



AMERICAN FORK CITY COUNCIL
JUNE 13, 2023
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 hold a public hearing in conjunction with the regular session on Tuesday, June 13, 2023, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on the fiscal year ending June 30, 2024, city budgets.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Taylor; roll call.
2. Presentation of the HERO Award to Calvary Mountain View Church.
3. Twenty-minute public comment period - limited to two minutes per person.
4. City Administrator's Report
5. Council Reports
6. 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 May 23, 2023, city council minutes.
2. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$32,636.75 and issue a Notice of Acceptance for the Rockwell Ranch Block 2 Phase 1 Landscaping construction of public improvements located at 1000 West 350 South.
3. Ratification of city payments (May 24, 2023, to June 6, 2023) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on an ordinance creating Chapter 17.21 of the American Fork City Code relating to water efficiency standards.
2. Review and action on an ordinance for a proposed Zone Change for approximately 0.26 acres of land located at approximately 303 West 480 South, from the Planned Residential (PR-3.0) Zone to the Residential (R1-9000) Zone.
3. Review and action on the acceptance of a utility easement at 96 South 100 East.
4. Review and action on an agreement with AFEW1, LLC. related to improvements at approximately 200-500 South 1160 West.
5. Review and action on a resolution approving the General Fee Schedule for FYE 2024.
6. Adjournment.

Dated this 8th day of June, 2023.

/s/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
JUNE 13, 2023**

Department Public Works

Director Approval Susan GoebelCanning

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$32,636.75 and issue a Notice of Acceptance for the Rockwell Ranch Block 2 Phase 1 Landscaping construction of public improvements located at 1000 West 350 South.

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

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

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

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

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

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

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the Rockwell Ranch Block 2 Phase 1 Landscaping public improvements located at 1000 West 350 South. To authorize the issuance of documents and/or

payments to release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

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

SUPPORTING DOCUMENTS

Rockwell Ranch Block 2 Phase 1 Final Landscaping bond release 6-13-23 (PDF)



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

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for ROCKWELL RANCH BLOCK 2 PHASE 1 LANDSCAPING. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

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

Amount Released: \$32,636.75

PASSED THIS 13 DAY OF JUNE 2023

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Rockwell Ranch Block 2 Phase 1 Final Landscaping bond release 6-13-23 (Final Bond Release)

Development Name: Rockwell Ranch
Development Address: 426 S. 960 W. Block 2 Phase 1
*All outstanding fees must be paid prior to any release.

☐ Improvement Warranty Release
(10% Durability Release)

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

Name: McArthur homes

Address: 9962 S. Redwood Rd.

City: S. Jordan

State: UT

Zip: 84095

Phone: 801-652-5040

Email: PM@McArthurhomes.com

Signature:

Date: 5/24/23

City Official Use Only

☒ Fees paid and current

Administrative Signature:

Date: 5-30-23

Inspector Signature:

Date: 5-30-23

Name of Development: Rockwell Ranch Block 2

Date		Date		Date		Date		Date		Date	
5/11/2021	1.Partial	6/22/2021	2.Partial	1/11/2022	3. Final	6/13/2023	Landscaping				
Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
	\$0.00	1860	\$7,440.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	7485	\$164,670.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	100000	\$15,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$15,000.00		\$0.00		\$0.00		\$0.00
1415	\$63,675.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
5	\$24,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
5	\$25,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$3,850.00		\$0.00		\$0.00		\$0.00		\$0.00
1500	\$30,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	6	\$5,400.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1150	\$34,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	21	\$42,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	4	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	5	\$29,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	89	\$164,650.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	200	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	2	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1145	\$32,060.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	3	\$7,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$5,900.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	2175	\$47,850.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	6260	\$40,690.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	990	\$14,850.00		\$0.00		\$0.00		\$0.00
	\$0.00	6	\$2,700.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	36180	\$97,686.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$1,200.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$2,000.00		\$0.00		\$0.00		\$0.00
835	\$41,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
2	\$9,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4	\$10,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
4	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$45,000.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00	1	\$450.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

[illegible]

Improvement Completion Assurance (Infrastructure)	\$1,046,220.00	\$222,825.00	\$604,019.00	\$219,376.00	\$0.00	\$0.00	\$0.00	\$0.00	Available for Release
Improvement Warranty (Infrastructure)	\$104,622.00	Released 1/11/22, replaced with surety bond of \$104,622.00							
TOTAL BOND (Infrastructure)	\$1,150,842.00								
Improvement Completion Assurance (Landscape)	\$32,636.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,636.75	Available for Release
Improvement Warranty (Landscape)	\$3,263.68	\$3,263.68 Durability Period							
TOTAL BOND (Landscape)	\$35,900.43								



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 13, 2023**

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

AGENDA ITEM Review and action on a proposed code text amendment of the American Fork Municipal Code Section creating 17.21 of the American Fork City Municipal Code relating to Water Efficiency Standards.

SUMMARY RECOMMENDATION - Planning Commission recommended approval with changes recommended by staff.

BACKGROUND - Code Text Amendment to create Chapter 17.21, Water Efficiency Standards, of the American Fork City Municipal Code. The proposed chapter looks to create new standards in relation to water conservation. The ordinance creates new definitions for the chapter and new landscaping requirements for residential, commercial, and industrial projects within the City. This is not a revamped version of the current landscaping requirements of the City, but this chapter is in addition to the current landscaping requirements found in the City's Municipal Code.

The planning commission minutes are forthcoming. One change recommended by the planning commission is to move Section 17.21.020(3) under Landscaping Requirements to Section 17.21.040 under Additional Recommendations.

BUDGET IMPACT - N/A

SUGGESTED MOTION - Move to adopt the ordinance approving the Code Text Amendment creating Section 17.21 of American Fork City's Municipal Code, with instructions to the City Recorder to withhold publication of the ordinance subject to all conditions identified in the public record of the June 7, 2023 Planning Commission meeting.

SUPPORTING DOCUMENTS

Code Text Amendment - Water Efficiency - 17.21 - Staff Report (DOCX)
Water Efficiency Ordinance (DOCX)

06.07.2023 UNAPPROVED PC Meeting Minutes (PDF)



Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Efficiency, of the American Fork City Municipal Code. Creating Chapter 17.21, the Code Text Amendment plans to provide a new section in relation to water conservation.

Background

Staff has initiated a Code Text Amendment to create Chapter 17.21, Water Efficiency Standards, of the American Fork City Municipal Code. The proposed chapter looks to create new standards in relation to water conservation. The ordinance creates new definitions for the chapter and new landscaping requirements for residential, commercial, and industrial projects within the City. This is not a revamped version of the current landscaping requirements of the City, but this chapter is in addition to the current landscaping requirements found in the City's Municipal Code.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and instruct staff/developer to.....

ORDINANCE NO _____**AN ORDINANCE CREATING CHAPTER 17.21 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO WATER EFFICIENCY STANDARDS AND ENFORCEMENT OF THE AMENDMENT.**

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

WHEREAS, the American Fork City Council finds it in the best interest of the City to implement water efficiency standards within the City;

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

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

TEXT OF ORDINANCE

SECTION 1. Chapter 17.21 of the American Fork City Municipal Code shall hereby read as follows:

17.21.010 Purpose, Applicability and Definitions

A. Purpose. The purpose of these water efficiency standards is to conserve the public's water resources by establishing water conservation standards and recommendations for outdoor landscaping and indoor plumbing fixtures.

B. Applicability.

1. The following standards are required for all new developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable.
2. All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards in this Chapter. These standards shall also apply to existing ordinances related to City required landscaping.
3. The outdoor landscaping standards in this Chapter are not intended to conflict with other landscaping requirements as defined by Utah law, including storm water retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

C. Definitions. The following definitions shall apply to this Chapter:

1. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, playgrounds, and seating areas for leisure or breaks.

2. **Active Recreation Areas:** Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).
3. **Central Open Shape:** An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that allows efficient watering.
4. **Gathering Areas:** Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
5. **Hardscape:** Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
6. **Lawn:** Ground that is irrigated and covered with grass that is designed to be regularly mowed.
7. **Localscapes:** A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).
8. **Mulch:** Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
9. **Park Strip:** A typically narrow landscaped area located between the back-of-curb and sidewalk.
10. **Paths:** Designed routes between landscape areas and features.
11. **Planting Bed:** Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
12. **Total Landscaped Area:** Improved areas of the property that incorporate all the completed features of the landscape. For single-family residential, this only includes the front and side-yard areas. The landscape area does not include footprints of buildings or structures, sidewalks along the street (but does include internal walking paths), driveways, and other non-irrigated areas intentionally left undeveloped.

17.21.020 Landscaping Requirements

1. Lawn shall not be less than 8 feet wide at its narrowest point.
2. Lawn shall not be installed in park strips, parking lot islands, or on slopes greater than 25% or 4:1 (4' horizontal to 1' vertical) grade. However, park strips shall conform to all street tree planting requirements including proper irrigation. If existing lawn is being removed from park strips to conform to these requirements, all existing street trees compliant with the municipal code and associated irrigation systems shall remain.
3. At maturity, landscapes shall have enough plant material (perennials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
4. For single-family residential landscapes, lawn shall not exceed 35% of the Total Landscaped Area (as defined in this Chapter).

- i. Small residential lots, which the total landscaped area is less than 250 square feet, are exempt from the 8 feet width requirement and the maximum of 35% lawn requirement.
 - ii. Corner lots that are 8,000 square feet or less are exempt from the maximum of 35% lawn requirement for the side yard area adjacent to the street.
- 5. For institutional (churches, schools, etc.) and multi-family landscapes and common areas, lawn shall not exceed 20% of the Total Landscaped Area (as defined in this Chapter).
- 6. For commercial and industrial landscapes, lawn shall not exceed 20% of the Total Landscaped Area (as defined in this Chapter).

17.21.030 Prohibition on Restrictive Covenant on Grass Requirement

Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable to the degree that they:

- i. Require the use of grass in landscape areas less than 8 feet wide or require grass in other areas that exceed 35% of the landscaped area; or
- ii. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
- iii. Have the effect of prohibiting or restricting compliance with this Chapter or other water conservation measures.

17.21.040 Additional Recommendations

American Fork City encourages all individuals and entities to comply with the recommendations of the Central Utah Water Conservancy District.

17.21.050 Penalty and Violation

- A. Any person who violates any provisions of this chapter or fails to comply therewith, or who violates or fails to comply with any order made there under, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment for not more than 180 days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable period. When not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.
- B. In addition to any criminal penalties that may be imposed, the City may pursue civil penalties and restitution for actual damages.

PART II

PENALTY AND ADOPTION

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

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

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2023.

Bradley J. Frost, Mayor

ATTEST:

City Recorder

UNAPPROVED MINUTES
05.03.2023

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

June 07, 2023

The American Fork City Planning Commission met in a regular session on June 7th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Harold Dudley, Jenny Peay,

Staff Present:

Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner I
JJ Hsu	Engineer
Melissa White	Administrative Assistant II

Others Present: Camden Bird, Jared Haynie, Adam Patterson, Kyle Spencer

REGULAR SESSION

Chairwoman Anderson led the “Pledge of Allegiance”

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the May 03, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the minutes.

Chris Christiansen seconded the motion.

Voting was as follows:

Attachment: 06.07.2023 UNAPPROVED PC Meeting Minutes (Section 17.21 - Water Efficiency Standards)

UNAPPROVED MINUTES
05.03.2023

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

The motion passed

PUBLIC HEARINGS

- a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Affected Area, of the American Fork City Municipal Code. Amending Section 17.12.201 “A” Definitions, the Code Text Amendment plans to create a new definition related to affected area.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: Staff has initiated a Code Text Amendment to amend Section 17.12.201 “A” Definitions of the American Fork City Municipal Code. The proposed amendment looks to follow Utah State’s code and provide a 500-foot radius around a subject’s property for the purpose of noticing requirements. Any property located within that 500-foot radius will receive public notice for public hearing items.

