10/10/2022



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

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.

W 90 NORTH ST

N 350 WEST ST

W 50 NORTH ST

55:148:0001
GSO ENTERPRISES, LLC
341 W 100 NORTH ST - AMERICAN FORK
Value: \$794,600 -- 0.34 acres
Entry# 24667-2009

12:072:0062
ABE PROPERTIES, LLC
66 N 350 WEST - AMERICAN FORK
Value: \$407,000 -- 0.21 acres
Entry# 71738-2022

12:072:0033
MISKIMEN, TIMOTHY L.
68 N 350 WEST - AMERICAN FORK
Value: \$274,500 -- 0.14 acres
Entry# 66848-1994

12:072:0022
ABE PROPERTIES, LLC
- AMERICAN FORK
Value: \$77,300 -- 0.12 acres
Entry# 71738-2022

12:072:0063
ABE PROPERTIES, LLC
- AMERICAN FORK
Value: \$105,100 -- 0.18 acres
Entry# 71738-2022

12:072:0038
MONEY KELLY (ET AL)
65 N 300 WEST - AMERICAN FORK
Value: \$336,900 -- 0.28 acres
Entry# 12669-2021

12:072:0039
ABE PROPERTIES, LLC
- AMERICAN FORK
Value: \$171,900 -- 0.26 acres
Entry# 71738-2022

12:072:0009
GRIFFEN, DAREN THOMAS and MICHEL
45 N 300 WEST - AMERICAN FORK
Value: \$304,200 -- 0.26 acres
Entry# 65817-2020

12:072:0010
KIRKPATRICK, ROBERT O and NANETTE
43 N 300 WEST - AMERICAN FORK
Value: \$504,600 -- 0.88 acres
Entry# 9313-2022

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



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.

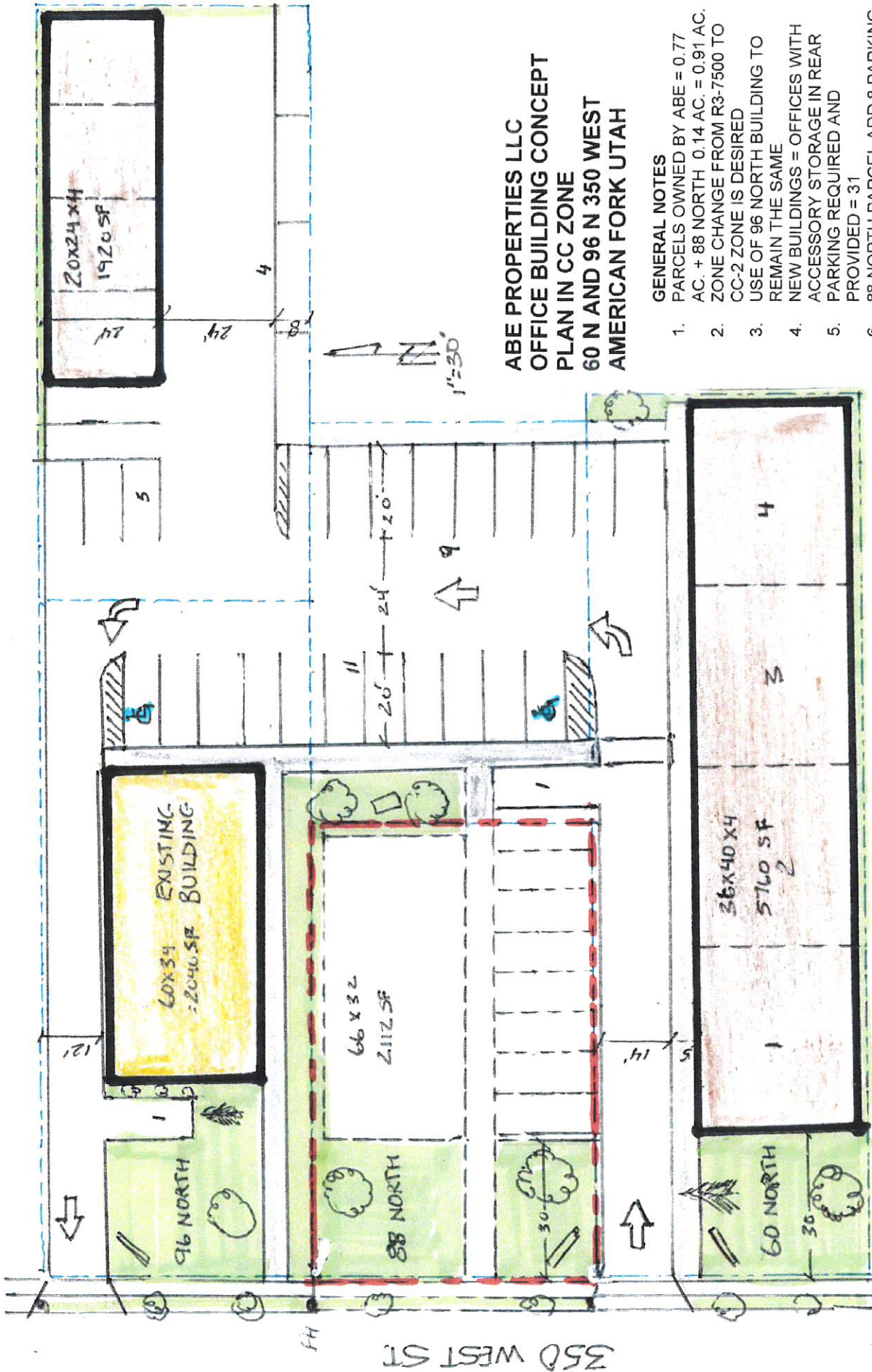
7. Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.

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

UNAPPROVED MINUTES

01.18.2023

to fill the role. It was agreed that all members of the Commission would qualify for the role, but ultimately Mr. Christiansen was the best candidate at this time. Mr. Christiansen stated that he feels honored to fill the role and has the capacity to do so at this time.

Harold Dudley motioned to approve Chris Christiansen as the new Planning Commission Vice Chairperson.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
Jenny Peay	AYE
Harold Dudley	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

3. 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.

Travis Van Ekelenburg reviewed the background information for action item number 3: 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 but has not followed staff's recommendations and instructions to submit a land use map

UNAPPROVED MINUTES

01.18.2023

amendment to support the zone change. Due to the leapfrogging, or spotted zoning, over the adjacent property staff and legal counsel 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.

Mr. Dudley stated his understanding that there would be work by staff to put forth a land use map amendment in congruence with the zone change. He noted that the report states the zone change is not congruent with the land use, and he wanted to clarify why the land use map was not initiated.

Mr. O'Brien stated that the land use amendment request would need to come from the applicant. Mr. Sowby was informed of the process via email communication on January 5th 2023, and at this time the city has not received a land use amendment application. Mr. O'Brien reiterated that a zone change and land use amendment would be appropriate if neighboring properties were also changing, but as it is currently it would create an island. Based on discussions with the city's legal counsel, it is the staff's opinion that without it being congruent, it does fall into spot zoning.

Mr. Van Ekelenburg stated that the staff offers the opportunity for applicants to meet with the staff and are available to answer questions throughout the process. He confirmed that no changes have been made to the application and it remained the same as what was presented at the November 02, 2022, Planning Commission meeting.

Mr. O'Brien stated staff had discussed the zone change with the property owners between the proposal and the existing CC-2 zone as requested by the Planning Commission to see if they were interested in coming on board as part of the multi-unit zoning change. Mr. Van Ekelenburg noted that the property owners, Nan and Bob Kirkpatrick, had met with staff and were at the meeting to discuss their opinion on the zone change.

UNAPPROVED MINUTES

01.18.2023

Mr. Steve Sowby represents the applicants and he stated that they chose not to make the land use map amendment application because they do not have the authority to do it as they do not own the property where the amendment would occur. He stated that he spoke with city staff and was told neither the city staff nor Mr. Sowby's team could not initiate the land use map amendment. Staff clarified that the applicant could not apply to change another property owners land use but this did not prohibit an application to change the land use of their property.

Mr. O'Brien stated that for a zone change to remain in conformity with the city's land use plan, a land use amendment would be required for the same properties that are undergoing a zone change request; from a staff perspective it's difficult to recommend a zone change for approval if the underlying land use does not conform. He gave a hypothetical example of a property having residential land use and commercial zoning; they do not sit well with one another.

Mr. Dudley asked Mr. Sowby what made him feel he could not apply for a land use map amendment. Mr. Sowby stated they did not initiate the application because it was his team's understanding that they would be unable to apply for a land use map amendment or a zone change on behalf of the Kirkpatrick's property.

Mr. Sowby restated his findings from the November 02, 2022, Planning Commission meeting that fifteen other areas in the city have a stem, half street annexation, four areas in the CC-2 with spot zoning, and eight areas in the adjoining GC-2 zone that are already islands. Because of these areas, he does not feel his team is out of bounds in asking for the zone change as he has seen it done in the city before. He stated that it was his feeling that the city could recommend bringing in the parcel to the south [the Kirkpatrick's property] with a city-initiated land use amendment, similar to a city-initiated annexation. He also noted that there is a building on the northern parcel against 350 West that is already compatible with the CC-2 zone and they are trying to put the building in the right zone.

Nan Kirkpatrick stated that they currently own and reside on the property south of the proposed zone change, from 300 West through to 350 West. She asked the Commission to deny changing the zone from Residential to Commercial. Mr. Martin asked if there was any particular reason for their request of denial and if it affected the Kirkpatricks' financially or in any other way. Mrs. Kirkpatrick stated that their experience with the commercial property to the south, Good Earth, has been difficult as they have dealt with daily unintentional and intentional litter from the commercial property. She again asked that the Commission deny the zone change. She stated her

UNAPPROVED MINUTES

01.18.2023

understanding that while their property was not in the discussion, it did have an impact on the discussion. Mr. Dudley asked if they were opposed to the land use changing. Mrs. Kirkpatrick clarified that they do not want the land use to change from residential to commercial.

Chairwoman Anderson questioned what the impact would be from a land use change on a property.

Mr. O'Brien stated that the land will inform what the future use can be and will impact the long-range vision for a community. As best as possible, it is best to plan the underlying land use range to be what is wanted for the future zoning for a property. There are situations where the current zoning may not match the land use, but the land use is meant to signify what the future use should be. Changing land use would signify what is wanted in the area in the future. If the land use in an area were changed to commercial, anyone could request to change the zoning as the land use signified the future intention.

Mr. Dudley and Mr. Martin clarified where the Kirkpatrick's property was located on the presentation map, as well as a few other properties. The Commission thanked the Kirkpatricks' for their time and thoughts on the matter.

Mr. John Heiner stated that it was his team's understanding from staff that without the Kirkpatrick's participation, the staff was not willing to support the change in the land use amendment which is why they did not move forward with an application. He stated that the property has been used for commercial for years, and when Mr. Dustin Pyne purchased the property, it was his understanding that it would not be an issue to change the zoning to commercial. Mr. Heiner stated that his team attempted to reach out to the Kirkpatrick's many times without success. In his experience land use proposals are started by the city and staff. He stated his surprise that there was a suggestion from staff for a land use amendment from Main Street to Pacific Drive as he feels that change would not be made in his lifetime.

Mr. O'Brien refuted Mr. Heiner's point and clarified that staff did not make the recommendation of a land use change from Main to Pacific Drive. He stated the subdivision north of the properties in question would be the furthest staff would consider. Mr. Dudley clarified that the suggestion to amend the land from Main Street to Pacific Drive was suggested by a City Council member in attendance at the November 02, 2022, Planning Commission meeting.

UNAPPROVED MINUTES

01.18.2023

Mr. Heiner stated the property has been a commercial property for years. Somewhere along the way the city approved that, and although the zone did not change, it has been used for commercial development for years. He can appreciate that the Kirkpatrick's would be concerned, especially their experience with Good Earth. He asked for the Commissions support and approval.

Mr. Dustin Pyne thanked the Kirkpatrick's and stated his hope to be a good neighbor and his hopes to be a positive influence in the community in American Fork. The background of the studio on the property is that it operated as a ballet studio. It is a 5,000 square foot building with two studios, one on the first floor and one in the basement. The Kirkpatrick's gave a brief history of the property and stated that Joseph and Jacqueline Colledge bought it from the Fagens, and the Fagens used to own the home that Tim Miskimen now lives in. Prior to the dance studio being built, it was all horse property. The Colledge's built the dance studio in the 80's.

Mrs. Kirkpatrick stated her opinion that the dance studio creates issues in the area such as inadequate parking when there are large events at the studio. She does not feel it is realistic to add more businesses to the area.

Mr. Dudley asked Mr. Pyne what his plans were for the property if the zone change goes through. Mr. Martin asked if the zone change was approved if the main change would be to provide correct parking for the existing building. Mr. Pyne stated there would be additional parking and two new additional buildings put in. One would be a storage garage for the theater company, and one would be an offsite office for his Chick-fil-a business that would include a few additional units to help pay the mortgage with businesses such as insurance agencies. He feels the office buildings would be an improvement to the area and he hopes to clean up the property and make it more usable. The office units will be one level as there is not enough parking spaces to support multi-level units. Mr. Heiner stated that with large warehouse space and small office units, there will not be a lot of traffic produced in the area.

Mr. Sowby stated that if the Commission gave a favorable recommendation his team would be happy to apply for a land use amendment.

Mr. Pyne asked if there is a legal non-compliance, could the contingent properties not be considered spot zoning? Mr. O'Brien stated it would be legally non-conforming with the existing zoning. This means they wouldn't be able to change the structure without needing to meet existing zoning. Staff would need to research if it is a legal non-conforming use, or if it is an illegal use.

UNAPPROVED MINUTES

01.18.2023

Ms. Peay stated that she would be interested to know if the dance studio was approved with a conditional use permit and if that is the reason it was approved as-is. She also noted that even if American Fork City deemed that lot as a non-conforming lot, it doesn't mean that it gives priority or precedence that would say the city would continue to do so.

Chairwoman Anderson asked if the Commission has the ability to recommend approval on a lot that is connected only by a road.

Mr. O'Brien stated that he had consulted with the city attorney and her answer was no. She is looking at it from a more legal and technical perspective, which is why he consulted with her to get an answer he could not provide, and because of that, staff went with her recommendation of no.

Mr. Martin asked if there were examples of spot zoning that had been referenced earlier in the meeting. Mr. O'Brien stated that it would not be considered spot zoning where there is CC-2 and GC-2 core areas that are supposed to be centrally located in other areas. They are not necessarily three or four lots that are consolidated together, but multiple blocks. There is a CC-2 zone on the west end and the east end of the CC-1 zone. Similarly, there are GC-2 zones scattered throughout the city in strategic locations because it's meant to be supportive to commercial. He feels the zone change is leapfrogging a property to get additional units, and the zones Mr. Sowby referenced were strategically located masses of development throughout the community that the council and previous Planning Commission members would have done at different points in time. Mr. Van Ekelenburg noted that when a property is rezoned, it is for that specific property and should not be leapfrogged, or cherry-stemmed, to one down the street.

Mr. Fransen asked Mr. Sowby if he had examples of cherry-stemming for zone changes. Mr. Sowby stated he had given two examples in the November 02, 2022, Planning Commission meeting. He stated that one could look at a map and see fifteen locations where it had happened.

Chairwoman Anderson stated that she is in favor of the idea of allowing surrounding areas of the C-2 zone to switch to commercial. In this case, she does not like the fact that it connects with a roadway and it also overlooks the rights of the current residents. She is not ready to recommend approval.

UNAPPROVED MINUTES

01.18.2023

Mr. Christiansen stated his opinion that the changes should be made strategically as the Commission looks at the plat map and the overall general plan, and not make changes for specific projects.

Mr. Bird stated he agreed with Chairwoman Anderson regarding the rights of the Kirkpatrick's, but also feels it was important to respect the rights of Mr. Pyne. He respects Mr. Pyne's project and thinks it would be a good asset to the community.