Public Hearing Opened

No Comments

Public Hearing Closed

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 17.12.201, titled “A” Definitions, relating to a new definition for affected area and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

Voting was as follows:

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

UNAPPROVED MINUTES
05.03.2023

The motion passed

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Efficiency, of the American Fork City Municipal Code. Creating Chapter 17.21 Water Efficiency Standards, the Code Text Amendment plans to provide a new section in relation to water conservation.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter b: Staff has initiated a Code Text Amendment to create Chapter 17.21, Water Efficiency Standards, of the American Fork City Municipal Code. The proposed chapter looks to create new standards in relation to water conservation. The ordinance creates new definitions for the chapter and new landscaping requirements for residential, commercial, and industrial projects within the City. This is not a revamped version of the current landscaping requirements of the City, but this chapter is in addition to the current landscaping requirements found in the City's Municipal Code. This is a response to the new State law requirements.

Mr. Bird reviewed the code text amendment with the Commission. He noted a change on number three (3) of Section 17.21.020 that should be stated as a recommendation instead of a requirement and asked the Commission to note the change in the motion per the Central Utah Water's standard. Mr. Bird noted he is seeking clarification on the definition of a side-yard area, per the City Council and Planning Commission's request. Central Utah Water has reviewed the document and agrees with the ordinance.

Public Hearing Opened

No Comments

Public Hearing Closed

Jenny Peay moved to recommend approval for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and providing an effective date for the ordinance. With an edit to include: 17.21.020 #3 "At maturity, landscapes shall have enough plant material (perennials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies." to be a recommendation, rather than a requirement.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson

AYE

UNAPPROVED MINUTES

05.03.2023

Chris Christiansen	AYE
David Bird	AYE
Jenny Peay	AYE

The motion passed

Mr. Dudley entered the meeting. Chairwoman Anderson noted that Mr. Harold Dudley was present and would be a voting member going forward.

ACTION ITEMS

- a. **Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.**

Travis Van Ekelburg reviewed the background information for action item number 1: The applicant has applied for a Final Plat to develop a single-family subdivision in the R1-9000 residential zone. The project looks to create twenty (20) lots for a minimum of 9000 square feet in the subdivision. Each lot has a minimum requirement of ninety (90) feet of lot width at minimum setback range, one hundred (100) feet of lot depth, and nine thousand (9000) square feet of total lot area. All lots within this subdivision meet the minimum requirements.

Project Conditions of Approval

- a. Text correction required on plat.

Chris Christiansen moved to recommend approval for the proposed Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

UNAPPROVED MINUTES

05.03.2023

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	AYE

The motion passed

Mr. Andrew Patterson expressed his excitement to see this project move forward. He does not have a specific timeline in mind, but his hope is to minimize the disruption to the neighbors in the area.

Chairwoman Anderson introduced the next agenda items and noted all AF Warehouse Condos agenda items letters (b-d) would be heard together and voted on separately.

- b. Review and action on an application for a Preliminary Plan, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Preliminary Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.**

Cody Opperman reviewed the background information for action items letter b: The applicant has applied for a Preliminary Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this first item of their three (3) submittals, the Preliminary Plan will be determined by the Planning Commission.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.
- c. Review and action on an application for a Final Plat, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Final Plat will be on approximately 1.67 acres and will be in the GC-1 Zone.**

UNAPPROVED MINUTES

05.03.2023

Cody Opperman reviewed the background of action item letter c: The applicant has applied for a Final Plat to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this second item of their three (3) submittals, the Final Plat will be recommended by the Planning Commission and determined by the City Council.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.

- d. **Review and action on an application for a Commercial Site Plan, known AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.**

Cody Opperman reviewed the background information for action item letter d: The applicant has applied for a Commercial Site Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this third item of their three (3) submittals, the Commercial Site Plan will be recommended by the Planning Commission and determined by the City Council.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.

Mr. Hsu noted the remaining TIS comments needed for this project were for the applicant to establish the morning peak hours for the traffic study.

Mr. Jared Haynie and Mr. Kyle Spencer provided an update on the process of their project and stated their assurance that the information regarding morning peak hours will be provided to city staff. Mr. Haynie and Mr. Spencer stated their thoughts that the project would improve the area and they are excited to see the project move forward. Mr. Spencer expressed his gratitude to the traffic professionals who worked with his team on the access points for this site. The Commission questioned if there was enough space for fire apparatus to have access to the area and received confirmation that the Fire Marshall had approved the plans.

David Bird moved to approve the proposed Preliminary Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

UNAPPROVED MINUTES
05.03.2023

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	AYE

The motion passed

Harold Dudley moved to recommend approval for the proposed Final Plat, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	AYE

The motion passed

Chris Christiansen moved to recommend approval for the proposed Commercial Site Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Jenny Peay seconded the motion.

UNAPPROVED MINUTES

05.03.2023

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	AYE

The motion passed

- e. **Review and action on an application for an extension of an approved Final Plat from June 14, 2022, known as Autumn Crest Plat “F”. The Final Plat is located at approximately 935 East 1060 North, American Fork City, UT 84003. The Final Plat will be on approximately 3.98 acres and will be in the R1-9000 Zone.**

Cody Opperman reviewed the background information on action item number 5: The applicant has applied for an extension to an approved Final Plat to develop an eleven (11) lot subdivision for single-family homes. The project has been previously approved by City Council on June 14th, 2022, and they are requesting for an extension for Autumn Crest Phase 1 Plat “F.” No modifications have been made to the plat since June 14th, 2022, and the applicants are currently working on their development checklist items with the City.

David Bird move to recommend approval for the proposed Final Plat extension, located at approximately 935 East 1060 North, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Chris Christiansen	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	AYE

The motion passed

Upcoming Projects

UNAPPROVED MINUTES

05.03.2023

Development Services is receiving resubmittals for the Transit Oriented Development area which will be a higher density for block type 4.

In an effort to meet State requirements, the consultants for the Station Area Plan would like to have a booth at the upcoming Steele Days to provide education to the community regarding the TOD zone and surrounding areas for the Station Area Plan. The Commissioners expressed their support of receiving more public engagement and their thoughts that a booth would be a good way to educate the community about the pros and cons of growth happening within the city.

OTHER BUSINESS

There will be no Planning Commission meeting on July 5, 2023.

ADJOURNMENT

Harold Dudley motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 7:04 PM

Melissa White

Administrative Assistant

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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 13, 2023**

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

AGENDA ITEM Review and action on an ordinance for a proposed Zone Change for approximately 0.26 acres of land located at approximately 303 W 480 S, from the Planned Residential (PR-3.0) Zone to the Residential (R1-9000) Zone.

SUMMARY RECOMMENDATION Planning Commission Recommended Approval.

BACKGROUND The applicant is applying for a proposed Zone Change located at approximately 303 West 480 South, from the Planned Residential (PR-3.0) Zone to the R1-9000 Residential Zone. The entire parcel consists of approximately 0.26 acres. The land use designation is in conformance with proposed zone change, so no additional land use map amendment will be required.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the ordinance for of the Zone Change of approximately 0.26 acres of land, located at approximately 303 W 480 S, from the PR 3.0 zone to the R1-9000 zone, with instructions to the City Recorder to withhold publication of the ordinance subject to all conditions identified in the public record of the May 3rd, 2023, Planning Commission meeting.

Move to deny the Zone Change for approximately 0.26 acres of land, located at approximately 303 W 480 S, from the PR 3.0 zone to the R1-9000 zone.

Move to table action on the Zone Change for approximately 0.26 acres of land, located at approximately 303 W 480 S, from the PR 3.0 zone to the R1-9000 zone designation, and instruct

the developer/staff to _____.

SUPPORTING DOCUMENTS

(2023.04.13) ZONE CHANGE Narrative (PDF)

(2023.04.13) ZONE CHANGE EXHIBIT 4-3-23 - Copy (PDF)

05.03.2023 UNAPPROVED PC - Loveridge - Meeting Minutes (PDF)

Ordinance - Loveridge - Zone Change (DOCX)



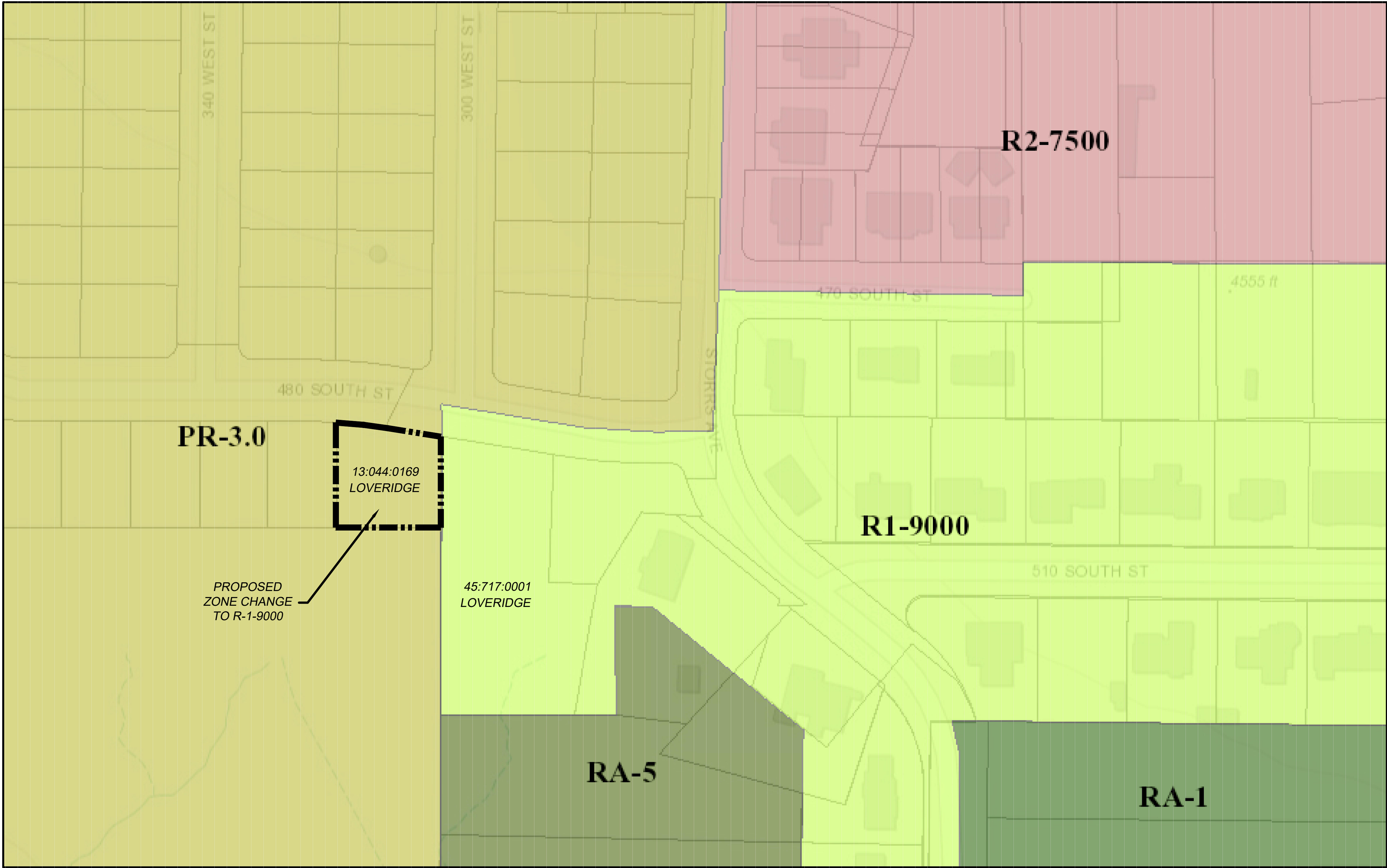
Memo

To: American Fork Planning Department
From: Ken R. Berg, PE
Date: 4/3/2023
Re: Loveridge Zone Change Request

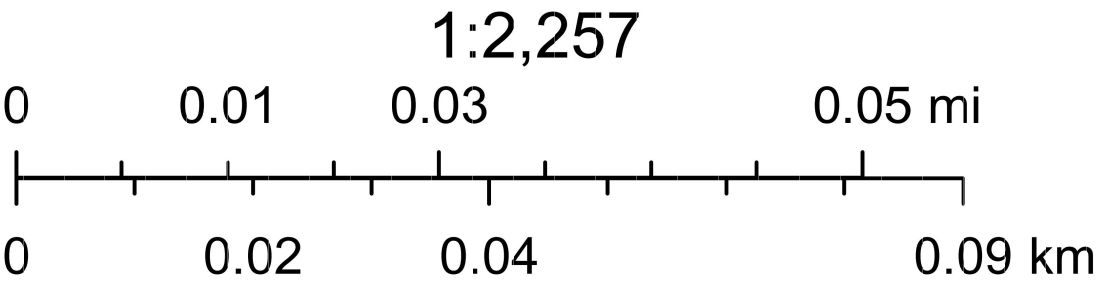
Utah county parcel 13:044:0169 that is currently zoned within American Fork as PR3.0 is proposing a zone change request to R-1-9000.