Mr. Christiansen noted that Mr. Pyne's rights stemmed from when he purchased the property and what rights existed at that point in time. He has rights to residential but not commercial. He may have non-conforming rights to the building, but he cannot change his rights at will.

Mr. Martin noted that more of these situations are going to arise as the years go by and American Fork grows. It is his opinion that the commercial zone will extend north and south of Main Street in the coming years. He feels the rezoning will happen regardless, even if it is not perfect. It is his opinion that people will not be building houses right next to Main Street and the Commission should make decisions to improve the properties in that area.

Mr. Pyne stated his understanding of doing due diligence when buying a property. He stated he would not have bought the property if he knew he would be held up in meetings. He did his due diligence and felt comfortable moving forward with the purchase of the property. He stated his inability to be able to do high density housing with the current zoning as they do not have the frontage. He stated that he is not in the farming business, and he may need to sell the property which may result in a monetary loss. He would like to see American Fork move forward and progress and feels that changing the zone to commercial would be a positive move for the community.

Ms. Peay asked Mr. O'Brien for clarification on the procedure for a land use map amendment. Mr. O'Brien stated that when an application for a land use map amendment or zone change is received it goes through a review process and is then added to the next available Planning Commission agenda. Land use and zoning changes are statutorily required to have a public hearing and with that comes a 10-day state required public notice. We follow the State noticing requirements as outlined in LUDMA, but also within our own code. The city attorney advised a land use amendment before the zone change. Surrounding property owners were notified

UNAPPROVED MINUTES

01.18.2023

of this zone change. Ms. Peay stated that the property owners should be notified of a land use map amendment should it be initiated.

Chairwoman Anderson stated that there may have been planning practices in the past that do not need to be repeated. She believes that the CC-2 zone will need to expand and voiced her favor of that change. She stated she is uncomfortable with setting a precedent that properties can be skipped, or leapfrogged, to expand on the other side of properties and would like to see the expansion go radially.

Mr. O'Brien stated his opinion that expansions should be Planning Commission or City Council driven and not applicant driven to ensure all expansions are well thought out.

Mr. Dudley stated his belief that the city needs to move forward in situations like this and look at expanding its general commercial north and south along Main Street as appropriate. He felt that the project had not progressed since the meeting on November 02, 2022, and questioned why the city had not initiated a land use amendment.

Mr. O'Brien clarified that the City Council would need to initiate a full-scale land use amendment on behalf of the city. Mr. Sowby reiterated that his team did not initiate the land use amendment for their property due to the roadblocks discussed earlier in the meeting.

Mr. Christiansen stated that the Planning Commission was the recommending body for the land use amendment. He suggested that the Planning Commission deny this and send it to the City Council to give them the ability to address the issue with an interest in expanding the land use. Mr. Heiner stated that there needs to be a method to address the challenges that arise in circumstances like this, or properties may continue to sit without development.

Mr. Franson agreed with Mr. Christiansen and stated that the City Council needs to take a deep look at the land use along Main Street as he believes commercial will continue to grow. He feels that this is an opportune time to put this issue in front of the City Council as it has not been addressed in this way for many years.

Mr. Martin asked what can be done as a recommending body to ensure that the City Council will consider changing the land use to the north and south of Main Street.

UNAPPROVED MINUTES

01.18.2023

Mr. O'Brien stated that this discussion would help address the issue. Ms. Peay clarified that the Commission was only approving the rezoning.

Mr. Martin stated that he feels Mr. Pyne's project could help the City Council understand the issue that the city is facing and what they will be facing in the near future. Mr. Pyne stated he is a trailblazer. He stated he has no issue going to Mayor Frost and the council members and explaining what his experience has been trying to get through this committee. He felt it would be easier to be able to go to with an approval and tell them what it took to get to this point. He stated his opinion that the process is difficult and there could be steps to make the process easier.

Chairwoman Anderson stated her hopes that the discussion would help the city to see that there is a problem that needs to be addressed, and that it could lead to growth. She felt a good move by the city would be to change the underlying land use in areas like this so that it would allow for future change to commercial, as commercial expands, without changing the zoning of residents who do not want to be in commercial.

Harold Dudley motioned to 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 Marshall

David seconded the motion. Voting was as follows:

Christine Anderson	NAY
Chris Christiansen	NAY
Bruce Frandsen	AYE
Jenny Peay	NAY
Harold Dudley	AYE
Rodney Martin	AYE
David Bird	AYE

The motion was approved

- 4. 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**



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
FEBRUARY 28, 2023**

Department Recorder **Director Approval** Terilyn Lurker

AGENDA ITEM Review and action on approval of a first amendment to the lease agreement between American Fork city and GSTC Foundation for the golf practice facility at Fox Hollow Golf Course.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

This amended agreement is an adjustment of the original boundary description to match the location of the constructed facility.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the first amendment to the lease agreement between American Fork City and GSTC Foundation for the golf practice facility and authorize the city to execute the agreement.

SUPPORTING DOCUMENTS

LEASE AMENDMENT 2.7.23 (DOCX)

LEASE_DESC (DOCX)

ALTA-01-update (PDF)

LEASE AMENDMENT
FIRST AMENDMENT TO LEASE AGREEMENT

This Amendment to the Lease Agreement between American Fork City Corporation and GSTC Foundation on executed on June 28, 2016 (the "Amendment") is made this ____ day of February, 2023, by and between American Fork City Corporation, a Utah municipal corporation (hereinafter "Owner") and GSTC Foundation, a Utah nonprofit corporation (hereinafter "Tenant").

RECITALS

WHEREAS, the Owner and Tenant having previously executed a lease agreement on or about June 28, 2016 (the "2016 Lease") related to approximately 5.234 acres of real property in American Fork City, more particularly described in Exhibit A of the 2016 Lease;

WHEREAS, the Property outlined in the 2016 Lease bisects a driveway off of Canal Blvd. and fails to incorporate small areas of land inside the fence line along the east boundary of the Property; and

WHEREAS, the Owner and Tenant have agreed to make certain modifications to the Lease to incorporate additional land.

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, effective upon execution, the parties agree as follows:

1. Property Description – Exhibit A. The Property description in Exhibit A of the 2016 Lease is hereby amended as follows:

EXHIBIT A

Commencing at the Southwest corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°20'15" West 788.98 feet along the section line and North 90°00'00" East 1140.89 feet to the true point of beginning; running thence North 71°48'29" East 65.85 feet; thence North 77°32'51" East 280.13 feet; thence North 81°26'50" East 99.62 feet; thence North 86°28'03" East, 15.32 feet; thence South 03°17'31" East, 1.41 feet; thence South 32°33'38" West, 16.93 feet; thence South 19°23'52" West, 16.96 feet; thence South 27°44'19" West, 21.33 feet; thence South 30°38'11" West, 21.33 feet; thence South 42°00'15" West, 5.55 feet; thence South 09°56'36" West 23.48 feet; thence South 08°07'38" West 121.09; thence South 29°10'46" West 165.36 feet; thence South 05°47'02" West 135.18 feet; thence South 30°23'46" East 62.56 feet; thence South 63°16'40" East 71.53 feet; thence South 41°14'51" East 61.40 feet; thence South 44°05'35" West 76.55 feet; thence North 60°16'54" West 227.03 feet to a point on a 300.00 foot radius non-tangent curve to the left; thence along said curve 245.16 feet through a central angle of 46°82'28" (chord bears South 52°22'56" West 238.40 feet); thence North 61°01'45" West 100.51 feet; thence North 15°07'51" East 233.27 feet; thence North 08°56'14" East 233.40 feet; thence North 00°38'19" West 113.97 feet to the true point of beginning.

Contains: 5.25 Acres (or 228,748 Sq. Ft.)