This 0.26 ac property does not fit within the zoning requirements to be developed under the PR 3.0 zone due to the size of the property. The parcel has a common eastern boundary with an existing R-1-9000 zone that more closely confirms to a proper development pattern.

LOVERIDGE ZONE CHANGE



April 3, 2023



American Fork GIS Division, AF GIS Division, City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin,

DEVELOPER	
BRUCE FRANDSEN 7381 N 6500 W AMERICAN FORK, UT	
DEVELOPMENT	
LOVERIDGE PROPERTY	
REVISIONS	SEAL
NO. DATE DESCRIPTION	
1	
2	
3	
4	
5	
6	
ACTION DATE	
ZONE CHANGE	04/03/2023
PROJECT	
ZONE CHANGE	
DESCRIPTION	
SHEET NAME	SHEET NUMBER
ZONE CHANGE	EX 1

UNAPPROVED MINUTES

05.03.2023

Chris Christensen seconded the motion.

Voting was as follows:

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

The motion Passed

- 3. Public hearing and recommendation on a proposed Zone Change for approximately 0.26 acres of land located at approximately 303 W 480 S, from the Planned Residential (PR-3.0) Zone to the Residential (R1-9000) Zone.**

The applicant is applying for a proposed Zone Change located at approximately 303 West 480 South, from the Planned Residential (PR-3.0) Zone to the R1-9000 Residential Zone. The entire parcel consists of approximately 0.26 acres. The land use designation is in conformance with proposed zone change, so no additional land use map amendment will be required. The PR- 3.0 zoning on the previous subdivision just north of it, I believe it was a Stone Creek subdivision, did not include it. It was not included on their plat and this was just kind of a piece of property that the applicant has purchased from Woodside. The applicant also owns the property just directly to the east. In order to create a buildable lot for a home, the R1-9000 would be the easiest choice, and probably the most beneficial choice for the applicant. If it were to stay in the PR 3.0 zone he would have to amend the final plat of the Stone Creek area, and get signatures from all the final plat owners or lot owners and then so on and so forth. We thought that the R1- 9000 zone

UNAPPROVED MINUTES

05.03.2023

would be an appropriate use and it still coincides with the residential load land density use.

Chairwoman Anderson: Thank you. Are there any questions from the Commission? Is the applicant here?

Ken Berg: Ken Berg with Berg Civil Engineering. This is the first step in a proposed subdivision that we have coming to you. You know if you go back to the photo, the adjoining property to the east, there's some wetlands in the rear of that parcel. If I could break the rules or if I had my choice, I would make that parcel PR 3.0 because that's an easier way to convey the conservation of the wetlands to the city because you can see the city already owns all those other wetlands. It can be done in that 9000 zone, It's just more work. Either of those parcels aren't big enough to qualify for a standalone PR-3.0 subdivision, so this is a good work around for us.

Christine Anderson: Okay, thank you. Any questions? All right.

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen moved that we give a positive recommendation to the City Council for the Loveridge Zone Change, located at approximately 303 W 480 S, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

UNAPPROVED MINUTES
05.03.2023

Jenny Peay seconded the motion.

Voting was as follows:

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

The motion Passed

4. Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 1.26 acres of land located at approximately 400 South 860 East, from Planned Community to the Design Commercial Land Use designation.

The applicant is applying for a Land Use Map Amendment and Zone Change for the property located at approximately 400 S 860 E, from the Planned Community land use and PC zoning to the Design Commercial land use designation and GC-2 zoning designation. The parcel consists of approximately 1.26 acres. The applicant is planning to build 10-12 small business units for the parcel. The plan is to provide a smaller warehouse space for those 10-12 small business units. As the GC-2's permitted uses indicate, a retail/warehouse project will be permitted, but an office/warehouse project will not. A condition of approval is that a Right-of-way shall be dedicated to City along 860 East and 400 South to include future traffic signal at 860 East / 400 South and any auxiliary lanes as determined in a traffic impact study. Timing for the dedication to be within 60 days of approved zone

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 303 WEST 480 SOUTH FROM THE PR 3.0 RESIDENTIAL ZONE TO THE R1-9000 RESIDENTIAL 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 303 West 480 South (the “Property”) to amend the Zone Map changing the Property from the PR 3.0 Residential zone to the R1-9000 Residential zone; and

WHEREAS, on May 3rd, 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; 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 303 West 480 South, be amended from the PR 3.0 Residential zone to the R1-9000 Residential zone at 303 West 480 South 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 ____ DAY OF _____ 2023.**

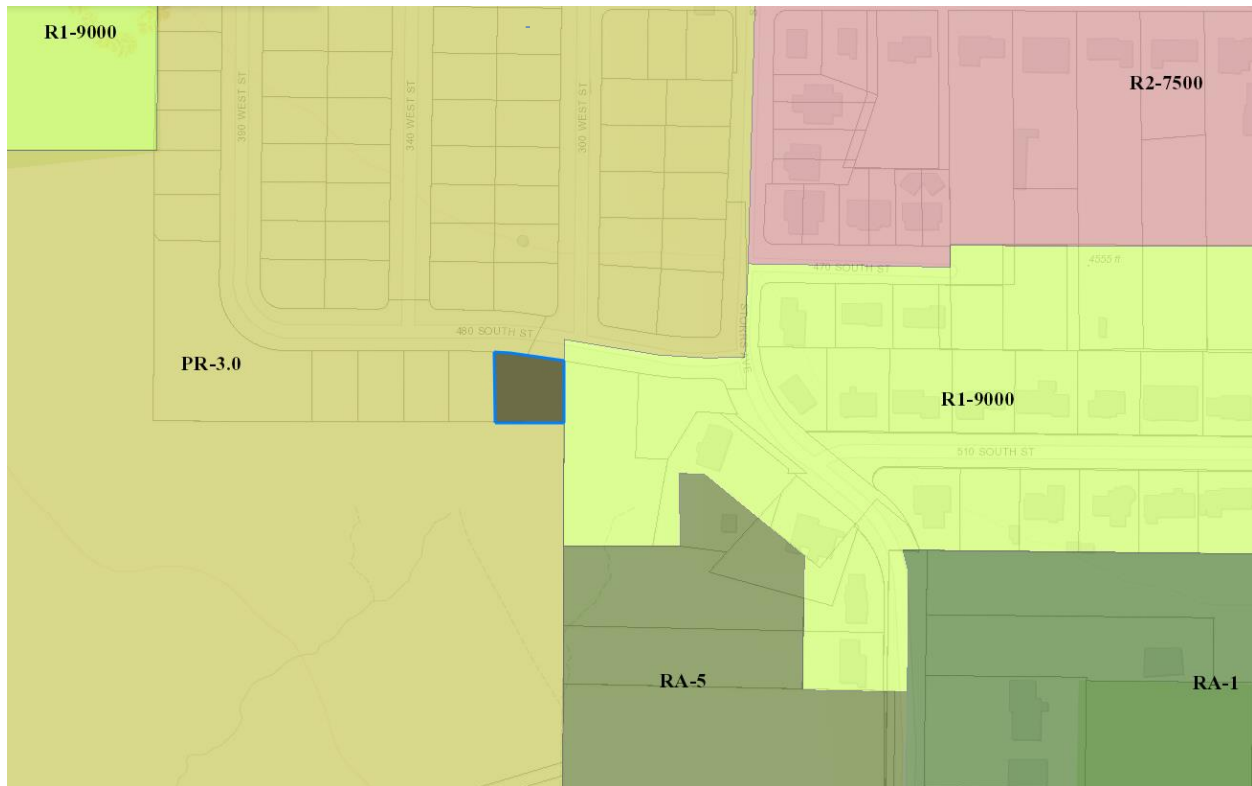
Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

EXHIBIT "A"

ZONE MAP



Attachment: Ordinance - Lloveridge - Zone Change (Zone Change - Lloveridge 303 W 480 S)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 13, 2023**

Department Public Works

Director Approval Susan GoebelCanning

AGENDA ITEM Review and action on the acceptance of an Utility easement at 96 S 100 E.

SUMMARY RECOMMENDATION

Approval and acceptance of easement at 96 South 100 East, American Fork, UT

BACKGROUND

This is an existing parcel within the city that is not associated with a subdivision and did not previously have easements granted. At this time easements are a condition of improvement per sec 15.01.110 of the municipal code.

BUDGET IMPACT

None

SUGGESTED MOTION

Move to approve accepting the utility easement at 96 South 100 East.

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

SUPPORTING DOCUMENTS

Childrens Justice Center Easements (PDF)

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. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

An easement located in the Northeast Quarter of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

10 Foot P.U.E.

Beginning at a point being South 89°58'16" East 1514.90 feet along the Section line and South 802.02 feet from the North Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

Thence South 89°18'16" East 10.00 feet;
 Thence South 0°41'44" West 73.00 feet;
 Thence North 89°18'16" West 121.625 feet;
 Thence North 0°41'44" East 10.00 feet;
 Thence South 89°18'16" East 111.625 feet;
 Thence North 0°41'44" East 63.00 feet to the Point of Beginning.

Contains: ±1846 s.f.

5 Foot P.U.E.

Beginning at a point being South 89°58'16" East 1514.90 feet along the Section line and South 802.02 feet from the North Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

Thence South 0°41'44" West 5.00 feet;
 Thence North 89°18'16" West 106.625 feet;
 Thence South 0°41'44" West 58.00 feet;
 Thence North 89°18'16" West 5.00 feet;
 Thence North 0°41'44" East 63.00 feet;
 Thence South 89°18'16" East 111.625 feet to the Point of Beginning.

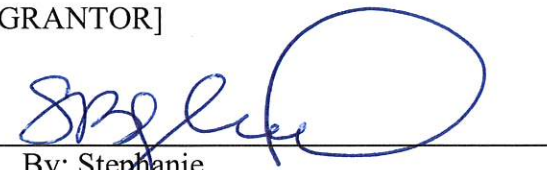
Contains: ±848 s.f.

Approved as to form: American Fork City Attorney

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 23 day of January, 2023.

[GRANTOR]



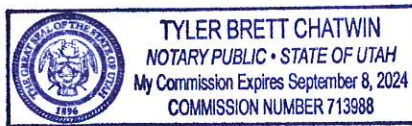
By: Stephanie
Berglind, Board
President

State of Utah

:SS

County of UTAH

On the 23RD day of JANUARY, 2023, personally appeared before me
TYLER BRETT CHATWIN, who acknowledged to be the [TITLE] of [GRANTOR], and that he/she, as such [TITLE], 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



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 13, 2023**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an agreement with AFEW1 LLC. related to improvements at approximately 200-500 South 1160 West.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

This agreement is between American Fork City and AFEW 1, LLC. and is related to improvements along 1160 West. The terms of this agreement are outlined and include the time for completion, bond acceptance and release, ownership, maintenance trust account, and additional expenses for construction.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the agreement between American Fork City and AFEW1 LLC for improvements at approximately 200-500 South 1160 West and authorize the city to sign the agreement.

SUPPORTING DOCUMENTS

Edgewater improvements agreement 06.13.23 (DOCX)

AGREEMENT
Between
AMERICAN FORK CITY
And
AFEW1 LIMITED LIABILITY COMPANY

This AGREEMENT (“Agreement”) is made as of the ____ day of May, 2023 between American Fork City, a municipal corporation (“City”) and AFEW 1, LLC, a Utah limited liability company (“Developer”). The Developer and City are collectively referred to as the “Parties” and individually as a “Party.”

WHEREAS, Developer is the successor in interest to HVAF, LLC, a Utah limited liability company and HVAF2, LLC, a Utah limited liability company as it relates to the Edgewater development located at approximately 200-500 South 1160 West in American Fork, Utah;

WHEREAS, Developer is responsible for the construction of the North Edgewater retaining wall along 1160 West in American Fork City (“Retaining Wall”), more specifically identified on Exhibit A incorporated herewith;

WHEREAS, Developer has posted a \$300,000.00 cash bond and a \$300,000.00 surety bond for the construction of the Retaining Wall;

WHEREAS, the City owns, or will own after required dedications, the land upon which the Retaining Wall is located; and

WHEREAS, the parties desire to clarify time for completion and ownership of the Retaining Wall upon completion.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

TERMS

- 1. Construction of Retaining Wall.** Developer shall construct the Retaining Wall consistent with all federal, state, and local laws and regulations and in accordance with construction plans approved by the City.
- 2. Time for Completion.** The Retaining Wall shall be completed no later than April 30, 2024, unless otherwise agreed by the parties, in writing.
- 3. Bond Acceptance and Release.** The City shall accept the Surety Bond attached hereto as Exhibit B and incorporated herewith as the improvement completion assurance for the Retaining Wall. The City acknowledges Developer has posted a \$300,000.00 cash bond (the “Cash Bond”) for the construction of the Retaining Wall. The City shall release the Cash Bond and transfer said funds into the Maintenance Trust Account described herein.
- 4. Ownership.** Upon satisfactory completion of the Retaining Wall construction and the City’s ownership of the land upon which the Retaining Wall is built, the parties shall

follow American Fork Municipal Code Section 17.9.305, Procedure for Final Disposition and Release. The City shall take ownership of the Retaining Wall as a public improvement and an improvement warranty shall be posted in accordance with American Fork Municipal Code Section 17.9.400. The improvement completion assurance and the improvement warranty are separate and distinct from the Maintenance Trust Account.

5. Maintenance Trust Account.

- a. **Establishment.** The City shall establish a Maintenance Trust Account for the sole purpose of repair, maintenance and upkeep (“Maintenance”) of the Retaining Wall. Developer agrees the Cash Bond funds shall be transferred into the Maintenance Trust Account for a period of ten (10) years.
 - b. **Use of Funds.** The funds held in the Maintenance Trust Account may be used, at the discretion of the City, for the purpose of Maintenance of the Retaining Wall. Maintenance includes, but is not limited to, periodic inspections, repairs, graffiti removal, patching, painting, and/or sealing.
 - c. **Release of Funds.** At the conclusion of the ten (10) year period Developer may request and the City shall release to Developer any remaining funds in the Maintenance Trust Account. The City may utilize the funds in the Maintenance Trust Account until a timely request is made by the Developer for the release of the funds.
6. **Additional Expense for Construction.** The Parties acknowledge and agree that Developer has posted a \$300,000.00 surety bond for the completion of the Retaining Wall. The Parties understand and agree that in the event the City must call upon the Surety Bond to complete the Retaining Wall, Developer is responsible for any costs of completion in excess of the Surety Bond. Additionally, the City may, but is not required, to utilize the funds held in the Maintenance Trust Account to complete the construction of the Retaining Wall, if necessary.
 7. **Governing Law.** It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.
 8. **Recitals and Exhibits Incorporated.** Each recital set forth above, and each exhibit attached to and referred to in this Agreement, is hereby incorporated by reference.
 9. **Attorneys’ Fees.** In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys’ fees.

10. Severability; Counterparts. In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

AFEW1 LIMITED LIABILITY COMPANY

Dated this ____ day of _____, 2023.

Print Name: _____

Its: _____

AMERICAN FORK CITY CORPORATION

Dated this ____ day of _____, 2023

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Edgewater improvements agreement 06.13.23 (Edgewater Townhomes Improvement)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 13, 2023**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a resolution approving the 2023-2024 General Fee Schedule.

SUMMARY RECOMMENDATION

Staff would recommend approval of the proposed fee schedule.

BACKGROUND

On an annual basis staff reviews the fee schedule and proposes suggested changes to the fee schedule. Each department was asked to look closing at the existing fees and charges to ensure they are appropriate and fair. The fees are based on actual costs, anticipated expenditures, and appropriate schedules within the industry. Many of the adjustments are due to increased costs, inflationary pressures or further evaluation.

The proposed fee schedule was reviewed during the work session on June 6, 2023. All recommended changes are incorporated herein.

BUDGET IMPACT

See attached fee schedule.

SUGGESTED MOTION

I move to approve the resolution establishing the Fiscal Year 2023-2024 General Fee Schedule.

SUPPORTING DOCUMENTS

2024 FEE SCHEDULE effective 7.1.23 (PDF)
6-13-23 - Resolution Fee Schedule adoption (DOC)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

TAXES		Proposed	Justification
1	Adopted Property Tax Rate	Set by Resolution	
2	Telecommunications Tax	3.5%	
3	Franchise Tax	5.0%	
4	Energy Sales/Use Taxes	6.0%	
5			
LICENSES, PERMITS, AND FEES			
7			
Administration and Miscellaneous		Proposed	Justification
9	Advertising Costs	Actual Cost	
10	Chicken Permit	\$ 15.00	
11	Violation as assessed by Enforcement Officer	\$ 75.00	
12	Dog Licenses (North Utah Valley Animal Services Special Service District)	As per NUVASSD	
13	GRAMA Requests (Non-Police or Non-Fire related)		
14	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.		
15	Note: The city will not copy onto personal thumb drives		
16	Candidate Filing Fee	\$ 55.00	approved 4/11/23
17	Copies		
18	8.5" x 11" - Black and White	\$ 0.25	
19	8.5" x 11" - Color	\$ 0.50	
20	11" x 17" - Black and White	\$ 0.50	
21	11" x 17" - Color	\$ 1.00	
22	Agendas, Blank Forms	No Charge	
23	History Books		
24	Early History of American Fork	\$ 8.00	
25	The Growing Years	\$ 39.95	
26	Recording Fees	Actual Costs	
27	Stop Payment on Checks Fee	\$ 25.00	
28	Insufficient Funds Fee	\$ 25.00	
29	Credit Card Processing Fees	3%	also listed under public works admin fees line 264
30	(all credit card payments other than utility payments)		
31	Facility Rental (Old City Hall, Senior Center)	\$ 500.00	
32	Facility Rental Deposit (in addition to rental fee)	\$ 400.00	
Administration and Miscellaneous (Continued)		Proposed	Justification
34	Special Event & Film Permit	\$ -	
35	Processing Fee	\$ 50.00	
36	Refundable Deposit	\$ 500.00	
37	Late Fee	\$ 25.00	
38	Recreation Service (per hour)	\$ 50.00	
39	Parks Service (per hour)	\$ 50.00	
40	Public Works Service (per hour)	\$ 50.00	
41	Street Sweeper (per hour)	\$ 175.00	
42	Police Services per officer (per hour, 2 officer minimum)	\$ 85.00	
43	Fire & EMS per firefighter (per hour, 2 firefighter minimum)	\$ 60.00	
44	Ambulance or brush truck (per event, per hour)	\$ 150.00	
45	Fire Engine or Tower (per event, per hour)	\$ 300.00	
Senior Citizen Fees		Proposed	Justification
48	Membership - per year	\$ 5.00	
49			

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

50	Business Licenses		Proposed	Justification
51	Annual Business License Processing Fee (commercial, home occupations with impacts)	\$ 40.00		
52	New Home Occupation Application Fee - No impacts, No certificate of license	\$ -		
53	New Home Occupation Application Fee - No impacts, certificate of license needed	\$ 10.00		
54	New Home Occupation Application Fee - with impact and certificate of license	\$ 40.00		
55	New Commercial Application Business License Fee	\$ 60.00		
56	New Commercial Business License Fire Inspection Fee (Initial Inspection)	\$ 125.00		
57	Penalty Fee (assessed if business is open prior to obtaining license)	\$ 100.00		
58	Late fee for late renewals	\$ 50.00		
59	Change of Location Fee (plus annual processing fee)	\$ 125.00		
60	Name Change Fee	\$ 10.00		
61	Alcohol/Beer License Fee	\$ 300.00		
62	Amusement Device Fee (per machine, maximum of \$200)	\$ 25.00		
63	Short-Term Rental Business License	\$ 80.00		
64	Initial Landlord Permit Fee	\$ 50.00		
65	Annual Landlord Permit Fee - Renewal	\$ 25.00		
66	Temporary Business License (Up to 10 consecutive days)	\$ 200.00		
67	Seasonal Business License (up to 4 months)	\$ 300.00		
68	Solicitor Fees (individual)	\$ 15.00		
69	Mobile Vendor (excluding food trucks)	\$ 325.00		
70	Fingerprinting for Mobile Vendor	\$ 25.00		
	Food Truck Vendors Annual Processing Fee (If already licensed in another city with current fire inspection)	\$ 40.00		
72	Food Truck Vendors - per company (if a business license is needed) (Plus Processing Fee)	\$ 60.00		
73	Food Truck Vendors - per company (if a business license is needed) Fire Inspection Fee	\$ 100.00		
74	Cemetery		Proposed	Justification
75	Sale of Single Lot			
76	Lot purchase (not including perpetual care fee)	\$ 1,100.00	\$ 1,300.00	All cemetery increases are due to increased operating costs in supplies,
77	Veteran's lots (not including perpetual care fee)	\$ 600.00		materials, employee wages and benefits, fuel, etc.
78	Perpetual Care - per lot	\$ 200.00		All fees are in line with our neighboring cities
79	Opening and Closing costs			
80	Adult			
81	Week day	\$ 600.00	\$ 700.00	
82	Saturday	\$ 850.00	\$ 1,000.00	
83	Holiday	\$ 1,500.00	\$ 1,800.00	
84	Double Deep (lower) Week day	\$ 850.00	\$ 1,000.00	
85	Double Deep (lower) Saturday	\$ 1,450.00	\$ 1,600.00	
86	Double Deep (lower) Holiday	\$ 2,125.00	\$ 2,425.00	
87	Double Deep (Upper) Week day	\$ 600.00	\$ 750.00	
88	Double Deep (Upper) Saturday	\$ 850.00	\$ 1,000.00	
89	Double Deep (upper) Holiday	\$ 1,500.00	\$ 1,800.00	
90	Child (less than 4 ft)			
91	Week day	\$ 250.00	\$ 350.00	
92	Saturday	\$ 450.00	\$ 550.00	
93	Holiday	\$ 625.00	\$ 750.00	
94	Cremation			
95	Week day	\$ 200.00	\$ 400.00	
96	Saturday	\$ 400.00	\$ 600.00	
97	Holiday	\$ 500.00	\$ 700.00	