2. Lease in Effect. Except as specifically amended or modified herein, all provisions of the 2016 Lease, as previously amended, shall remain unchanged and in full force and effect, and Tenant and Owner hereby reaffirm the 2016 Lease and the parties' rights and obligations thereunder.
3. Counterparts; Facsimile Execution. This Amendment may be executed in any number of counterparts, each of which, when so executed, shall be deemed an original, but all of which shall constitute but one and the same instrument. Delivery of an executed counterpart of this Amendment by facsimile or in portable document format (PDF) shall be equally as effective as delivery of a manually executed counterpart of this Amendment. Any party delivering an executed counterpart of this Amendment by facsimile or in portable document format shall also deliver a manually executed counterpart of this Amendment, but the failure to deliver a manually executed counterpart shall not affect the validity, enforceability, or binding effect of this Amendment.
4. Authority. Tenant warrants that the individual signing this Amendment on its behalf has the authority to do so and to bind Tenant. Owner warrants that this Amendment has been approved by the City Council and that the individual signing this Amendment on its behalf has the authority to do so and to bind Owner.

WHEREFORE, Owner and Tenant voluntarily enter into this Amendment, as evidenced by affixing their respective signatures below:

SIGNATURE PAGE FOLLOWS

Owner:

Tenant:

American Fork City Corporation

By:

Its: Mayor

GSTC FOUNDATION

By: Michael Acton

Its: Director

Dated: _____

GSTC FOUNDATION

By: James Pritchard

Its: Director

Dated: _____

Attest:

City Recorder

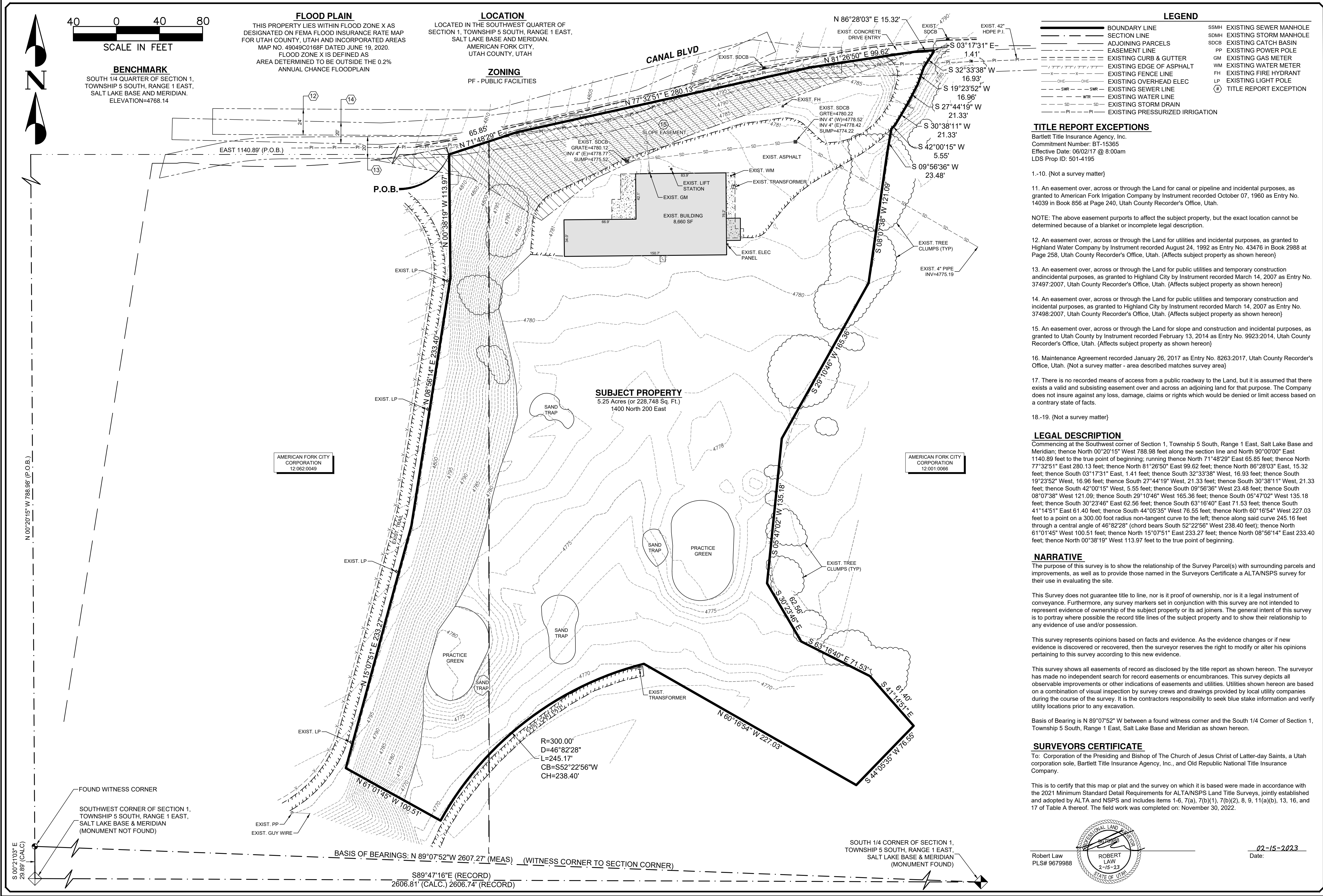
Dated: _____

Attachment: LEASE AMENDMENT 2.7.23 (Golf Practice Facility)

Commencing at the Southwest corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°20'15" West 788.98 feet along the section line and North 90°00'00" East 1140.89 feet to the true point of beginning; running thence North 71°48'29" East 65.85 feet; thence North 77°32'51" East 280.13 feet; thence North 81°26'50" East 99.62 feet; thence North 86°28'03" East, 15.32 feet; thence South 03°17'31" East, 1.41 feet; thence South 32°33'38" West, 16.93 feet; thence South 19°23'52" West, 16.96 feet; thence South 27°44'19" West, 21.33 feet; thence South 30°38'11" West, 21.33 feet; thence South 42°00'15" West, 5.55 feet; thence South 09°56'36" West 23.48 feet; thence South 08°07'38" West 121.09; thence South 29°10'46" West 165.36 feet; thence South 05°47'02" West 135.18 feet; thence South 30°23'46" East 62.56 feet; thence South 63°16'40" East 71.53 feet; thence South 41°14'51" East 61.40 feet; thence South 44°05'35" West 76.55 feet; thence North 60°16'54" West 227.03 feet to a point on a 300.00 foot radius non-tangent curve to the left; thence along said curve 245.16 feet through a central angle of 46°82'28" (chord bears South 52°22'56" West 238.40 feet); thence North 61°01'45" West 100.51 feet; thence North 15°07'51" East 233.27 feet; thence North 08°56'14" East 233.40 feet; thence North 00°38'19" West 113.97 feet to the true point of beginning.

Contains: 5.25 Acres (or 228,748 Sq. Ft.)

Attachment: LEASE_DESC (Golf Practice Facility)





**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
FEBRUARY 28, 2023**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving adjustments to charges for special events.

SUMMARY RECOMMENDATION

Staff would recommend approval of the amendments.

BACKGROUND

In the city's general fee schedule, fees are assessed for special events and film permits. The fees listed below have not been updated since 2017. After analyzing the actual costs of providing personnel for the special events, it has come staff's attention that the fees needed to be adjusted. The proposed adjustments are as follows:

Special Event & Film Permit		
Late Fee	\$ 25.00	\$ 50.00
Recreation Service (per hour)	\$ 25.00	\$ 50.00
Parks Service (per hour)	\$ 25.00	\$ 50.00
Public Works Service (per hour)	\$ 25.00	\$ 50.00
Street Sweeper (per hour)	\$ 125.00	\$ 175.00
Police Services per officer (per hour, 2 officer minimum)	\$ 50.00	\$ 85.00
Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$ 50.00	\$ 60.00

BUDGET IMPACT

See above costs.

SUGGESTED MOTION

Move to adopt the resolution approving amendments to update the fees for special events.

SUPPORTING DOCUMENTS

02.28.23 - Special Events fee amendments (DOCX)

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF AMERICAN FORK AMENDING THE SPECIAL EVENTS AND FILM PERMIT FEES.**

WHEREAS, American Fork City adopted Resolution No. 2022-06-21R for the purpose of establishing a general schedule of fees charged by the City;

WHEREAS, the current general fee schedule includes fees assessed for public safety costs for special events; and

WHEREAS, the fee schedule is to be updated to reflect the change in impact fee.