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
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98	Cemetery (continued)		Proposed	Justification
99	Disinterment			
100	Under 4 feet in length	\$ 1,000.00	\$ 1,150.00	
101	Over 4 feet in length	\$ 1,500.00	\$ 1,700.00	
102	Court Ordered Double Deep	\$ 3,000.00	\$ 3,500.00	
103	Burial Lot Refunds or Transfers of Ownership			
104	Title and recording fee (per lot)	\$ 50.00	\$ 75.00	
105	Headstone removal fee			
106	Flat or Wedge	\$ 150.00		
107	Upright	\$ 250.00		
108	Large Headstones may require removal through contracting company	Actual Cost		
109	After hours fee (4:00 p.m.)	\$ 250.00		
110	The City will buy back lots at the present day lot purchase price (less refund fee)			
111	Fire Department Fees		Proposed	Justification
112	**At the discretion of the Fire Marshal, any or all fire protection system plans may be sent to an independent pre-approved 3rd party fire protection engineering consultant of the Marshal's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed. Applicants will be notified of scope and cost estimate prior to hourly rates being incurred.			Language clarification
113	GRAMA Requests (Fire and Ambulance related)			Language clarification
114	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.			
115	Note: The city will not copy onto personal thumb drives			
116	Standard Reports			
117	1st 10 pages	\$ 20.00		
118	Each additional page	\$ 0.25		
119	Fire Marshall Review (per hour)	\$ 125.00		
120	Automatic Fire Protection System**			
121	In house plan review			
122	<100 heads	\$ 75.00		
123	101-199 heads	\$ 100.00		
124	200-299 heads	\$ 150.00		
125	>300 heads - base fee plus \$.50 per head	\$ 200.00		
126	Fire Alarm Systems** (Fees are for In-house Plan reviews only)			
127	Plan Review			
128	New System	\$ 100.00		
129	Remodel	\$ 50.00		
130	Additional Floors	\$ 50.00		
131	Commercial Hood System**			
132	Plan Review each hood per hour	\$ 100.00	\$ 125.00	This is to maintain consistency with other plan reviews
133	Reimbursed for material replacement, plus \$50 per hour per firefighter			
134	Fire Inspections associated with Business Licenses (unless specifically identified below)			
135	Day Care/Residential Non-Ambulatory Care Facility Fire Inspection			
136	Initial Business Inspection (non specified)	\$ -		
137	3rd and subsequent fire inspections	\$ 500.00		

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

138	Fire Department Fees (continued)	Proposed	Justification
139	Specific Assessments for Fire Inspections		
140	Assembly Inspections - A-1 and A-2	\$ -	
141	Commercial Day Care/Pre-school	\$ 100.00	
142	Residential Day Care/Pre-school	\$ 100.00	
143	Nursing Homes/Assisted Living	\$ 100.00	
144	Firework Sales - per location + temporary membrane structure permit if necessary	\$ 60.00	Note to include temporary membrane structures if necessary
145	Special Amusement Building	\$ 100.00	
146	Hospitals	\$ -	
147			
148	Fire Inspections/Enforcement	Proposed	Justification
149	Stop Work Removal	\$ 500.00	
150	Installation without a permit	\$ 500.00	
151	*Each additional day the violation continues without proper permitting or attempting to acquire appropriate permits, additional fees may be assessed in the amount of the initial \$500.00 fee.		
152	2nd Inspection due to non-compliance inspection	\$ 125.00	
153	Third inspection due to non-compliance. Fine is to follow written warning	\$ 500.00	
154	Inspection on businesses operating without a license	\$ 200.00	
155	Fire Alarm Panel Inspection - submitted to 3rd party	\$ 35.00	
156	Fire Riser Inspection - submitted to 3rd party	\$ 35.00	
157	5-Year Sprinkler Inspection - submitted to 3rd party	\$ 50.00	
158	Fire Pump Inspection - submitted to 3rd party	\$ 50.00	
159	Hood Suppression Inspection - submitted to a 3rd party	\$ 25.00	
160	Hood Cleaning Inspection - submitted to 3rd party	\$ 25.00	
161	Standpipe Inspection - submitted to 3rd party	\$ 20.00	
162	Dry Chemical Suppression Inspection - submitted by 3rd party	\$ 35.00	
163	Clean Agent Inspection - submitted to 3rd party	\$ 35.00	
164	Active Smoke Control Inspection - submitted to 3rd party	\$ 35.00	
165	Elevator Inspection - submitted to 3rd party	\$ 175.00	
166	Backflow Inspection - submitted to 3rd party	\$ 60.00	
167	Fire Permits	Proposed	New Category to simplify schedule
168	Annual Burn Permit	\$ 20.00	
169	Special Events/Fire Watch/EMS Standby-per hour, per firefighter (2 firefighter minimum)	\$ 50.00	
170	Single Use Permit		
171	Fireworks Display	\$ 135.00	
172	Pyrotechnics (other)	\$ 100.00	
173	Carnivals < 10 attractions	\$ 60.00	
174	Carnivals > 10 attractions	\$ 125.00	
175	Temporary Membrane Structure in excess of 400 sq. ft	\$ 50.00	
176	Special Amusement Building	\$ 100.00	
177	Hot Work permit fee	\$ 50.00	
178	Scrap Tire Storage over 2,500 Cubic ft.	\$ 200.00	
179	Lumber Yards and Woodworking Plant	\$ 75.00	
180	Minimum Storage/Use Site (solids 500 lbs or less; liquids 55 gal or less)	\$ 175.00	
181	Battery Site	\$ 125.00	
182	Backup Generator Fuel Storage(Pipeline Natural Gas Exempt)	\$ 100.00	
183	Body Shop/Garage	\$ 175.00	
184	HM Storage Site (solids - 500 lbs or more; liquids >55 gal)	\$ 220.00	Fee application clarification vs. current version
185	HM Dispensing/Use Site To include LP Gas	\$ 370.00	Clarified dispensing site

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AMERICAN FORK CITY
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186	Fire Permits (continued)		Proposed	New Category to simplify schedule
187	LP Gas Temporary Heat Storage Tanks		\$220	During the months of cold weather where freeze potentials exist we have many temporary LP gas bulk tanks installed for temporary heating purposes. None of them are known about until they are already installed and running. Requiring a permit will better help us know of their intended whereabouts and placement before they are brought in to American Fork. Container permits and fees will be associated with site plan submittals and installation inspections. The fee will help cover the cost of site plan review and installation inspection and is consistent with line 189 "HM Storage Site" of certain quantities.
188	HM Production/Processing - conducted on a annual basis	\$ 500.00		
189	(solids - 1000 lbs; liquids - 100 gal; compressed gas as defined by code)			
190	100+ Gallons of Hazardous Materials—conducted on an annual basis	\$ 500.00		Remove. This is already covered on line 185. If these sites become a problem, fees can escalate based upon multiple inspection penalties. Equipment damage is already listed as liable to property owners where high risk materials exist.
191	Oil/Hydrocarbon Refinery - conducted on an annual basis	\$ 500.00		
192	Fire Operations		Proposed	Justification
193	Equipment Damaged	Actual Cost		
194	Material utilized in mitigation	Actual Cost		
195	Man hours for clean up - per hour, per firefighter	\$ 50.00		
196	False Fire Alarm Responds (per calendar year) Commercial			
197	First two (2) false alarms	\$ -		
198	Third through fifth false alarms (per call)	\$ 250.00		
199	Sixth and each succeeding false alarm (per call)	\$ 500.00		
200	False Fire Alarm Responds (per calendar year) Residential			
201	First two (2) false alarms	\$ -		
202	Third through fifth false alarms (per call)	\$ 125.00		
203	Sixth and each succeeding false alarm (per call)	\$ 250.00		
204	Ambulance		Proposed	Justification
205	Ambulance fees will comply with the fees set forth by the State of Utah Bureau of EMS and may vary annually.			
206	Library Fees		Proposed	Justification
207	Lost Items	Replacement Cost		
208	Out of Town Library Cards			
209	Quarterly	\$ 25.00		
210	Semi-Annual	\$ 45.00	\$ 50.00	
211	Annual	\$ 80.00		
212	Northern Utah County Library Cooperative partial member yearly card fees	\$ 40.00		
213	Library Card replacement	\$ 2.00		
214	Copies - black and white - per page	\$ 0.10		
215	Copies - color - per page	\$ 0.25		
216	Faxes			
217	Every 50 pages	\$ 1.00		
218	Inter-library Loan Postage	\$ 3.00		
219	Library Fees (Continued)		Proposed	Justification
220	Room Rental			
221	Medium (per hour)	\$ 30.00		
222	Large (per hour)	\$ 50.00		
223	Laminating - per foot	\$ 0.75		
224	Book Sales			
225	Paperback books	\$ 0.50		
226	Hardback books	\$ 1.00		
227	Internet Use (per session, up to 2 hours) for non-American Fork City Library Card holders	\$ 1.00		

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

228	Police Department Fees		Proposed	Justification
229	Accident Reports and/or Incident Reports			
230	Residents	\$ 5.00		
231	Non Residents	\$ 20.00		
232	GRAMA Requests (Police related)			
	As per UCA 63G-2-202, the cost of staff time after first 15 minutes for compiling, formatting, manipulating, packaging, summarizing, tailoring a record or other direct administrative costs as determined by the City Administrator.			
233	Note: The city will not copy onto personal thumb drives			
234	Standard Reports			
235	1st 10 pages	\$ 20.00		
236	each additional page	\$ 0.25		
237	CD Media Files - photograph, audio, visual	\$ 25.00		
238	Fingerprints - Wednesday and Thursday, 8 a.m. to 11 a.m.			
239	Residents	No Charge		
240	Non Residents	\$ 25.00		
241	Alarm License	\$ 25.00		
242	False Alarm Penalty (per calendar year)			
243	First two (2) false alarms	\$ -		
244	Third through fifth false alarms (per call)	\$ 200.00		
245	Sixth and each succeeding false alarm (per call)	\$ 500.00		
246	Reinstatement of suspended alarm permit	\$ 50.00		
247	Late fees (base fee plus 12% APR until paid in full)	\$ 15.00		
248	Civil Penalty - uses, maintains, operates without a permit	\$ 200.00		
249	Civil Penalty - all other violations (per day of violation)	\$ 100.00		
250	Initial Landlord Permit Fee (see business license fees)	\$ 50.00		
251	Annual Landlord Permit Fee - Renewal (see business license fees)	\$ 25.00		
252	Animal Traps Usage (refundable deposit)	\$ 75.00		
253	Weekly Charge (after first week)	\$ 10.00		
254	Public Works			
255	Public Works Administration Fees		Proposed	Justification
256	Printed maps and copies			
257	8.5" x 11" - Black and White	\$ 0.25		
258	8.5" x 11" - Color	\$ 0.50		
259	11" x 17" - Black and White	\$ 0.50		
260	11" x 17" - Color	\$ 1.00		
261	Credit Card Processing Fees	3%		
262	(all credit card payments other than utility payments)			
263	(all permit, development and impact fee payments over \$300 with credit cards)			
264	Residential Building Division Fees		Proposed	Justification
265	Carport	Use IBC Eval Table		
266	Garage	Use IBC Eval Table		
267	Unfinished Basement	Use IBC Eval Table		
268	Finished Basement	Use IBC Eval Table		
269	Main Level	Use IBC Eval Table		
270	2nd Level	Use IBC Eval Table		