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

Section 1. Fee Established. The following fee shall be amended in the general fee schedule as follows:

Special Event & Film Permit			
Processing Fee	\$	50.00	
Refundable Deposit	\$	500.00	
Late Fee	\$	25.00	\$ 50.00
Recreation Service (per hour)	\$	25.00	\$ 50.00
Parks Service (per hour)	\$	25.00	\$ 50.00
Public Works Service (per hour)	\$	25.00	\$ 50.00
Street Sweeper (per hour)	\$	125.00	\$ 175.00
Police Services per officer (per hour, 2 officer minimum)	\$	50.00	\$ 85.00
Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$	50.00	\$ 60.00
Ambulance or brush truck (per event, per hour)	\$	150.00	
Fire Engine or Tower (per event, per hour)	\$	300.00	

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

Section 3. The above fee listed shall be effective immediately.

BE IF FURTHER ENACTED AND RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT UPON ITS PASSAGE THIS 28TH DAY OF FEBRUARY 2023.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 02.28.23 - Special Events fee amendments (Fee Adjustments - Special Events Public Safety)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
FEBRUARY 28, 2023**

Department Public Works

Director Approval Susan GoebelCanning

AGENDA ITEM Review and Action on the Award of the 18" Culinary Water Line Project - Segment 4 Construction to Condie Construction Company LLC.

SUMMARY RECOMMENDATION Staff recommends the award of the 18-inch Culinary Water Line Project - Segment 4 - Construction Contract to Condie Construction Company LLC.(WA2020010)

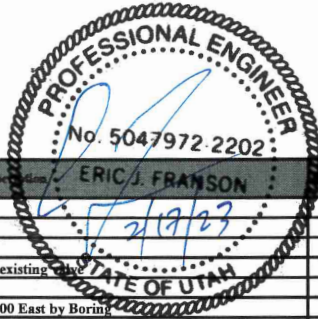
BACKGROUND The Engineering Division followed a standard procurement process by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P). Four different companies provided complete bids on the project. Condie Construction Company was the lowest acceptable bid based on the criteria in the issued IFB for a total of \$5,680,720.10. The project consists of installing 6,140 feet of 18-inch DIP in American Fork City streets, beginning at the intersection of 200 South and 200 East, running south along 200 East, running east along 500 South, running south along 330 East, and running east along 620 South to approximately 600 East. Work includes installing new culinary service connections and fire hydrants within the Project area. Existing culinary water lines must be reconnected to the new 18-inch DIP. Also included is the reconnecting and looping of existing utilities including irrigation, sewer, storm drain, and gas. Work to be performed includes valves, fittings, meters, excavation, backfilling, curb and gutter, road reconstruction and asphalt repaving. Work also includes boring under 500 East for approximately 120 feet.

BUDGET IMPACT This contract will be issued as part of the existing, approved, water capital projects budget in connection with the bond from the Department of Water Resources.

SUGGESTED MOTION Mr. Mayor, I move that we accept the bid submitted by Condie Construction Company for construction of the 18-inch Culinary Water Line Project - Segment 4 - in the amount of \$5,680,720.10, and approve the construction contract as presented.

SUPPORTING DOCUMENTS

Bid Abstract - 18 inch Culinary Water Line Replacement Project Segment 4 (PDF)
 Letter of Recommendation for Award of Contract - AF City 18 inch Phase IV (PDF)
 00 51 00 Notice of Award - AF Segment IV (PDF)
 00 52 00 AF IV 18-inch Pipeline Agreement (PDF)
 Notice to Proceed - AF Segment IV (PDF)