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

273	Residential Building Division Fees (continued)		Proposed	Justification
274	Plan Review	\$ 500.00		
	**At the discretion of the Public Works Department, any or all plans may be sent to an independent pre-approved 3rd party engineering consultant of the engineering department's choosing for review and/or consultation. An administrative fee will be assessed on all plans to include Site and Building Plan or Plans review. Any 3rd party review will incur additional expenses and must be paid before any inspections will occur or occupancy of premises will be allowed. Applicants will be notified of scope and cost estimate prior to hourly rates being incurred.			
275				Add disclaimer for plan reviews
276	Once plan review has been initiated, the plan review fee is non-refundable.			
277	Expedited Review Fee (in addition to plan review fee of \$500)	\$ 400.00		
278	Cardstock Plan Review Fee (for identical house plans, after the initial plan)	\$ 200.00		
279	Remarking Fee	\$ 50.00		
280	Reinspection Fee	\$ 50.00		
281	Electrical Meter Change Out	\$ 50.00		
282	Temporary Power	\$ 50.00		
283	Occupancy Fee	\$ 50.00		
284	Construction Water (residential)	\$ 100.00		
285				
286	Commercial Building Division Fees		Proposed	Justification
287	Reinspection Fee	\$ 79.00		
288	Inspection Cancellation Fee (Require at least 24 working hours notice prior to day of inspection)	\$ 50.00		
289	Remarking Fee	\$ 50.00		
290	Electrical Meter Change out	\$ 50.00		
291	Temporary Power	\$ 50.00		
292	Up Front Partial Plan Review Fee - New Commercial	\$ 500.00		
293	The complete plan review fee are 65% of the building permit fee.			
294	Up Front Partial Plan Review Fee - Tenant Improvement/Remodel	\$ 200.00		
295	The complete plan review fee are 65% of the building permit fee.			
296	Occupancy Fee	\$ 125.00		
297	Construction Water (Commercial)	\$ -		
298	Base Allowance			
299	0 to 3,000 gallons/month	\$ 250.00		
300	Block 2 Rate			
301	Above 3,000 gallons/month (base fee + volume rates in excess of base usage)	\$ 3.50		
302	Construction Water (hydrant use) deposit	\$ 1,500.00		
303	Racking Permit Fee Plan Review	Use IBC Eval Table		
304	Sign Permit Review	Use IBC Eval Table		
305	Miscellaneous Fee per hour charge	\$ 50.00		
306	Other Building Division Fees		Proposed	Justification
307	Basement Plan Review Fee - per hour	\$ 50.00		
308	Miscellaneous Administrative Fee per hour charge	\$ 50.00		
309	Building Inspection Fee and 1% State Tax	Varies		
310	Based on home valuation as determined by the Plans Examiner			
311	Occupancy Violation - \$100 plus \$30 per day			
312	Commercial Plan Review	65% of Building Permit Fee		
313	Inspections outside of normal working hours (2 hour max)	\$ 200.00		
314	Each additional hour	\$ 100.00		
315	Address change request	\$ 25.00	\$ 100.00	staff time for GIS and recorder
316	**Fees listed under Building Inspection Fees are not inclusive. Other fees may apply or be required.**			

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AMERICAN FORK CITY
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Impact Fees	Proposed	Justification
Culinary Water Impact Fee - based on water meter size		
3/4" meter \$ 2,502.45		
1" meter \$ 4,179.09		
1.5" meter \$ 8,333.16		
2" meter \$ 13,338.06		
3" meter \$ 26,701.15		
4" meter \$ 41,715.85		
6" meter \$ 83,406.67		
8" meter \$ 133,455.68		
Fire Impact Fees		
Single Family Residential - per unit \$ 429.30		
Multiple Family Residential - per unit \$ 392.08		
Non-Residential - per 1,000 square feet \$ 187.39		
Non-Residential Apparatus Fee - per 1,000 square feet \$ 54.59		
Parks and Recreation Impact Fees		
Single Family Residential - per unit \$ 3,855.99		
Multiple Family Residential - per unit \$ 3,064.51		
Police Impact Fee		
Single Family Residential - per unit \$ 326.45		
Multiple Family Residential - per unit \$ 216.55		
Non-Residential - per 1,000 square feet \$ 196.28		
Pressurized Irrigation Impact Fee		
Single Family Residential - per irrigated square feet \$ 0.42		
Multiple Family Residential - per irrigated square feet \$ 0.42		
Non-Residential - per irrigated square feet \$ 0.42		
Roads Impact Fees		
Single Family Residential (non-TOD) - per unit \$ 3,548.30		
Multiple Family Residential (Non-TOD) - per unit \$ 2,003.07		
Single Family Residential (TOD) - per unit \$ 3,016.05		
Multiple Family Residential (TOD) - per unit \$ 1,702.61		
Non-TOD Mixed Use		
<div> <div>ITE Trips Peak PM Trips</div> <div>X</div> <div>% Entering</div> <div>X</div> <div>% Primary Trip</div> <div>X</div> <div>Final ITE PM Peak Hr Adjusted Trips</div> <div>X</div> <div>Cost per Trip (\$5,723.06)</div> <div>=</div> <div>Base Non- Residential Impact Fee</div> <div>X</div> <div>Internal- Internal Trips (85%)</div> <div>=</div> <div>Final Non- Residential Mixed Use Impact Fee Outside of the TOD Areas</div> </div>		
Non-TOD Other Non-Residential		
<div> <div>ITE Trips Peak PM Trips</div> <div>X</div> <div>% Entering</div> <div>X</div> <div>% Primary Trip</div> <div>X</div> <div>Final ITE PM Peak Hr Adjusted Trips</div> <div>X</div> <div>Cost per Trip (\$5,723.06)</div> <div>=</div> <div>Base Non- Residential Impact Fee</div> </div>		
TOD (All Non-Residential)		
<div> <div>ITE Trips Peak PM Trips</div> <div>X</div> <div>% Entering</div> <div>X</div> <div>% Primary Trip</div> <div>X</div> <div>Final ITE PM Peak Hr Adjusted Trips</div> <div>X</div> <div>Cost per Trip (\$5,723.06)</div> <div>=</div> <div>Base Non- Residential Impact Fee</div> <div>X</div> <div>TOD Trip Reduction (84%)</div> <div>X</div> <div>Internal- Internal Trips (85%)</div> <div>=</div> <div>Final Non- Residential Impact Fee in the TOD Area</div> </div>		

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AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

366	Impact Fees (continued)		Proposed	Justification
367	Sanitary Sewer Impact Fees - based on water meter size			
368	3/4" meter	\$ 840.08		
369	1" meter	\$ 1,402.93		
370	1.5" meter	\$ 2,797.46		
371	2" meter	\$ 4,477.61		
372	3" meter	\$ 8,963.63		
373	4" meter	\$ 14,004.10		
374	6" meter	\$ 27,999.79		
375	8" meter	\$ 44,801.34		
376	Storm Drain Impact Fee			
377	Single Family Residential - per gross square feet	\$ 0.1536		
378	Multiple Family Residential - per gross square feet	\$ 0.1536		
379	Non-Residential - per gross square feet	\$ 0.1536		
380	TSSD Impact Fee - per ERU (this is included on the building permit but paid to TSSD)	As adopted by TSSD		
381	Hook Up Fees		Proposed	Justification
382	Water - residential and non-residential - based on water meter size			
383	0.750 inch	\$ 475.00		
384	1.000 inch	\$ 525.00		
385	1.500 inch	\$ 706.00		
386	2.000 inch	\$ 856.00		
387	3.000 inch	\$ 1,965.00		
388	4.000 inch	\$ 3,065.00		
389	6.000 inch	\$ 4,950.00		
390	Sewer - residential and non-residential	\$ 235.00		
391	Pressurized Irrigation - residential and non-residential - based on water meter size			
392	0.750 inch	\$ 475.00		
393	1.000 inch	\$ 525.00		
394	1.500 inch	\$ 706.00		
395	2.000 inch	\$ 856.00		
396	3.000 inch	\$ 1,965.00		
397	4.000 inch	\$ 3,065.00		
398	6.000 inch	\$ 4,950.00		
399	Meter Reset Fee (Charged per incident a meter is not ready for set up)	\$ 80.00		
400	Development Fees		Proposed	Justification
401	<i>General</i>			
402	Performance Guarantee Administrative Fee - per year	\$ 50.00		
403	Right-of-Way or Utility Excavation Permit (base fee)	\$ 150.00		
404	Asphalt cut (per cut - first 100 square feet)	\$ 200.00		
405	Asphalt cut (per each additional 100 square feet of the same cut)	\$ 40.00		
406	Land Disturbance Permit Fee	\$ 500.00		
407	Traffic Control fees			
408	Base fee (includes first day of barricading for one lane)	\$ 50.00		
409	Barricading roads base fee plus (per square foot per day of barricaded area)	\$ 0.01		
410	Local road sidewalk closures (per day)	\$ 10.00		
411	Arterial or collector sidewalk closures (per day)	\$ 25.00		
412	Arterial or collector shoulder/bike lane closures (per day)	\$ 25.00		
413	Bike path closure (per day)	\$ 10.00		
414	Construction Water (base fee plus \$3.50 per 1,000 gallons)	\$ 250.00		
415	Usage rate per 1,000 gallons	\$ 3.50		
416	Construction Water (hydrant use) deposit	\$ 1,500.00		
417	Water share conveyance (per share, if surface water)	\$ 500.00		
418	<i>Engineering Division Review Fees</i>			

AMERICAN FORK CITY
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419	Development Fees (continued)		Proposed	Justification
420	Development Review and Inspection Fees - per hour			
421	Public Works Director	\$ 180.00	\$ 225.00	based on average % increase of consulting rates
422	Public Infrastructure Manager	\$ 110.00		replace with senior inspector III
423	Other Inspector	\$ 71.00		replace with senior inspector I
424	Senior Inspector III		\$ 168.00	
425	Senior Inspector I		\$ 154.00	
426	Engineer In Training (EIT)	\$ 90.00	\$ 98.00	based on % increase of consulting rates
427	Professional Engineer (PE)	\$ 134.00	\$ 172.00	based on % increase of consulting rates
428	City Engineer	\$ 162.00	\$ 218.00	based on % increase of consulting rates
429	GIS Supervisor	\$ 92.00	\$ 118.00	based on % increase of consulting rates
430	Contracted Engineering Review	Actual Consultant Costs		
431	Contracted Inspection Work	Actual Consultant Costs		
432	Independent Soils Review	Actual Consultant Costs		
433	Hydraulic model analysis and/or certification	Actual Consultant Costs		
434	Legal Review Fees	Actual Consultant Costs		
435	Water Rights Review	Actual Consultant Costs		
436	Geotechnical Peer Review	Actual Consultant Costs		
437	Planning and Zoning Division Review Fees		Proposed	Justification
438	Subdivisions			
439	Preliminary Plans (Does not include Engineering Fees)	\$ 500.00		
440	Final Plat (Does not include Engineering Fees)	\$ 250.00		
441	Amended Plat (per plat)	\$ 250.00		
442	Historic Preservation Conversion Project	\$ 500.00		
443	Residential Accessory Structure (Does not include Engineering Fees)	\$ 300.00		
444	Commercial Site Plans (Does not include Engineering Fees)	\$ 500.00		
445	Zone Map or Development Code text change	\$ 250.00		
446	General Plan Amendment	\$ 250.00		
447	Zoning Confirmation Letter	\$ 150.00		
448	Conditional Use Permit	\$ 250.00		
449	Conditional Use Permit with Site Plan Approval	\$ 850.00		
450	Annexation			
451	Under 5 acres	\$ 860.00		
452	Over 5 acres	\$ 965.00		
453	Utilities		Proposed	Justification
454	Utility Application Fee	\$ 30.00		
455	Tenant/Landlord copy of utility bill - per mailing	current postage rates		
456	Utility Bills			
457	CUP/Water Assessment Fee	\$ 6.50		
458	Drain Fees			
459	Undeveloped Parcel	No Charge		
460	Single Unit Residential Customers - per Unit	\$ 8.50	\$ 10.50	per Resolution 2021-12-40R Effective January 1, 2024
461	Multi Unit Residential			
462	Base Monthly Charge Per Unit	\$ 6.69	\$ 8.27	per Resolution 2021-12-40R Effective January 1, 2024
463	Area Charge per 1000 Square Feet of Impervious	\$ 0.53	\$ 0.66	per Resolution 2021-12-40R Effective January 1, 2024
464	Drain Fees			
465	Commercial/Institutional			
466	Base Monthly Charge Per Unit	\$ 6.69	\$ 8.27	per Resolution 2021-12-40R Effective January 1, 2024
467	Area Charge per 1000 Square Feet of Impervious	\$ 0.53	\$ 0.66	per Resolution 2021-12-40R Effective January 1, 2024

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	Utilities (continued)	Proposed	Justification
473			
468	Garbage Fees		
469	1st Container \$ 10.40	\$ 12.50	sanitation contract rates have increased
470	Additional containers - each \$ 6.92	\$ 8.20	sanitation contract rates have increased
471	Recycling \$ 6.24	\$ 7.35	sanitation contract rates have increased
472	Recycling cancellation fee \$ 10.00		
474	Sewer Fees		
475	Residential Customers - base \$ 35.55		
476	Residential Customers - Usage rate per 1,000 gallons \$ 1.40		
477	Commercial Customers - base \$ 35.55		
478	Commercial Customers - Usage rate per 1,000 gallons \$ 1.40		
479	Industrial Customers - base \$ 35.55		
480	Industrial Customers - Usage rate per 1,000 gallons \$ 1.40		
481	Pressurized Irrigation		
482	Unmetered		
483	Base Rate (per month, 9,000 square foot lot) \$ 21.68		
484	Overage (per month, per square foot over 9,000) \$ 0.00271		
485	Metered		
486	Base rate - 0 to 8,000 gallons per month usage \$ 21.68		
487	Block 2 rate - 8,000 to 16,000 gallons per month usage \$ 1.93		
488	Block 3 rate - over 16,000 gallons per month usage \$ 5.12		
489	Pressurized Irrigation - Shareholder rates		
490	Unmetered		
491	Base Rate (per month, 9,000 square foot lot) \$ 10.84		
492	Overage (per month, per square foot over 9,000) \$ 0.001355		
493	Pressurized Irrigation - Additional discount for shares owned in excess of required minimum		
494	Possible Additional discount \$ 43.36		
495	Large Residential Property Lot Owners		
496	Metered		
497	Base rate - 0 to 8,000 gallons per month usage \$ 21.68		
498	Block 2 rate - 8,000 to 16,000 gallons per month usage \$ 1.93		
499	Block 3 rate - over 16,000 gallons per month usage \$ 5.12		
500	Pressurized Irrigation - Ratio of permeable area for unmapped commercial users		All commercial parcels are being mapped and will bill on actual permeable area (in lieu of a ratio) per tier rate structure of \$.00271 (line 484 above)
501	Ratio of permeable areas for commercial 15%		
502	Ratio of permeable areas for schools 50%		
503	Ratio of permeable areas for churches 30%		
504	Culinary Water Rates - Rate adjustments effective July 1, 2018		
505	Single Family Rates		
506	Monthly Base Rate (\$/meter/month)		
507	3/4" and smaller \$ 16.49		
508	1" \$ 18.13		
509	1.5" \$ 19.76		
510	2" \$ 24.27		
511	Volume Rates (\$/thousand gallons)		
512	Base Allowance		
513	0 to 3,000 gallons/month \$ -		
514	Block 2 Rate		
515	3,000 to 6,000 gallons/month \$ 3.59		
516	Block 3 Rate		
517	6,000 to 9,000 gallons/month \$ 4.32		
518	Block 4 Rate		
519	Above 9,000 gallons/month \$ 5.06		

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

Utilities (continued)	Proposed	Justification
Culinary Water Rates - Rate adjustments effective July 1, 2018		
Multi-Family Rates		
Monthly Base Rate (\$/unit/month)		
First Unit \$ 16.49		
Each Additional Unit \$ 11.89		
Volume Rates (\$/thousand gallons)		
Base Allowance		
0 to 3,000 gallons/month/unit \$ -		
Block 2 Rate		
3,000 to 6,000 gallons/month/unit \$ 3.59		
Block 3 Rate		
6,000 to 9,000 gallons/month/unit \$ 4.32		
Block 4 Rate		
Above 9,000 gallons/month/unit \$ 5.06		
Commercial, Industrial, and Institutional		
Monthly Base Rate (\$/meter/month)		
3/4" and smaller \$ 18.14		
1" \$ 19.77		
1.5" \$ 21.41		
2" \$ 25.92		
3" \$ 59.12		
4" \$ 71.40		
6" \$ 100.09		
8" \$ 132.87		
10" \$ 177.95		
Volume Rates (\$/thousand gallons)		
Base Allowance		
0 to 3,000 gallons/month \$ -		
Block 2 Rate		
Above 3,000 gallons/month \$ 3.15		
Hardship Exception Rates - for seniors who qualify under Utah County Circuit Breaker Abatement		
Pressurized Irrigation		
Base Rate (per month up to 8,000 gallons) As Adopted		
Each additional 1,000 gallons \$ 1.25		
The city will pay entire cost to purchase and install meter for those seniors who qualify.		
Culinary Water		
10% of the base rate of the adopted culinary rates		
Hardship Exception Rates - for other cases, heard by City Council after filing a relief petition with City Recorder		
Reconnection Fee - normal business hours \$ 50.00		
Reconnection - after hours \$ 150.00		
Tampering Fee \$ 80.00		
Fine for use without current utility account \$ 250.00		
Mapping Fee \$ 200.00		
Pressurized Irrigation Connection fee \$ 250.00		
Account Suspension Fee \$50.00		
NSF (Not Sufficient Funds) Fee \$25.00		
Full-Time Front Line Personnel Residing in American Fork Discount As Adopted		

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

568	Utilities (continued)		Proposed	Justification
569	Military Discount Active Military (With Deployment Papers-While Deployed)			
570	Garbage Fees	As Adopted		
571	Recycling Fees	As Adopted		
572	Water Fees	Waived		
573	Sewer Fees	Waived		
574	Storm Drain Fees	Waived		
575	Properties outside of American Fork City Limits will have double the rate of American Fork City residents for all utility services.			
576	Fitness Center Fees		Proposed	Justification
577	12 Month Contract			
578	Resident Rate			
579	Annual Family	\$ 485.00	\$ 500.00	All fitness passes and day use are increasing due to increasing operating costs
580	per Month	\$ 48.00	\$ 50.00	
581	Annual Couple	\$ 400.00	\$ 415.00	
582	per Month	\$ 40.00	\$ 42.00	
583	Annual Individual	\$ 275.00	\$ 285.00	
584	per Month	\$ 28.00	\$ 29.00	
585	Annual Senior Couple	\$ 275.00	\$ 285.00	
586	per Month	\$ 28.00	\$ 29.00	
587	Annual Senior/Student Individual	\$ 160.00	\$ 170.00	
588	per Month	\$ 17.00	\$ 17.00	
589	Non-Resident Rate			
590	Annual Family	\$ 550.00	\$ 625.00	
591	per Month	\$ 55.00	\$ 63.00	
592	Annual Couple	\$ 460.00	\$ 535.00	
593	per Month	\$ 46.00	\$ 54.00	
594	Annual Individual	\$ 325.00	\$ 385.00	
595	per Month	\$ 33.00	\$ 39.00	
596	Annual Senior Couple	\$ 325.00	\$ 385.00	
597	per Month	\$ 33.00	\$ 39.00	
598	Annual Senior/Student Individual	\$ 195.00	\$ 220.00	
599	per Month	\$ 20.00	\$ 22.00	
600	6 Month Rate			
601	Resident Rate			
602	Semi-Annual Family	\$ 290.00	\$ 310.00	
603	Semi-Annual Couple	\$ 240.00	\$ 260.00	
604	Semi-Annual Individual	\$ 165.00	\$ 180.00	
605	Semi-Annual Senior Couple	\$ 165.00	\$ 180.00	
606	Semi-Annual Senior/Student Individual	\$ 115.00	\$ 125.00	
607	Non-Resident Rate			
608	Semi-Annual Family	\$ 325.00	\$ 385.00	
609	Semi-Annual Couple	\$ 275.00	\$ 320.00	
610	Semi-Annual Individual	\$ 195.00	\$ 230.00	
611	Semi-Annual Senior Couple	\$ 195.00	\$ 230.00	
612	Semi-Annual Senior/Student Individual	\$ 125.00	\$ 150.00	

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	Fitness Center Fees (continued)		Proposed	Justification
613				
614	3 Month Rate			
615	Resident Rate			
616	Quarterly Family	\$ 215.00	\$ 245.00	
617	Quarterly Couple	\$ 175.00	\$ 205.00	
618	Quarterly Individual	\$ 120.00	\$ 140.00	
619	Quarterly Senior Couple	\$ 120.00	\$ 140.00	
620	Quarterly Senior/Student Individual	\$ 80.00	\$ 100.00	
621	Non-Resident Rate			
622	Quarterly Family	\$ 240.00	\$ 310.00	
623	Quarterly Couple	\$ 200.00	\$ 260.00	
624	Quarterly Individual	\$ 135.00	\$ 185.00	
625	Quarterly Senior Couple	\$ 135.00	\$ 185.00	
626	Quarterly Senior/Student Individual	\$ 95.00	\$ 140.00	
627	Summer Family Pass (May 15 to Sept 15)			
628	Resident Rate			
629	Quarterly Family	\$ 235.00	\$ 250.00	
630	Quarterly Couple	\$ 195.00	\$ 210.00	
631	Quarterly Individual	\$ 130.00	\$ 140.00	
632	Quarterly Senior Couple	\$ 130.00	\$ 140.00	
633	Quarterly Senior/Student Individual	\$ 90.00	\$ 100.00	
634	Non-Resident Rate			
635	Quarterly Family	\$ 265.00	\$ 300.00	
636	Quarterly Couple	\$ 225.00	\$ 270.00	
637	Quarterly Individual	\$ 160.00	\$ 200.00	
638	Quarterly Senior Couple	\$ 160.00	\$ 200.00	
639	Quarterly Senior Individual	\$ 105.00	\$ 145.00	
640	Daily Admission Fees and Punch Card Rates			
641	Daily Adult (18 years and older)	\$ 5.00	\$ 6.00	
642	Daily Youth (4 years to 17 years)	\$ 4.00	\$ 5.00	
643	Daily Toddler (up to 3 years)	Free	Free	
644	Daily Senior (60 years and older)	\$ 3.00	\$ 4.00	
645	Daily "Track-Only"	\$ 2.00		simplify fee schedule
646	Daily Senior "Track Only"	\$ 1.00	\$ 1.00	
647	Daily family	\$ 20.00	\$ 25.00	
648	Monday Night (family night)	\$ 15.00		simplify fee schedule
649	Adult 20 Punch Card	\$ 80.00	\$ 125.00	
650	Youth 20 Punch Card	\$ 70.00	\$ 105.00	
651	Senior Citizen 20 Punch Card	\$ 50.00	\$ 85.00	
652	"Track-Only" 20 Punch Card	\$ 25.00		simplify fee schedule
653	Senior Citizen "Track Only" 20 Punch Card	\$ 15.00	\$ 20.00	
654	Day Care Pricing - Monthly Pass (2 hour max per day)			
655	One child	\$ 28.00	\$ 28.00	
656	Two children	\$ 38.00	\$ 38.00	
657	Three or more children	\$ 48.00	\$ 48.00	
658	Day Care - Hourly Rates (2 hour max per day)			
659	Half Hour	\$ 1.00	\$ 1.00	
660	Hour	\$ 2.00	\$ 2.00	
661	20 Time Punch Card	\$ 35.00	\$ 40.00	