Item No.	Description	Quantity	Unit	Engineer's Estimate		Condie Construction		Newman Construction		Beck Construction & Excavation		VanCon	
				Bid Price	Bid Price	Bid Price	Bid Price	Bid Price	Bid Price	Bid Price	Bid Price	Bid Price	Bid Price
1	Mobilization	1	LS	\$590,000.00	\$590,000.00	\$397,500.00	\$397,500.00	\$192,000.00	\$192,000.00	\$85,000.00	\$85,000.00	\$471,000.00	\$471,000.00
2	Traffic Control, Dust Control	1	LS	\$120,000.00	\$120,000.00	\$101,000.00	\$101,000.00	\$97,000.00	\$97,000.00	\$190,000.00	\$190,000.00	\$125,000.00	\$125,000.00
3	Public Information and Relations	1	LS	\$50,000.00	\$50,000.00	\$135,000.00	\$135,000.00	\$13,500.00	\$13,500.00	\$73,065.00	\$73,065.00	\$10,000.00	\$10,000.00
4	Remove existing blind flange and connect to existing pipe	1	LS	\$9,500.00	\$9,500.00	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$4,845.00	\$4,845.00	\$15,000.00	\$15,000.00
5	Furnish and Install 18" DIP CL250	5980	LF	\$190.00	\$1,136,200.00	\$198.50	\$1,187,030.00	\$188.00	\$1,124,240.00	\$221.00	\$1,321,580.00	\$300.00	\$1,794,000.00
6	Furnish and Install 30" Steel Casing under 500 East by Boring	157	LF	\$1,150.00	\$180,550.00	\$1,360.00	\$213,520.00	\$1,950.00	\$306,150.00	\$2,255.00	\$354,035.00	\$2,100.00	\$329,700.00
7	Furnish and Install 18" DIP CL250 Through 24" Bored Steel Casing	157	LF	\$220.00	\$34,540.00	\$229.00	\$35,953.00	\$200.00	\$31,400.00	\$289.00	\$45,373.00	\$225.00	\$35,325.00
8	Furnish and Install 12" DIP CL250	175	LF	\$99.00	\$17,325.00	\$230.00	\$40,250.00	\$300.00	\$52,500.00	\$121.50	\$21,262.50	\$800.00	\$140,000.00
9	Furnish and Install 10" DIP CL250	35	LF	\$97.00	\$3,395.00	\$222.00	\$7,770.00	\$229.00	\$8,015.00	\$107.00	\$3,745.00	\$375.00	\$13,125.00
10	Furnish and Install 8" DIP CL250	580	LF	\$97.00	\$56,260.00	\$208.00	\$120,640.00	\$136.00	\$78,880.00	\$89.50	\$51,910.00	\$350.00	\$203,000.00
11	Furnish and Install 6" DIP CL250	20	LF	\$85.00	\$1,700.00	\$289.00	\$5,780.00	\$228.00	\$4,560.00	\$95.00	\$1,900.00	\$305.00	\$6,100.00
12	Furnish and Install 4" DIP CL250	25	LF	\$90.00	\$2,250.00	\$274.00	\$6,850.00	\$243.00	\$6,075.00	\$113.00	\$2,825.00	\$300.00	\$7,500.00
13	Furnish and Install 18" x 18" DI Tee	2	EA	\$8,500.00	\$17,000.00	\$6,890.00	\$13,780.00	\$7,775.00	\$15,550.00	\$8,975.00	\$17,950.00	\$7,500.00	\$15,000.00
14	Furnish and Install 18" x 18" x 18" x 18" DI Cross	3	EA	\$10,500.00	\$31,500.00	\$8,900.00	\$26,700.00	\$9,175.00	\$27,525.00	\$10,865.00	\$32,595.00	\$9,000.00	\$27,000.00
15	Furnish and Install 18" x 12" DI Cross	1	EA	\$5,500.00	\$5,500.00	\$6,700.00	\$6,700.00	\$9,690.00	\$9,690.00	\$8,805.00	\$8,805.00	\$7,500.00	\$7,500.00
16	Furnish and Install 18" x 8" DI Tee	11	EA	\$3,200.00	\$35,200.00	\$4,925.00	\$54,175.00	\$6,180.00	\$67,980.00	\$6,645.00	\$73,095.00	\$5,500.00	\$60,500.00
17	Furnish and Install 18" x 6" MJ x FL DI Tee	14	EA	\$2,900.00	\$40,600.00	\$4,200.00	\$58,800.00	\$5,020.00	\$70,280.00	\$5,360.00	\$75,040.00	\$4,500.00	\$63,000.00
18	Furnish and Install 8" x 6" MJ x FL DI Tee	2	EA	\$1,500.00	\$3,000.00	\$795.00	\$1,590.00	\$2,065.00	\$4,130.00	\$2,560.00	\$5,120.00	\$1,800.00	\$3,600.00
19	Furnish and Install 18" x 12" FL x FL DI Reducer	3	EA	\$4,200.00	\$12,600.00	\$3,025.00	\$9,075.00	\$2,710.00	\$8,130.00	\$2,950.00	\$8,850.00	\$3,100.00	\$9,300.00
20	Furnish and Install 18" x 10" FL x FL DI Reducer	1	EA	\$3,200.00	\$3,200.00	\$3,085.00	\$3,085.00	\$2,760.00	\$2,760.00	\$2,995.00	\$2,995.00	\$3,200.00	\$3,200.00
21	Furnish and Install 18" x 8" FL x FL DI Reducer	5	EA	\$3,200.00	\$16,000.00	\$2,540.00	\$12,700.00	\$2,570.00	\$12,850.00	\$2,790.00	\$13,950.00	\$3,000.00	\$15,000.00
22	Furnish and Install 12" x 8" FL x FL DI Reducer	1	EA	\$1,500.00	\$1,500.00	\$1,190.00	\$1,190.00	\$1,400.00	\$1,400.00	\$1,580.00	\$1,580.00	\$1,900.00	\$1,900.00
23	Furnish and Install 8" x 6" FL x FL DI Reducer	4	EA	\$1,500.00	\$6,000.00	\$580.00	\$2,320.00	\$630.00	\$2,520.00	\$850.00	\$3,400.00	\$1,000.00	\$4,000.00
24	Furnish and Install 8" x 4" FL x FL DI Reducer	2	EA	\$1,500.00	\$3,000.00	\$559.00	\$1,118.00	\$510.00	\$1,020.00	\$825.00	\$1,650.00	\$1,000.00	\$2,000.00
25	Furnish and Install 18" 90° DI Elbow	0	EA	-	-	-	-	-	-	-	-	-	-
26	Furnish and Install 18" 45° DI Elbow	4	EA	\$3,900.00	\$15,600.00	\$7,500.00	\$30,000.00	\$5,785.00	\$23,140.00	\$4,685.00	\$18,740.00	\$4,000.00	\$16,000.00
27	Furnish and Install 12" 45° DI Elbow	5	EA	\$1,500.00	\$7,500.00	\$1,460.00	\$7,300.00	\$2,525.00	\$12,625.00	\$2,570.00	\$12,850.00	\$2,000.00	\$10,000.00
28	Furnish and Install 10" 45° DI Elbow	2	EA	\$1,300.00	\$2,600.00	\$1,215.00	\$2,430.00	\$1,775.00	\$3,550.00	\$2,380.00	\$4,760.00	\$1,500.00	\$3,000.00
29	Furnish and Install 8" 45° DI Elbow	21	EA	\$1,300.00	\$27,300.00	\$775.00	\$16,275.00	\$1,485.00	\$31,885.00	\$1,890.00	\$39,690.00	\$1,250.00	\$26,250.00
30	Furnish and Install 6" 45° DI Elbow	8	EA	\$1,000.00	\$8,000.00	\$525.00	\$4,200.00	\$1,030.00	\$8,240.00	\$1,745.00	\$13,960.00	\$1,000.00	\$8,000.00
31	Furnish and Install 4" 45° DI Elbow	4	EA	\$800.00	\$3,200.00	\$390.00	\$1,560.00	\$820.00	\$3,280.00	\$1,550.00	\$6,200.00	\$1,000.00	\$4,000.00
32	Connect to Existing 18" Water Line	1	EA	\$1,100.00	\$1,100.00	\$5,275.00	\$5,275.00	\$5,950.00	\$5,950.00	\$7,195.00	\$7,195.00	\$7,500.00	\$7,500.00
33	Connect to Existing 12" Water Line	4	EA	\$1,100.00	\$4,400.00	\$2,140.00	\$8,560.00	\$6,570.00	\$26,280.00	\$5,635.00	\$22,540.00	\$4,500.00	\$18,000.00
34	Connect to Existing 4", 6", 8" or 10" Water Line	18	EA	\$2,500.00	\$45,000.00	\$1,860.00	\$33,480.00	\$3,035.00	\$54,630.00	\$5,140.00	\$92,520.00	\$4,000.00	\$72,000.00
35	Cap and Abandon Existing Water Lines	31	EA	\$1,500.00	\$46,500.00	\$445.00	\$13,795.00	\$1,950.00	\$60,450.00	\$5,775.00	\$179,025.00	\$1,000.00	\$31,000.00
36	Furnish and Install 18" Double Eccentric Butterfly Valve	29	EA	\$11,500.00	\$333,500.00	\$11,990.00	\$347,710.00	\$19,500.00	\$565,500.00	\$19,980.00	\$579,420.00	\$20,000.00	\$580,000.00
37	Furnish and Install 12" Gate Valve	4	EA	\$5,500.00	\$22,000.00	\$4,815.00	\$19,260.00	\$6,800.00	\$27,200.00	\$5,685.00	\$22,740.00	\$6,000.00	\$24,000.00
38	Furnish and Install 10" Gate Valve	1	EA	\$3,200.00	\$3,200.00	\$3,835.00	\$3,835.00	\$4,835.00	\$4,835.00	\$4,845.00	\$4,845.00	\$5,000.00	\$5,000.00
39	Furnish and Install 8" Gate Valve	16	EA	\$3,200.00	\$51,200.00	\$2,700.00	\$43,200.00	\$3,715.00	\$59,440.00	\$3,715.00	\$59,440.00	\$3,500.00	\$56,000.00
40	Abandon or Remove Existing Valve	28	EA	\$2,200.00	\$61,600.00	\$350.00	\$9,800.00	\$700.00	\$19,600.00	\$695.00	\$19,460.00	\$750.00	\$21,000.00
41	Furnish and Install Fire Hydrant Assembly	17	EA	\$6,500.00	\$110,500.00	\$11,350.00	\$192,950.00	\$10,900.00	\$185,300.00	\$11,630.00	\$197,710.00	\$15,000.00	\$255,000.00
42	Remove Existing Fire Hydrant	1	EA	\$1,700.00	\$1,700.00	\$3,200.00	\$3,200.00	\$875.00	\$875.00	\$2,420.00	\$2,420.00	\$2,000.00	\$2,000.00
43	Furnish and Install Line Stop for Existing 12" Water Lines	3	EA	\$9,500.00	\$28,500.00	\$13,385.00	\$40,155.00	\$11,900.00	\$35,700.00	\$15,875.00	\$47,625.00	\$16,000.00	\$48,000.00
44	Furnish and Install Line Stop for Existing 8" Water Lines	3	EA	\$6,500.00	\$19,500.00	\$9,175.00	\$27,525.00	\$8,200.00	\$24,600.00	\$12,255.00	\$36,765.00	\$12,000.00	\$36,000.00
45	Furnish and Install Line Stop for Existing 6" Water Lines	1	EA	\$5,400.00	\$5,400.00	\$9,210.00	\$9,210.00	\$6,300.00	\$6,300.00	\$10,440.00	\$10,440.00	\$11,000.00	\$11,000.00
46	Furnish and Install Line Stop for Existing 4" Water Lines	1	EA	\$4,200.00	\$4,200.00	\$4,840.00	\$4,840.00	\$4,470.00	\$4,470.00	\$8,630.00	\$8,630.00	\$9,000.00	\$9,000.00
47	Furnish and Install 1" Water Service and Install Owner Supplied Water Meter	45	EA	\$4,200.00	\$189,000.00	\$4,485.00	\$201,825.00	\$4,360.00	\$196,200.00	\$4,525.00	\$203,625.00	\$5,000.00	\$225,000.00
48	Furnish and Install 1-1/2" Water Service and Install Owner Supplied Water Meter	1	EA	\$7,500.00	\$7,500.00	\$14,000.00	\$14,000.00	\$18,025.00	\$18,025.00	\$17,430.00	\$17,430.00	\$25,000.00	\$25,000.00
49	Disconnect/abandon existing water service lateral	3	EA	\$1,500.00	\$4,500.00	\$1,780.00	\$5,340.00	\$1,000.00	\$3,000.00	\$1,490.00	\$4,470.00	\$1,000.00	\$3,000.00
50	On-Call Plumber for Water Service Conflicts	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
51	Replace Residential Sewer Lateral with 4" HDPE DR 32.5	3	EA	\$4,200.00	\$12,600.00	\$4,600.00	\$13,800.00	\$4,400.00	\$13,200.00	\$6,205.00	\$18,615.00	\$10,500.00	\$31,500.00
52	Furnish and Install Corrosion Monitoring System	1	LS	\$250,000.00	\$250,000.00	\$109,750.00	\$109,750.00	\$178,000.00	\$178,000.00	\$168,000.00	\$168,000.00	\$245,000.00	\$245,000.00
53	Contingent Sum Pay	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
54	Loop Existing Irrigation Lines	10	EA	\$4,500.00	\$45,000.00	\$8,500.00	\$85,000.00	\$4,500.00	\$45,000.00	\$28,090.00	\$280,900.00	\$7,500.00	\$75,000.00
55	Materials Stored Onsite	1	LS	-	-	-	-	-	-	-	-	-	-
56	Hot Mix Asphalt (4.5 Inch)	5100	Ton	\$90.00	\$459,000.00	\$102.00	\$520,200.00	\$118.00	\$601,800.00	\$117.00	\$596,700.00	\$110.00	\$561,000.00
57	Remove Asphalt	21260	SY	\$45.00	\$956,700.00	\$3.80	\$80,788.00	\$4.10	\$87,166.00	\$7.50	\$159,450.00	\$4.50	\$95,670.00
58	Roadway Excavation	10200	CY	\$45.00	\$459,000.00	\$28.20	\$287,640.00	\$23.20	\$236,640.00	\$63.00	\$642,600.00	\$50.00	\$510,000.00
59	ADA Pedestrian Ramp	14	EA	\$3,500.00	\$49,000.00	\$7,600.00	\$106,400.00	\$2,850.00	\$39,900.00	\$6,445.00	\$90,230.00	\$2,500.00	\$35,000.00

60	Install New 4" thick sidewalk	2110	SF	\$ 16.00	\$ 33,760.00	\$ 11.40	\$ 24,054.00	\$ 12.50	\$ 26,375.00	\$ 9.00	\$ 18,990.00	\$ 9.00	\$ 18,990.00
61	Remove and Replace Existing Sidewalk	2850	SF	\$ 24.00	\$ 68,400.00	\$ 13.20	\$ 37,620.00	\$ 18.50	\$ 52,725.00	\$ 13.00	\$ 37,050.00	\$ 12.00	\$ 34,200.00
62	Remove and Replace Existing Waterway	150	SF	\$ 120.00	\$ 18,000.00	\$ 28.30	\$ 4,245.00	\$ 40.00	\$ 6,000.00	\$ 27.00	\$ 4,050.00	\$ 30.00	\$ 4,500.00
63	Install New 24 Inch Curb and Gutter	939	LF	\$ 42.00	\$ 39,438.00	\$ 54.00	\$ 50,706.00	\$ 42.50	\$ 39,907.50	\$ 31.00	\$ 29,109.00	\$ 40.00	\$ 37,560.00
64	Remove and Replace Existing 24 Inch Curb and Gutter	860	LF	\$ 52.00	\$ 44,720.00	\$ 65.00	\$ 55,900.00	\$ 66.50	\$ 57,190.00	\$ 40.00	\$ 34,400.00	\$ 50.00	\$ 43,000.00
65	Install New Drive Approach	720	SF	\$ 18.00	\$ 12,960.00	\$ 13.00	\$ 9,360.00	\$ 14.50	\$ 10,440.00	\$ 11.50	\$ 8,280.00	\$ 11.00	\$ 7,920.00
66	Remove and Replace Existing Drive Approach	265	SF	\$ 15.00	\$ 3,975.00	\$ 15.50	\$ 4,107.50	\$ 25.00	\$ 6,625.00	\$ 15.50	\$ 4,107.50	\$ 15.00	\$ 3,975.00
67	Furnish and Install Storm Drain Curb Inlet Box	2	EA	\$ 4,500.00	\$ 9,000.00	\$ 5,140.00	\$ 10,280.00	\$ 3,735.00	\$ 7,470.00	\$ 4,555.00	\$ 9,110.00	\$ 5,000.00	\$ 10,000.00
68	Furnish and Install 24" Class V RCP Storm Drain Pipe	100	LF	\$ 255.00	\$ 25,500.00	\$ 194.00	\$ 19,400.00	\$ 169.00	\$ 16,900.00	\$ 124.00	\$ 12,400.00	\$ 200.00	\$ 20,000.00
69	Furnish and Install 15" Class V RCP Storm Drain Pipe	125	LF	\$ 180.00	\$ 22,500.00	\$ 158.00	\$ 19,750.00	\$ 110.50	\$ 13,812.50	\$ 87.00	\$ 10,875.00	\$ 240.00	\$ 30,000.00
70	Furnish and Install Storm Drain Junction Box	3	EA	\$ 5,000.00	\$ 15,000.00	\$ 6,050.00	\$ 18,150.00	\$ 6,900.00	\$ 20,700.00	\$ 8,135.00	\$ 24,405.00	\$ 8,000.00	\$ 24,000.00
71	Adjust Valve Box	36	EA	\$ 850.00	\$ 30,600.00	\$ 800.00	\$ 28,800.00	\$ 680.00	\$ 24,480.00	\$ 935.00	\$ 33,660.00	\$ 1,200.00	\$ 43,200.00
72	Adjust Manhole	11	EA	\$ 1,100.00	\$ 12,100.00	\$ 1,030.00	\$ 11,330.00	\$ 865.00	\$ 9,515.00	\$ 1,130.00	\$ 12,430.00	\$ 1,500.00	\$ 16,500.00
73	Abandon Existing Valve	0	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
74	Untreated Base Course	9120	CY	\$ 55.00	\$ 501,600.00	\$ 55.00	\$ 501,600.00	\$ 111.00	\$ 1,012,320.00	\$ 65.00	\$ 592,800.00	\$ 50.00	\$ 456,000.00
75	Paint Markings and Striping	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 4,315.00	\$ 4,315.00	\$ 10,000.00	\$ 10,000.00	\$ 9,230.00	\$ 9,230.00	\$ 11,000.00	\$ 11,000.00
76	Clearing and Grubbing	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 21,000.00	\$ 21,000.00	\$ 12,900.00	\$ 12,900.00	\$ 60,000.00	\$ 60,000.00	\$ 9,000.00	\$ 9,000.00

Alternative Bid Items

A1	Install New 4" thick sidewalk on 200 East and 330 East	3176	SF	\$ 16.00	\$ 50,816.00	\$ 10.60	\$ 33,665.60	\$ 13.00	\$ 41,288.00	\$ 9.00	\$ 28,584.00	\$ 13.00	\$ 41,288.00
A2	Install New Drive Approach	3216	SF	\$ 18.00	\$ 57,888.00	\$ 13.00	\$ 41,808.00	\$ 14.50	\$ 46,632.00	\$ 11.50	\$ 36,984.00	\$ 15.00	\$ 48,240.00
A3	ADA Pedestrian Ramp	3	EA	\$ 3,500.00	\$ 10,500.00	\$ 7,600.00	\$ 22,800.00	\$ 7,350.00	\$ 22,050.00	\$ 6,445.00	\$ 19,335.00	\$ 8,000.00	\$ 24,000.00
				\$ 6,667,877.00		\$ 5,680,720.10		\$ 6,223,566.00		\$ 7,015,365.00		\$ 7,354,043.00	





The Water Resource Specialists

February 17, 2023

via email

Mr. Jeff Mortimer
American Fork City
275 E 200 N
American Fork, UT 84003

Re: 18 inch Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

Dear Mr. Mortimer:

Franson Civil Engineers (FCE) has completed the bid review for the 18 inch Culinary Water Line Replacement Project Segment 4 – 200 East & 600 South. We have verified that Condie Construction Co. is the low bidder. Condie Construction Co. has also provided the proper bid security in the form of a bid bond, and provided a signed non-collusion document and a signed E-Verify Certification.