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

662	Fitness Center Fees (continued)		Proposed	Justification
663	Business Rates			
664	Resident Rate 15% (1-20 employees)			
665	Annual Family	\$ 387.00		
666	Annual Couple	\$ 319.00		
667	Annual Individual	\$ 221.00		
668	Non-Resident Rate 15%			
669	Annual Family	\$ 434.00		
670	Annual Couple	\$ 366.00		
671	Annual Individual	\$ 255.00		
672	Resident Rate 20% (21-59 employees)			
673	Annual Family	\$ 364.00		
674	Annual Couple	\$ 300.00		
675	Annual Individual	\$ 208.00		
676	Non-Resident Rate 20%			
677	Annual Family	\$ 408.00		
678	Annual Couple	\$ 344.00		
679	Annual Individual	\$ 240.00		
680	Resident Rate 25% (60+ employees)			
681	Annual Family	\$ 341.00		
682	Annual Couple	\$ 281.00		
683	Annual Individual	\$ 195.00		
684	Non-Resident Rate 25%			
685	Annual Family	\$ 383.00		
686	Annual Couple	\$ 323.00		
687	Annual Individual	\$ 225.00		
688	Gymnastics	Member/Non Member		
689	Parent Tot	\$ 29.00/\$32.00	\$36.00/\$46.00	All program fee increases are due to increasing operating costs in wages, supplies, materials, facility costs, etc.
690	Gym Stars, Breeze, Thunder	\$ 32.00/\$36.00	\$39.00/\$49.00	
691	Kinder	\$ 34.00/\$38.00	\$41.00/\$51.00	
692	Blizzards	\$ 60.00/\$65.00	\$67.00/\$77.00	
693	Tumbling	\$ 30.00/\$34.00	\$37.00/\$47.00	
694	Levels 3-7	\$70.00-\$155.00	\$77.00-\$162.00	
695	Itty Bitty Sports (Per Quarter)	\$ 30.00	\$125	Move from monthly fee to quarterly fee
696	Dance Classes	\$ 25.00-\$60.00	\$32.00-\$67.00	
697	Karate	\$35.00-\$80.00		
698	Ninja Warrior		\$42.00-\$52.00	
699	Preschool	\$ 65.00-\$85.00	\$85.00-\$105.00	
700	Boat Harbor Fees		Proposed	Justification
701	Day Use	\$ 8.00	\$ 10.00	Increased operating costs and market comparisons for amenities offered
702	Walk-in	\$ 2.00	\$ 5.00	
703	Fishing	\$5.00		simplify with day use pass or walk-in fee
704	Senior Fishing and Launch - Drive in, per person, per day	\$ 5.00	\$ 10.00	
705	Senior Fishing and Launch - Drive in, per person, per season	\$40.00		simplify with day use pass or walk-in fee
706	Annual Launch Pass	\$80.00		simplify with day use pass or walk-in fee

Attachment: 2024 FEE SCHEDULE effective 7.1.23 (2023-2024 General Fee Schedule)

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

708	Park and Field Rentals	Proposed	Justification
709	Amphitheater Rental		
710	Full Day Rental \$ 600.00	\$ 700.00	Price has not increased for several years
711	Half Day Rental \$ 300.00	\$ -	only full day rentals to avoid overlapping events
712	Refundable Deposit \$ 100.00		
713	Large Corporate or Private events may be charged custom amount		park rental for large events is in addition to special event permit
714	Skate Park - 200 East 500 South		
715	Day \$ 200.00		
716	Pavilions - Rotary, Quail Cove, Evergreen Resident/Non-Resident		
717	Large Pavilion Resident/Non-resident \$ 40.00/\$60.00	\$45.00/\$65.00	Increasing staff wages
718	Small Pavilion Resident/Non-resident \$ 30.00/\$50.00	\$35.00/\$55.00	Increasing staff wages
719	Baseball Field Rentals - Rotary, Pony, Art Dye, Beehive, Greenwood, and JC Parks Resident/Non-Resident		
720	Hourly - Adult Teams \$ 25.00	\$45/\$60	Propose \$45 for adult teams/ hr for field maint.
721	Hourly - Youth Teams	\$30/\$40	Propose \$30 for youth teams/ hr for field maint.
722	Full Day \$ 200.00	\$225/\$325	Maint & materials, Staff Cost
723	Field Prep \$ 50.00	\$ 50.00	Maint & materials, Staff Cost
724	Field Lights - per hour \$ 25.00	\$ 25.00	Cost of lighting
725	Playing Field Rentals - Evergreen, Hindley, Art Dye East or South Fields, Legacy, Bamberger, Easton, and Kimberly Parks		
726	Hourly - Adult Teams \$ 25.00	\$45/\$60	Propose \$45 for adult teams/ hr for field maint.
727	Hourly - Youth Teams	\$30/\$40	Propose \$30 for youth teams/ hr for field maint.
728	Full Day \$ 200.00	\$225/\$325	Maint & materials, Staff Cost
729	Field Prep \$ 50.00	\$ 50.00	Maint & materials, Staff Cost
730	Field Lights - per hour \$ 25.00	\$ 25.00	Cost of lighting
731	Art Dye - Full Rental - East Field, OR South Field, OR Baseball Field		
732	Half Day \$ 350.00	\$350/\$450	
733	Full Day \$ 500.00	\$500/\$700	
734	Entire Complex \$ 1,500.00	\$1,500/\$2,000	
735	Full Rental - Corporate of Special Events per day	\$3,000/\$4,000	New fee for corporate or special events like Half Marathons, Concerts, etc.
736	**Other Arrangements can be made on a case by case basis.		
737	**Playground Equipment for all parks is on a first-come, first-served basis at no charge		
738	Recreation Fees	Proposed	Justification
739	Baseball		
740	T-ball, Coach Pitch \$ 40.00	\$ 45.00	
741	1st & 2nd Grade Pinto \$ 75.00		
742	3rd & 4th Grade Mustang Gold \$ 125.00		
743	3rd & 4th Grade Mustang Silver \$ 65.00		
744	Pony and Colt \$ 95.00		
745	1st -3rd Grade Machine Pitch	\$ 75.00	10 Games, Full Uniform, Machine Pitch Balls, Umpire Cost
746	3rd-6th Player Pitch	\$ 125.00	12 Games + Tournament, Full Uniform, 2 Umpires, Equipment
747	7th-12th Grade Player Pitch	\$ 125.00	12 Games + Tournament, 2 Adult Umpires, Equipment
748	Softball		
749	3rd-4th Grade \$ 60.00	\$ 75.00	10 Games, Umpire Cost, Machine & Ball Maintenance, Full Uniforms, Clinics
750	5th-6th Grade \$ 70.00	\$ 95.00	10 Games, 2 Umpires, Full Uniforms, Clinics
751	7th-12th Grade \$ 70.00	\$ 95.00	10 Games, 2 Adult Umpires, Full Uniforms, Clinics
752	Tennis Lessons \$ 50.00	\$ 55.00	Court Rental Fee, Coaching, Equipment
753	Tennis League	\$ 95.00	Court Rental Fee, Coaching, Matches, Equipment, CUTA Fees
754	Soccer		
755	3 years old through 2nd grade \$ 45.00		8 Games, Equipment, Field Painting
756	3rd-4th grade \$ 50.00	\$ 55.00	8 Games, Equipment, Field Painting, 2 Refs
757	5th-9th grade \$ 55.00	\$ 65.00	7 Games + Tournament, Field Painting, 3 Experienced Refs

AMERICAN FORK CITY
ADOPTED FEE SCHEDULE - July 1, 2023 to June 30, 2024

	Recreation Fees (Continued)	Proposed	Justification
758			
759	Flag Football		
760	1st-4th grade \$ 45.00	\$ 50.00	8 Games, 2 Referees, Field Painting, Flag Equipment
761	5th-6th grade \$ 55.00	\$ 60.00	8 Games, 2 Experienced Referees, Field Painting, Flag Equipment
762	7th-12th grade \$ 55.00	\$ 65.00	7 Games + Tournament, Field Painting, 2 Adult Referees
763	Youth Basketball (no longer Jr. Jazz)		
764	1st-2nd grade \$ 40.00	\$ 50.00	8 Games, Gym Rental Fees, Supervision, Equipment
765	3rd-4th grade \$ 50.00	\$ 60.00	8 Games, Gym Rental Fees, Supervision, Equipment, 2 Referees
766	5th-6th grade \$ 60.00	\$ 70.00	7 Games + Trnmnt, Gym Rental Fees, Referees, Equipment, Jersey Cost
767	7th-12th grade \$ 85.00	\$ 90.00	7 Games + Trnmnt, Gym Rental Fees, Referees, Equipment, Jersey Cost, Refs
768	Volleyball \$ 50.00		Gym Rental Fee, Uniform Cost, Referees
769	Ski School		
770	Bus, Lessons, Pass \$ 230.00	\$ 300.00	Bus Fee, Brighton Lesson Fee
771	Skate Camp \$ 65.00		
772	Bowling lessons \$ 55.00		
773	Track & Field	\$ 65.00	10 Practices, 5 Meets, Track Rental Fees, Coaches, Program Shirt
774	Esports	\$5-\$20	Mission Control Software Fee, Prizes, Admin Setup & Monitoring
775	Golf lessons \$ 35.00-\$80.00	\$45-\$85	Increased Fees through Fox Hollow
776	Adult Softball		
777	Mens \$ 620.00	\$ 650.00	16 Games + trnmnt, Umpire Cost through NSA, Softballs & Equipment
778	Coed \$ 435.00	\$ 475.00	10 Games + Trnmnt, Umpire Cost through NSA, Softballs & Equipment
779	Ultimate Frisbee - Grades 10th to 12th \$ 32.00		
780	Reusable Sports Jersey - utilized in some programs \$ 9.00	\$ 10.00	Current Reversible Jersey Cost through supplier
781	All Recreation Programs non-resident fee \$ 20.00	\$ 25.00	
782	\$5 multi-family discount for registering multiple family members at same time for same program		
783	All Recreation Programs require a \$5 late fee for registering after the deadline		

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF AMERICAN FORK FOR THE PURPOSE OF
ESTABLISHING A GENERAL SCHEDULE OF THE FEES CHARGED BY THE CITY
FOR WATER, SEWER, GARBAGE, STORM DRAIN, CEMETERY FEES,
RECREATION USE FEES, BUILDING FEES, AND OTHER FEES**

WHEREAS, the Mayor and City Council of American Fork finds and declares that it is desirable and in the public interest to pass a single Resolution for the purposes of establishing and setting forth a general schedule of the most common fees charged by the City of American Fork;

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

The following Resolution is hereby enacted, entitled "General Fee Schedule:"

GENERAL FEE SCHEDULE

Section 1. General Fee Schedule Established. The following is an enactment listing the specific fees for the city shown in Exhibit A. General Fee Schedule shall be effective July 1, 2023:

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. All fees and charges contained in any current resolutions inconsistent herewith, are hereby repealed to the extent of the inconsistency, but in all other respects such resolutions shall remain in full force and effect.

Section 4. This Resolution is to be construed to be consistent with any all State, County, and Federal laws and regulations concerning the subject matter hereof. If any section, sentence, clause or phrase of this Resolution is held invalid by any court of competent jurisdiction, then said ruling shall not affect the validity of the remaining portions.

PASSED by the American Fork City Council this 13 day of June 2023.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 6-13-23 - Resolution Fee Schedule adoption (2023-2024 General Fee Schedule)



AMERICAN FORK CITY
General Fee Schedule

Exhibit A