FCE has previously worked with Condie Construction Co. on numerous projects within the American Fork (AF) City boundaries. The City has worked with them successfully on numerous other projects. Condie Construction Co. performed professional work in a timely manner.

Taking into account FCE and AF City's extensive working relationship with Condie Construction Co., FCE recommends they be awarded the contract for the price as listed on the bid schedule: \$5,680,720.10.

Please feel free to call if you have any questions.

Sincerely,

Eric Franson, P.E.

cc: Jay Brems

DOCUMENT 00 51 00**NOTICE OF AWARD**

Date of Issuance: February 28, 2023

OWNER: American Fork City OWNER's Project No.:

ENGINEER: Franson Civil Engineers ENGINEER's Project No.: 20013

Project: 18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

Contract Name: 18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

Bidder: Condie Construction Company

Bidder's Address: 53 North 1650 West, Springville, UT 84663

You are notified that OWNER has accepted your Bid dated February 15, 2023, for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Installing 6,140 feet of 18-inch DIP in American Fork City streets, beginning at the intersection of 200 South and 200 East, running south along 200 East, running east along 500 South, running south along 330 East, and running east along 620 South to approximately 600 East. Work includes installing new culinary service connections and fire hydrants within the Project area. Existing culinary water lines must be reconnected to the new 18-inch DIP. Also included is the reconnecting and looping of existing utilities including irrigation, sewer, storm drain, and gas. Work to be performed includes valves, fittings, meters, excavation, backfilling, curb and gutter, road reconstruction and asphalt repaving. Work also includes boring under 500 East for approximately 120 feet.

The Contract Price of the awarded Contract is \$5,680,720.10 Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to OWNER one counterpart(s) of the Agreement, signed by Bidder (as CONTRACTOR).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Parts 2 and 5.
3. Other conditions precedent (if any): None.

Failure to comply with these conditions within the time specified will entitle OWNER to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, OWNER will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.2 of the General Conditions.

OWNER: American Fork City

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Copy: ENGINEER

EJCDC® C 510, Notice of Award.
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DOCUMENT 00 52 00**AGREEMENT**

This AGREEMENT is by and between American Fork City (“OWNER”) and
Condie Construction Company (“CONTRACTOR”).

OWNER and CONTRACTOR hereby agree as follows:

PART 1 – WORK

1.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

- A. Installing 6,140 feet of 18-inch DIP in American Fork City streets, beginning at the intersection of 200 South and 200 East, running south along 200 East, running east along 500 South, running south along 330 East, and running east along 620 South to approximately 600 East. Work includes installing new culinary service connections and fire hydrants within the Project area. Existing culinary water lines must be reconnected to the new 18-inch DIP. Also included is the reconnecting and looping of existing utilities including irrigation, sewer, storm drain, and gas. Work to be performed includes valves, fittings, meters, excavation, backfilling, curb and gutter, road reconstruction and asphalt repaving. Work also includes boring under 500 East for approximately 120 feet.

PART 2 – ENGINEER

2.1 The Project has been designed by Franson Civil Engineers, which is to act as OWNER’s representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

PART 3 – CONTRACT TIMES

3.1 *Time of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.2 *Dates for Substantial Completion and Final Payment*

- A. The Work will be substantially completed on or before November 3, 2023 and completed and ready for final payment in accordance with Part 14 of the General Conditions on or before December 1, 2023.

3.3 *Liquidated Damages*

- A. CONTRACTOR and OWNER recognize that time is of the essence as stated in Paragraph 3.1 above and that OWNER will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 3.2 above, plus any

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

extensions thereof allowed in accordance with the Part 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: CONTRACTOR shall pay OWNER \$1500 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 3.2 above for Substantial Completion until the Work is substantially complete.
2. Complete of Remaining Work: After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, CONTRACTOR shall pay OWNER \$1500 for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

PART 4 – CONTRACT PRICE

- 4.1 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
 - A. For all Unit Price Work, payment will be an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. Estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER.

PART 5 – PAYMENT PROCEDURES

5.1 *Submittal and Processing of Payments*

- A. CONTRACTOR shall submit Applications for Payment in accordance with Part 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.2 *Progress Payments; Retainage*

- A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the first day of each month during performance of the Work as provided in Paragraph 5.2.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, including but not limited to liquidated damages, in accordance with the Contract.
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, then as long as the character and progress of the Work remain satisfactory to OWNER and ENGINEER, there will be no additional retainage; and
 - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100 percent of the Work completed, less such amounts set off by OWNER pursuant to Part 14 of the General Conditions, and less 200 percent of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

5.3 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.8 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said Paragraph 14.9.

PART 6 – INTEREST

- 6.1 All moneys not paid when due as provided in Part 14 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

PART 7 – CONTRACTOR'S REPRESENTATIONS

- 7.1 In order to induce OWNER to enter into this Contract, CONTRACTOR makes the following representations:
 - A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. CONTRACTOR has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. CONTRACTOR is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings, and (2) reports and drawings of Hazardous Environmental Conditions, if any, at

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings.

- E. CONTRACTOR has considered the information known to CONTRACTOR itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR; and (3) CONTRACTOR's safety precautions and programs.
- F. Based on the information and observations referred to in the preceding paragraph, CONTRACTOR agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. CONTRACTOR's entry into this Contract constitutes and incontrovertible representation by CONTRACTOR that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

PART 8 – CONTRACT DOCUMENTS

8.1 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement
 - 2. Performance, Payment, and other Bonds.
 - 3. 2017 APWA Manual of Standard Specifications including the General Conditions.
 - 4. Modifications to the General Conditions (Supplementary Conditions)
 - 5. All Supplemental Specifications and Special Provisions as listed in the Table of Contents.
 - 6. Drawings as listed on the sheet index.
 - 7. Addenda as issued.

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

8. Exhibits to this Agreement (enumerated as follows):
 - a. CONTRACTOR's Bid
 - b. Documentation submitted by CONTRACTOR prior to Notice of Award.
9. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 8.1.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Part 8.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Part 3.3 of the General Conditions.

PART 9 – MISCELLANEOUS9.1 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

9.2 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and money that is 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.

9.3 *Successors and Assigns*

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

9.4 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 *CONTRACTOR's Certifications*

- A. CONTRACTOR certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 9.5:
1. "Corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of OWNER, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive OWNER of the benefits of free and open competition;
 3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of OWNER, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:

American Fork City

By: _____

Title: _____

Attest: _____

Address for giving notices:

American Fork City

275 E. 200 N.

American Fork, UT 84003

Phone No.

801-763-3060

CONTRACTOR

Condie Construction Company

By: _____

Title: _____

Attest: _____

Address for giving notices:

Phone No.

License No.: _____
(where applicable)

(If OWNER is a corporation, attach evidence of authority to sign. If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

(If CONTRACTOR is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

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Attachment: 00 52 00 AF IV 18-inch Pipeline Agreement (18" Culinary Water Line Project - Segment 4 - Award of Construction Contract)

18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South

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DOCUMENT 00 55 00**NOTICE TO PROCEED**

OWNER: American Fork City OWNER's Project No.:
 ENGINEER: Franson Civil Engineers ENGINEER's Project No.: 20013
 CONTRACTOR: Condie Construction Company CONTRACTOR's Project No.:
 Project: 18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South
 Contract Name: 18" Culinary Water Line Replacement Project Segment 4 – 200 East & 620 South
 Effective Date of Contract: February 28, 2023

OWNER hereby notifies CONTRACTOR that the Contract Times under the above Contract will commence to run on date set forth in the finalized Notice of Award.

On that date, CONTRACTOR shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement:

The date by which Substantial Completion must be achieved is September 29, 2023, and the date by which readiness for final payment must be achieved is October 27, 2023.

Before starting any Work at the Site, CONTRACTOR must comply with the following:

None.

OWNER: American Fork City
 By (signature): _____
 Name (printed): _____
 Title: _____
 Date Issued: _____

Copy: ENGINEER

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